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Hillingdon Planning Committee

Date: **WEDNESDAY, 08 MAY 2024**

Time: **7.00 PM**

Venue: **COMMITTEE ROOM 5 - CIVIC CENTRE**

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

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To Councillors on the Committee

Councillor Henry Higgins (Chair)
Councillor Adam Bennett (Vice-Chair)
Councillor Roy Chamdal
Councillor Darran Davies
Councillor Elizabeth Garelick
Councillor Gursharan Mand
Councillor Jagjit Singh

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Putting our residents first

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A brief guide to the Planning Committee meeting

About the Committee

Committee Members and Officers – The Planning Committee is made up of experienced Councillors who meet in public every month to make decisions on key planning applications. Advising them are Council Officers, primarily from the Planning Department, Democratic Services and Legal Services.

Other speakers – If a valid petition is received which refers the planning application to the Committee, the lead petitioner will be invited to attend and speak for up to 5 minutes. If the petition opposes the application, the applicant/agent may also address the meeting for up to 5 minutes also. This ensures both sides have their say. The Chairman may vary speaking times if there are multiple petitions on the same matter. Local Ward Councillors for the area where the application is may also speak for up to 3 minutes.

Broadcasting – the Planning Committee meetings are broadcast live on the Council's YouTube channel: Hillingdon London. This means anyone speaking at the meeting will be filmed and have their statements made public and recorded.

How the meeting works - an agenda, like this one, is prepared for each meeting, which comprises the officer reports on each application with a recommendation, e.g. approval / refusal. The agenda is published on the Council's website a week before the meeting. Matters with valid petitions will normally be taken at the beginning of the meeting. The procedure will be as follows:-

1. The Chairman will introduce the Committee and deal with administrative business at the start of the meeting.
2. The Chairman will then announce the reports on the planning application, usually in the order they are listed on this agenda.
3. The Planning Officer will introduce each report; with a presentation of plans and photographs on the large LED TV screens.
4. If there is a petition(s),the lead petitioner will speak, followed by the agent/applicant followed by any Ward Councillors;
5. The Committee may ask questions of the petition organiser or of the agent/applicant and Ward Councillor;
6. The Committee then discuss the application and may seek clarification from officers;
7. After considering all the information and representations received, the Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

How the Committee makes decisions

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

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

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

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

Agenda

Chairman's Announcements

1 Apologies for absence

2 Declarations of Interest in matters coming before this meeting

3 To receive the minutes of the previous meeting 1 - 6

4 Matters that have been notified in advance or urgent

5 To confirm that the items of business marked Part I will be considered in Public and the items marked Part II will be considered in Private

Applications with a Petition

6	Land to the south of Greenend, 17 Dene Road 73243/APP/2022/2535	Northwood	Erection of 6 dwellings with new access to Foxdell and erection of 3 dwellings with new access to Dene Road with associated landscaping and parking. **Recommendation: Approval with s106 legal agreement**	7 - 64 188 - 200
7	Tudor Lodge Hotel (Application for full planning permission) 4726/APP/2023/2216	Eastcote	Alteration to car parking layout, resurfacing and expansion of hardstanding. Installation of a sunken paving area with pergola and a standalone outbuilding for WC and store. Installation of a staff cycle shelter. Erection of a boundary fence and planting against Field End Road. Various landscape planting and paving to external pergola sitting area. (Application for Planning Permission) **Recommendation: Refusal**	65 - 98 201 - 219

8	Tudor Lodge Hotel (Application for Listed Building Consent) 4726/APP/2023/2218	Eastcote	Alteration to car parking layout, resurfacing and expansion of hardstanding. Installation of a sunken paving area with pergola and a standalone outbuilding for WC and store. Installation of a staff cycle shelter. Erection of a boundary fence and planting against Field End Road. Various landscape planting and paving to external pergola sitting area. (Application for Listed Building Consent) **Recommendation: Refusal**	99 - 114 201 – 219

Applications without a Petition

9	Material Store House, Pressing Lane, Blyth Road 59872/APP/2023/3016	Hayes Town	Erection of a single storey building at second floor terrace level within existing pergola to provide ancillary gym studio for residents, along with supporting condenser unit (amended drawings) **Recommendation: Approval**	115 - 138 220 - 229
10	1 & 2 Vernon Drive, Harefield 4007/APP/2024/498	Harefield Village	Demolition of existing dwelling and erection of 2no. semi-detached properties with associated works **Recommendation: Approval**	139 - 174 230 - 239
11	46 Great Central Avenue, Ruislip 78266/APP/2024/160	South Ruislip	Retention of single storey side extension and external rear alterations **Recommendation: Approval**	175 - 186 240 - 249

Plans for the Hillingdon Planning Committee 187 - 250

Minutes

HILLINGDON PLANNING COMMITTEE

11 April 2024

Meeting held at Committee Room 5 - Civic Centre

	Committee Members Present: Councillors Henry Higgins (Chair), Adam Bennett (Vice-Chair), Roy Chamdal, Philip Corthorne, Elizabeth Garelick, Henry Higgins (Chair), Gursharan Mand and Jagjit Singh **LBH Officers Present**: Roz Johnson (Head of Development, Management & Building Control), Katie Crosbie (Area Planning Service Manager – North), Chris Brady (Planning Team Leader), Eoin Concannon (Planning Team Leader), Alan Tilly (Transport & Aviation Team Manager), Jimmy Walsh (Legal Advisor), Natalie Fairclough (Legal Advisor) and Anisha Teji (Democratic Services)
72.	**APOLOGIES FOR ABSENCE** *(Agenda Item 1)* Apologies for absence were received from Councillor Darran Davies with Councillor Phillip Corthorne substituting.
73.	**DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING** *(Agenda Item 2)* There were no declarations of interest.
74.	**TO RECEIVE THE MINUTES OF THE PREVIOUS MEETING** *(Agenda Item 3)* **RESOLVED: That the minutes from the meeting on 14 March 2024 be approved, subject to noting Councillor Adam Bennett's attendance.**
75.	**MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT** *(Agenda Item 4)* None.
76.	**TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THE ITEMS MARKED PART II WILL BE CONSIDERED IN PRIVATE** *(Agenda Item 5)* It was confirmed that all items would be heard in Part I.
77.	**WILLOWTREE MARINA - 46463/APP/2023/2279** *(Agenda Item 6)* **Conversion of the first floor and loft space to create 3 x 2-bed and 1 x 1- bed flats with ground floor extension for relocation of existing Chandlery** Officers introduced the application, highlighted the information and provided a verbal update on the conditions in the addendum making amendments to conditions 4 and 8.

	Officers took Members through the plans and made a recommendation for approval. The petitioner was not in attendance at the meeting. The agent addressed the Committee and highlighted that that applicant had worked with officers to create a well-considered proposal for a modest roof extension to accommodate four flats within an underutilised office space. The new windows would face away from residential properties and would overlook the marina creating a scenic view. The proposal ensured that surrounding residents were not unduly harmed as it took into account any impacts of loss of light, loss of privacy and overlooking. It was submitted that the development would integrate well with current settings, there were no highway objections and the new flats would benefit from close proximity to the Willowtree open space and nearby retail facilities. Local plans and national planning guidelines required that there was effective use of land and encouraged the use of underutilised and under developed sites to maximise potential. The subject site sat outside the boundary of the nearby nature conservation site. The Committee was asked to grant approval for the planning application in line with officers' recommendation. In response to Member queries regarding the elevations, it was confirmed that there was no raising of the actual ridgeline, two small dormers were proposed and there was an amendment to a form of gabled roof which was noted in the report. In terms of parking, it was noted that the application site was based within an underutilised car park. Members were advised that parking was compliant with policies and detailed consideration had been given by planning officers in conjunction with highways officers. The Committee considered that there was no harm to the green belt. The officers' recommendation, was moved, seconded, and when put to a vote, unanimously agreed. **RESOLVED: That the application be approved as per officer recommendation subject to the additional condition and informative and amendments to conditions 4, 8 and 12 in the addendum and verbal update.**
78.	**34, 36, 38 GREEN LANE - 77897/APP/2023/2663** *(Agenda Item 7)* **Partial demolition of ground floor space to the rear of number 38, and amalgamation of number 36/38 to form a larger and more coherent retail unit on the ground floor. Partial demolition of ground floor space to the rear of number 34 to facilitate the erection of a single storey E-Use workshop building. New external staircase to retained upper floor residential units. Shop front to retail to remain as existing.** Officers introduced the application and made a recommendation for approval. A representative on behalf of the Northwood Residents Association (NRA) addressed the Committee and stated that the proposal did not enhance the retail offering in Green Lane and damaged the heritage asset. It was submitted that planning permission should be refused. Historically the pavement was the first section of shops to be completed and it was noted that the proposed site was in the conservation area and

	therefore needed to be protected. The proposal was for the retail space to be halved in the primary retail area in Northwood, to be replaced by a workshop which was out of character. Although the workshop would have the same use class it would not be a shop. DMHB1 was highlighted to the Committee and it was stated that the Council would expect development proposals to avoid harm to the historic environment, would only be supported where it sustained and enhanced the significance of the heritage asset and it would not lead to a loss of significance or harm. It was submitted that the harm being proposed outweighed any minimal public benefit and would not make a positive contribution to the local character and distinctiveness of the area. It was submitted that the application was substantially the same as the application previously refused and the concerns regarding fire vehicle access remained. It was noted that 34 Green Lane was one of the few businesses that provided an ADA approved toilet facility and was able to do so due to the depth of the current unit. Concerns were raised regarding the cumulative impact this development would have and there was prospect of more applications on the same parade. The NRA took the view that the proposal was not sympathetic to the local character and the current site deserved to be protected. If consent was granted there was no going back, and the Committee was asked to refuse planning permission. Further information was provided on the retail in that specific area of Northwood during Members questions to the NRA representative. Members discussed the cumulative effect of the proposed development and noted that each application was considered on its own merits. Officers explained that the preference was not to lose any retail space, however after reviewing the application with the policy team there were no sustainable refusal reasons on the grounds of cumulative impacts on retail. The Committee was advised to consider the application before it and that any land ownership matters were separate from planning considerations. Officers were unable to dictate the type of business that would use the property as long as there was compliance with the relevant use class. The Committee was unable to predetermine any future applications and any use class change of the property would need to be determined by the Committee in a future application. In terms of noise, officers explained that the key matter was that the planning use class was considered acceptable in a residential area. Nevertheless, it was suggested that a condition could be included concerning hours of operation for the proposed workshop. In response to queries regarding highways, it was explained that the parade of shops was built in 1914, which predated the rise in car ownership and motor transport and as such, the access to the rear was only three metres wide. Fire vehicles required a width of 3.7 metres and the guidance indicated that a fire vehicle must be able to pull up within 45 metres of the property. Measurements had been taken as 47 metres and it had been concluded that a fire vehicle would be able to stop on Green Lane where there were double yellow and zigzag lines. Officers were confident that there would be no issues with fire appliances accessing in the case of an emergency. Given the proximity to residential properties, Members agreed to include a condition restricting hours of operation of the workshop and amending condition 7 regarding a refuse management plan. With this in mind, the officers' recommendation, was moved, seconded, and when put to a vote, there were six votes in favour and one against.

	RESOLVED: That the application be approved as per officer recommendation subject to a new condition to regarding hours of operation and amendment to condition 7 on the waste management plan. The condition wording being subject to approval by the Chair.
79.	**90 LONG LANE - 8905/APP/2023/2419** *(Agenda Item 8)* **Demolition of the existing detached, single dwelling and the erection of a building consisting of 9 no. two-bedroom flats, with associated parking and amenities.** Officers introduced the application and made a recommendation for refusal. A petitioner in objection to the proposed development addressed the Committee and referred to a photograph as part of their presentation. It was requested that the application be refused due to its overwhelming nature, loss of privacy to neighbouring properties and concerns that a precedent would be set for future applications. The petitioner furthermore stated that 90 Long Lane had residential properties on both sides and there was a concern for how the trees would be impacted in the conservation area. The proposed development was not in keeping with the character of the area and would change the look of the village. The petitioner raised issues with overlooking, noise pollution and how the development would impact the scenery and dynamics of the area. It was emphasised that there should be less building and construction in conservation areas. The proposed development would cause increased traffic congestion, additional cars and footfall in the area. The Committee was asked by the petitioner to refuse the application due to the increased number of residents causing noise pollution, overshadowing, loss of privacy and visual impact on neighbouring properties. During Member clarification questions to the petitioner, it was noted that the photograph demonstrated the car congestion already in the area and the significance of the trees and the bearing they had on the local character of the area. Highways officers confirmed that there were concerns regarding the position of the gate that provided access to the property and the pedestrian and cycle access. The Committee welcomed the officers report and the officers' recommendation, was moved, seconded, and when put to a vote, unanimously agreed. **RESOLVED: That the application be refused as per officer recommendation.**
80.	**MEADOW HIGH SCHOOL - 3348/APP/2024/74** *(Agenda Item 9)* **Temporary redevelopment of the site to provide a single storey temporary modular classroom (Use Class F1)** Officers introduced the application and made a recommendation for approval. During Member discussions it was confirmed that a wooden screening was being proposed in terms of the fencing. It was noted that a Construction Logistics plan had been submitted that considered construction on the main site and the application had been reviewed by the Council's Highways officer as acceptable. Given that this is a temporary permission for a time limited period of 24 months, a new application would

	need to be considered if the proposed modular building was needed for further time. The officer's recommendation, was moved, seconded and unanimously agreed. **RESOLVED: That the application be approved as per officer's recommendation.**
81.	**FORMER GARAGES SITE REAR OF SULLIVAN CRESCENT - 60653/APP/2024/295** *(Agenda Item 10)* **Variation of Condition 2 (Approved Plans) of planning permission ref. 60653/APP/2022/531, dated 10-03-23 (Erection of no. 4 x two storey terraced houses and no.2 x two storey semi-detached houses, with associated car parking and landscaping works) to alter footprint and design of Plot 5 to accommodate fully accessible dwelling to meet M4(3) technical specification.** Officers introduced the application and made a recommendation for approval. The officer's recommendation, was moved, seconded and unanimously agreed. **RESOLVED: That the application be approved as per officer's recommendation.**
	The meeting, which commenced at 7.00 pm, closed at 8.32 pm.

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

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Report of the Head of Development Management and Building Control

Address:	LAND TO SOUTH OF GREENEND 17 DENE ROAD NORTHWOOD
Development:	Erection of 6 dwellings with new access to Foxdell and erection of 3 dwellings with new access to Dene Road with associated landscaping and parking.
LBH Ref Nos:	73243/APP/2022/2535
Drawing Nos:	22 GEDR SL1 22 GEDR P1 22 GEDR P2 22 GEDR P3-Rev. 6B 22 GEDR P7-Rev. 9B 22 GEDR SP3 Rev. E 22 GEDR SP1 Rev. J 22 GEDR SP2 Rev. D 22 GEDR SD1_Rev A 22 GEDR EV05 22 GEDR EV06 22 GEDR EV08 Design and Access Statement Drainage Strategy Rev. A, August 2022, 221526/DS/JR/RS/01 Report on Ground Investigation dated 7th February 2018, Ref: G/121750/001 Heritage Statement, dated July 2022 Transport Statement dated August 2022 Arboricultural Impact Assessment_Rev C Arboricultural Method Statement_Rev C AIA Plan_Rev C Tree Constraints Plan_Rev C P22 GEDR G2A 22 GEDR G1A Tree Protection Plan_Rev D 1192:L09 Landscape Plan 22.31-001_Rev A Swept Paths MS-5173 Rev. A Sheet 2 of 2

Date Plans received:	11-08-2022	**Date(s) of Amendments(s):**	11-08-2022 12-08-2022
Date Application valid	11-08-2022		

1. SUMMARY

The application proposes the erection of 6no. dwellings with new access to Foxdell and erection of 3no. dwellings with new access to Dene Road with associated landscaping and parking.

The proposed housing mix comprises 1 x five-bedroom family sized house (Plot 1); 1 x four-bedroom family sized house (Plot 2); 1 x one-bedroom flat and 3 x two-bedroom flats (Plots 3-6); and 3 x two-bedroom houses (Plot 7 to 9).

The site encompasses wider parts of the grounds of No.17 Dene Road (known as Green End), which is a Grade II* Listed Building. The site also is designated within Dene Road, Northwood, Area of Special Local Character. With regard to the criteria of Policy DMH 6 of the Hillingdon Local Plan: Part 2- Development Management Policies (2020), it is considered, in respect to this individual case, that the proposed development passes the 'exceptionality test'. It is therefore considered, on balance, that the principle of introducing dwellings on the wider parts of Green End's garden is acceptable. In reaching this position, due weight has also been afforded to the 'backland development' scheme allowed at Appeal on a neighbouring site towards the western end of Foxdell (i.e. 5 & 6 Firs Walk, application references 30837/APP/2019/3096 & 30837/APP/2020/1723). The reduction to the open grounds of the site would alter the setting of Green End and would represent a degree of harm. However, it is clear that careful consideration has been given to the layout of the proposed development to ensure that intrinsic views experienced from the Listed Building remain unaffected. The siting, size, scale, massing, height and design of the proposed dwellings have been carefully devised to minimise their impact on setting of Green End. Moreover, the proposed landscaping strategy, which includes the planting of new trees, would enhance the overall aesthetics and protect views from and towards the Listed Building.

Given the separation distances involved and retained tree screening along the boundaries, coupled with the siting, scale, height of the proposed dwellings, it is considered that the proposal would not cause undue harm on the living conditions of neighbouring occupiers.

Each of the proposed 9no. units would provide good-quality internal and external amenity space, all in accordance with local policy standards.

The on-site car parking provision (totalling 13no. spaces) would exceed the London Plan's maximum parking standards. However, on this individual case, the Council's Highways Department has raised no objection to the proposed number of car parking spaces, given the 'Poor' PTAL rating. The applicant has formally agreed to enter into a legal agreement concerning the highways works for the proposed new access point on Foxdell. Subject to such agreement, the proposal would not present a risk to road safety, hinder the free flow of traffic.

In terms of public benefits, the proposal would provide nine private dwellings which would contribute to the Borough's supply of housing. The proposed housing mix would include 1 x four-bedroom house and 1 x five-bedroom house, which would widen the choice of family housing in the Borough. The Council's latest housing assessment indicates there is a substantial borough-wide requirement for family-sized homes. As such, moderate weight has been afforded to the proposal's contribution to the Borough's housing need. In addition, the legal agreement would secure a financial sum of £136,750 in lieu of on-site affordable housing provision.

The construction of the proposed dwellings would provide short term benefits to the local and wider

economy. The future occupants of the proposed housing units are likely to stimulate consumer spending, boost local labour supply and help to support local services. The proposal would, therefore, provide some benefits, in social and economic terms. Furthermore, the proposal would represent a development opportunity that reflects the requirement of the National Planning Policy Framework to maintain the area's prevailing character by attaching importance to securing well-designed, attractive and healthy places.

In accordance with paragraphs 135 and 208 of the NPPF (2023), considered together, it is concluded that the public benefits outlined above would outweigh the less than substantial heritage harm identified in Section 7.07 of this Committee Report.

Taking all the above into account, it is therefore concluded that the proposal would preserve the setting of the listed buildings within (Green End) and adjacent to the site (No.7 Dene Road), and would not cause undue harm to the character and appearance of the surrounding Dene Road, Northwood, Area of Special Local Character. The proposal would, therefore, accord with Policies BE1 and HE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012), Policies DMHB 1, DMHB 2, DMHB 5, DMHB 11 and DMHB 12 of the Hillingdon Local Plan : Part 2 - Development Management Policies (2020), Policies D3, D4 and HC1 of the London Plan (2021) and the National Planning Policy Framework (2023).

It is therefore recommended that planning permission is granted, subject to the imposition of relevant planning conditions and securement of a legal agreement in respect to the proposed highway works on Foxdell and an affordable housing contribution.

2. RECOMMENDATION

That delegated powers be given to the Head of Development Management and Building Control to GRANT planning permission, subject to the following:

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

i) Highways Works: The applicant shall enter into a s278 highways agreement to ensure that the access from Foxdell is constructed to an appropriate council standard, at the applicant's cost.

ii) Affordable Housing Contribution: £136,750 is to be paid for the council to provide off-site affordable housing.

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

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

D) That, if the Legal Agreement has not been finalised within 6 months (or such other time frame as may be agreed by the Director of Planning, Regeneration and Environment), delegated authority be given to the Director of Planning, Regeneration and Environment to refuse planning permission for the following reason:

'The applicant has failed to provide measures to mitigate the impacts of the development through enhancements to services and the environment necessary as a consequence of demands created by the proposed development (in respect of carbon offsetting and air quality). The scheme therefore conflicts with Policy DMCI 7 of the Hillingdon Local Plan: Part 2 (2020); the adopted Planning Obligations Supplementary Planning Document (2014); Policy DF1 of the London Plan (2021); and paragraphs 55-58 of the National Planning Policy Framework (2023).'

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

1. RES3 **Time Limit**

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

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

2. RES4 **Accordance with Approved Plans**

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

22GEDR SL1 (Site Location Plan)
22 GEDR SP2 Rev D (Context Site Plan)
22 GEDR SP3 Rev E (Site Proposals with Existing Ground Contours)
22 GEDR SP1 Rev J (Site Proposals)
22 GEDR P1 (Proposed Elevations and Floorplans Plot 1)
22 GEDR P2 (Proposed Elevations and Floorplans Plot 2)
22 GEDR P3 Rev 6B (Proposed Elevations and Floorplans Plots 3-6)
22 GEDR P7 Rev 9B (Proposed Elevations and Floorplans Plots 7-9)
22GEDR G1 Rev A (Proposed Garage Plot 1)
22GEDR G2 Rev A (Proposed Garage Plot 2)
22 GEDR SD1Rev A (Bin and Bike Store Plots 2-6 and Gates)
1192:L09 Revised 13 February 2024 (Landscape Plan)
22.31-001 Rev A (Swept Paths - Fire Appliances and 7.5 Tonne Box Van)

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 (2021).

3. OM19 **Construction Management Plan**

No development approved by this permission shall be commenced until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall detail:

(i) The phasing of development works;
(ii) The hours during which development works will occur (please refer to informative I15 for

maximum permitted working hours);
(iii) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities);
(iv) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours);
(v) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process;
(vi) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON
To safeguard the amenity of surrounding areas in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4. RES6 **Levels**

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and know datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON
To ensure that the development relates satisfactorily to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

5. RES7 **Materials (Submission)**

Notwithstanding the submitted documents, prior to the commencement of development, details and samples of all external materials and finishes shall be submitted to and approved in writing by the Local Planning Authority. Details shall include manufacturer/supplier information, product type/code and RAL colour where relevant. Samples shall be made available on site for inspection.

The submitted details shall include, but not be limited to:
a. Brickwork (including details on bond, pointing, mortar mix)
b. Cladding and elevational treatments
c. Roof tiles
d. Windows and Doors (including details on materials, form and glazing)
e. Soffit/ fascias
f. Guttering and downpipes

The development shall only be carried out in accordance with the approved details.

REASON
These details are required prior to commencement of any works to ensure that the development presents a satisfactory appearance and preserves the setting of heritage assets in accordance with Policies DMHB 1, DMHB 2, DMHB 5, DMHB 11 and DMHB 12 of the Hillingdon Local Plan (Part 2) and Policies HC1, D1, D3 and D4 of the London Plan (2021).

6. NONSC **Contamination**

(i) Notwithstanding the Ground Investigation prepared by K F Geotechnical, dated 7th February 2018, Ref: G/121750/001, the development hereby approved shall not commence until a scheme to deal with contamination has been submitted to and approved by the Local Planning Authority. All works which form part of any required remediation scheme shall be completed before any part of the development is occupied or brought into use unless the Local Planning Authority dispenses with any such requirement specifically and in writing.

The scheme shall include the following measures unless the LPA dispenses with any such requirement specifically and in writing:

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

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

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

No deviation shall be made from this scheme without the express agreement of the LPA prior to its implementation.

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

(iii) Upon completion of the approved remedial works, this condition will not be discharged until a comprehensive verification report has been submitted to and approved by the LPA. The report shall include the details of the final remediation works and their verification to show that the works have been carried out in full and in accordance with the approved methodology.

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

REASON
To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policy DMEI 12: Development of Land Affected by Contamination.

7. NONSC **Sustainable Drainage**

The development hereby approved shall be carried out strictly in accordance with the sustainable water management and drainage details specified in the Drainage Strategy, dated August 2022, Reference 221526/DS/JR/RS/01, Rev A by Lanmor Consulting.

REASON
To ensure the development does not increase the risk of flooding in accordance with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan Part 2 (2020) and Policies SI 12 and SI 13 of the London Plan (2021).

8. NONSC **Water Efficiency**

The development hereby approved shall be implemented in accordance with the following water efficiency standards. The dwellings labelled Units 3 to 6 shall achieve water efficiency standards of no more than 105 litres per person per day maximum water consumption. The dwellings at plots 1, 2, 7, 8 and 9 shall achieve water efficiency standards of no more than 110 litres per person per day maximum water consumption (to include a fixed factor of water for outdoor use of 5 litres per person per day in accordance with the operational requirement defined within Approved Document G of the Building Regulations).

REASON
In the interest of water efficiency in accordance with Policy DMEI 10 part H) of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

9. RES9 **Landscaping (car parking & refuse/cycle storage)**

Notwithstanding the approved drawings and prior to any works on site above damp proof course level, a full landscape scheme and details shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall take into account the sensitive heritage nature of the site and include: -

1. Details of Soft Landscaping
1.a Planting plans at not less than a scale of 1:100 (including details of location, specimen and size of at least 85 proposed replacement trees, and shall include high carbon-absorbing varieties)
1.b Written specification of planting and cultivation works to be undertaken,
1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping
2.a Refuse Storage
2.b Cycle Storage (including long and short stay spaces in compliance with Policy T5 of the London Plan)
2.c Means of enclosure/boundary treatments
2.d Car Parking Layouts (including 2 active and 11 passive electric vehicle charging points and 1 disabled car parking)
2.e Hard Surfacing Materials
2.f External Lighting
2.g. Biodiversity enhancement details

3. Location and dimensions of ground source heat pumps and air source heat pumps

4. Details of Landscape Maintenance
4.a Landscape Maintenance Schedule for a minimum period of 5 years.
4.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

5. Schedule for Implementation

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

REASON
To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policy G5 of the London Plan (2021).

10. NONSC **Ecological Enhancement Plan**

Prior to commencement of superstructure works, a scheme for the enhancement of ecology shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall set out how the development will contribute positively to ecological value through the use of features and measures within the landscaping (i.e. nectar rich and diverse planting including living walls and/or roofs) and the fabric of the new built form (i.e. bat and bird boxes). The scheme shall include a plan with the features annotated and the development must be built and operated in accordance with the approved scheme.

REASON
To ensure the development contributes positively to the ecological value of the area in accordance with Policy EM7 of the Hillingdon Local Plan: Part 1 (2012), Policy DMEI 7 of the Hillingdon Local Plan: Parts 2 (2020) and Policies G6 and G7 of the London Plan (2021).

11. NONSC **Arboricultural reports and Tree Protection Plan**

Notwithstanding the tree protection measures specified in the documents titled 'Arboricultural Implications Assessment', Rev C dated 20.02.2024, 'B.S.5837 Arboricultural Method Statement', Rev C dated 21.02.2024, and Tree Protection Plan Rev. D, dated February 2024,
(all prepared by Merewood Arboricultural Consultancy Services), revised tree protection measures shall be submitted for approval. These revised documents shall include further details of the methods proposed to ensure that the root protection areas of the trees adjacent to the proposed access from Foxdell are suitably protected.

The development hereby approved shall be carried out in accordance with the approved details.

REASON
To ensure that trees and other vegetation can and will be retained 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).

12. RES10 **Tree to be Retained**

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON
To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

13. NONSC **Noise Levels of Ground and Air Source Heat Pumps**

For the lifetime of the development hereby permitted the rating level of noise caused by the operation of the ground source heat pumps and air source heat pumps shall be below 35 dB(A) measured 1 metre outside of any window of any dwelling, or similarly noise sensitive premises, determined in accordance with the procedures set out in British Standard BS4142:2014.

REASON
In order to safeguard the amenities of adjoining residential occupiers in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

14. RES22 **Parking Allocation**

The residential units hereby approved shall not be occupied until a parking allocation scheme in relation to proposed dwellings titled as Units 3 to 9 on the approved drawings has been submitted to, and approved in writing by, the Local Planning Authority. The parking allocation scheme shall, as a minimum, include a requirement that all on-site car parking shall be allocated and dedicated for the use of each of the residential units hereby approved and shall remain allocated and dedicated in such a manner for the life-time of the development.

REASON
To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy DMT 6 of the Hillingdon Local Plan Part Two 2 (2020) and Policy T6 of the London Plan (2021).

15. NONSC **Crossover from Dene Road**

The vehicle access from Dene Road shall conform to the dimensions specified in the council's 'Domestic Vehicle Footway Crossover' (2022). Specifically, the crossover shall have a maximum

width of 5m at the back of footway and 6.2m at the edge of kerb.

REASON
In the interests of highway and pedestrian safety in accordance with policy DMT 2 of the Hillingdon Local Plan Part 2 (2020)

16. NONSC **Refuse Management Plan**

Prior to first occupation of the development hereby approved, a refuse management collection plan shall be submitted to the local planning authority for approval in writing. This shall include refuse collection area/s on site and arrangements/commitment for refuse and recycling to be deposited at the collection area on the collection day. The development shall be carried out in accordance with the approved refuse management plan.

REASON
To ensure that appropriate waste management collection arrangements is accommodated on site in accordance with Policy DMHB11 part (d) of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

17. NONSC **Step-Free access**

Prior to any works on site above damp proof course level, details of step free access via all points of entry and exit of the development hereby approved shall be submitted to, and approved in writing, by the Local Planning Authority. Such provision shall remain in place for the life of the building.

REASON
To ensure housing of an inclusive design is achieved and maintained in accordance with Policies D5 and D7 of the London Plan (2021).

18. NONSC **Category M4(3) for Unit 3**

The ground floor flat titled Unit 3 on the approved plans shall not be occupied until certification of compliance with the technical specifications for an M4(3) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015 has been obtained. All such provisions must remain in place for the life of the buildings.

REASON
To not only allow the Building Control body to require the development to comply with the optional Building Regulations standards, but to also ensure the appropriate quantity and standard of accessible and adaptable housing is constructed and maintained in accordance with Policies D5 and D7 of the London Plan (2021).

19. NONSC **Category M4(2) for Units 1, 2, 4, 7, 8 and 9**

The residential dwellings titled Plots/Units 1, 2, 4, 7, 8 and 9 on the approved plans shall not be occupied until certification of compliance with the technical specifications for an M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, has been obtained. All such provisions must remain in place for the life of the buildings.

REASON
To not only allow the Building Control body to require the development to comply with the optional

Building Regulations standards, but to also ensure the appropriate quantity and standard of accessible and adaptable housing is constructed and maintained in accordance with Policies D5 and D7 of the London Plan (2021).

20. RES13 **Obscure Glazing**

The following first floor side elevation windows and side rooflights shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence:

- The first floor side elevation windows and side rooflights of the dwelling on Plot 2 facing No. 5C Vantage Mews and 17 Green End;
- The first floor windows and rooflights on the west-facing side elevation of the building serving Units 3-6 facing No. 3 Foxdell; and
- The first floor window on the west-facing side elevation of the dwelling on Plot 9 facing No. 1 Foxdell.

REASON
To prevent overlooking to adjoining properties in accordance with policies DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

21. NONSC **Secure By Design**

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

REASON
In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to ensure the development provides a safe and secure environment in accordance with policy DMHB 15 of the Local Plan Part 2 (2020).

22. RES12 **No Additional Windows or Doors**

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

REASON
To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

23. RES14 **Outbuildings, Extensions and Roof Alterations**

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

Planning Authority.

REASON
To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies DMHB 11 and DMHD 2 of the Hillingdon Local Plan Part 2 (2020)

INFORMATIVES

1. 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.

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

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

3. I73 **Community Infrastructure Levy (CIL) (Granting Consent)**

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by

submitting an Assumption of Liability Notice) to the Council at planning@hillingdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at:
www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

4. 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).

5. 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.

6. I47A **Damage to Verge - 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.

7. IT05 **Wildlife and Countryside Act 1981**

Wildlife and Countryside Act 1981: Note that it is an offence under this act to disturb roosting bats,

nesting birds or any other protected species. Therefore, if applicable, it is advisable to consult your tree surgeon / consultant to agree an acceptable time for carrying out the approved works.

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.

DMEI 10	Water Management, Efficiency and Quality
DMEI 12	Development of Land Affected by Contamination
DMEI 2	Reducing Carbon Emissions
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMH 2	Housing Mix
DMH 6	Garden and Backland Development
DMH 7	Provision of Affordable Housing
DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 15	Planning for Safer Places
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMHB 18	Private Outdoor Amenity Space
DMHB 2	Listed Buildings
DMHB 5	Areas of Special Local Character
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D12	(2021) Fire safety
LPP D5	(2021) Inclusive design
LPP D7	(2021) Accessible housing
LPP DF1	(2021) Delivery of the Plan and Planning Obligations
LPP G6	(2021) Biodiversity and access to nature
LPP G7	(2021) Trees and woodlands
LPP H1	(2021) Increasing housing supply
LPP H10	(2021) Housing size mix

LPP H2	(2021) Small sites
LPP HC1	(2021) Heritage conservation and growth
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF11 -23	NPPF11 23 - Making effective use of land
NPPF12 -23	NPPF12 23 - Achieving well-designed and beautiful places
NPPF16 -23	NPPF16 23 - Conserving and enhancing the historic environment
NPPF2 -23	NPPF2 2023 - Achieving sustainable development
NPPF4 -23	NPPF4 23 - Decision making
NPPF5 -23	NPPF5 23 - Delivering a sufficient supply of homes
NPPF9 -23	NPPF9 23 - Promoting sustainable transport

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a generously sized parcel of land within the wider grounds of No.17 Dene Road and possesses mature trees along its boundaries. The original building at No. 17 Dene Road was a timber-framed hall dating from circa. 1500. The building was historically used as a farmhouse and is now in use as a single dwellinghouse (Use Class C3). The most notable architectural elements of the exterior of No. 17 Dene Road are its bay windows, steeply pitched roof and central dormer on the southern elevation.

The application site is situated within the Dene Road, Northwood Area of Special Local Character, a non-designated heritage asset.

This area relates to the original development of Northwood from a rural hamlet to suburban town. Originally, the Dene Road area was developed as large residential dwellinghouses set on spacious open plots; development influenced by the railway line into London. Each property was uniquely designed in a traditional manner, boasting good architectural quality in their appearance. Many of the original buildings, notably Tormead and Sunshine House, invoke a sense of grandeur.

The surrounding locality of the site is predominately characterised by detached residential properties, exhibiting heights of 2 to 2.5 storeys and occupying spacious plots. These dwellings showcase a variety of architectural designs, contributing to the diverse visual appeal of Dene Road Area of Special Local Character. Aside from the detached residential properties, the surrounding area also comprises apartment buildings. Notably, to the east of No. 17 Dene Road, there are flatted developments at Olde Court and Florence Court, providing a mix of housing options in the vicinity. In addition, to the south-east of No. 17 Dene Road, there is a Grade-II Listed Building at No. 7 Dene Road, contributing to the historical and architectural significance of the neighbourhood. Further to the south-east lies Northwood Town Centre, Green Lane Conservation Area.

The street scene has a pleasant verdant appearance, with front boundary treatment largely defined

by mature vegetation. Whilst the original layout of the area has been somewhat diminished by 20th-Century infill developments having the effect of reducing the size of original plots, overall, the quality, character and appearance can still be appreciated.

Towards the western end of Foxdell, specifically at 5-6 Firs Walk, has the benefit of outline planning consent obtained in 2020 through Appeal, enabling the erection of 3no. dwellings with a new access point from Foxdell (application references: 30837/APP/2019/3096 & 30837/APP/2020/1723).

The application site is positioned in a relatively sustainable location in proximity to various amenities, including a variety of shops and services. Green Lane District Centre is located to the south-east. Although the site has a Public Transport Accessibility Level rating of 2 (Poor), it is noted that Northwood Underground Station is situated nearby (approximately 0.2 miles).

3.2 Proposed Scheme

The application proposes the erection of 6no. dwellings with new access to Foxdell and erection of 3no. dwellings with new access to Dene Road with associated landscaping and parking.

It should be noted that revised drawings have been submitted during the course of the application. These revisions are summarised as follows.

Originally, the application proposed the erection of 2no. dwelling houses with new access to Foxdell and the erection of 7no. dwellings with new access to Dene Road with associated landscaping and parking. The changes made mainly concerned the proposed garages on Plots 1 and 2 and the proposed terraced houses on Plot 7 to 9. The proposed garages were reduced in height to reduce the impact on occupiers at No.6 Vantage Mews. The proposed terraced properties on Plots 7 to 9 were repositioned closer towards the front of the site, in order to increase their rear garden spaces. These revised drawings were re-consulted on in June 2023.

Further amendments were made in relation to the proposed site layout, specifically in connection with rotating the proposed building containing Units 3-6 by 180 degrees, and re-siting the proposed car parking for these homes south of the building, accessed from Foxdell. The reasons for this was to further mitigate any potential privacy concerns to No. 3 Foxdell by ensuring that no proposed habitable room windows would face towards this neighbouring property; reducing the level of proposed hard landscaping and increasing the level of soft landscaping onsite, including the private garden sizes for proposed houses 7, 8 and 9. These most recent revisions to the drawings and proposal description were re-consulted on in March 2024.

3.3 Relevant Planning History

6410/APP/2002/1793 17 Dene Road Northwood

CARRYING OUT OF REPAIRS AND REFURBISHMENT (APPLICATION FOR LISTED BUILDING CONSENT)

Decision: 11-12-2002 Approved

6410/APP/2004/1138 17 Dene Road Northwood

DETAILS OF REPLACEMENT TILES IN COMPLIANCE WITH CONDITION 8 OF LISTED BUILDING CONSENT REF: 6410/APP/2002/1793 DATED 11/12/2002 'CARRYING OUT REPAIRS AND REFURBISHMENT OF A LISTED BUILDING'

Decision: 18-05-2004 Approved

Comment on Relevant Planning History

The relevant planning history attached to the site is referenced above.

4. Planning Policies and Standards

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)
The West London Waste Plan (2015)
The London Plan (2021)

Material Considerations:
The National Planning Policy Framework (NPPF) (2023) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Local Plan Designation and London Plan
The following Local Plan Policies are considered relevant to the application:

Part 1 Policies:
PT1.BE1 (2012) Built Environment
PT1.HE1 (2012) Heritage

Part 2 Policies:
DMEI 10 Water Management, Efficiency and Quality
DMEI 12 Development of Land Affected by Contamination
DMEI 2 Reducing Carbon Emissions
DMEI 7 Biodiversity Protection and Enhancement
DMEI 9 Management of Flood Risk
DMH 2 Housing Mix
DMH 6 Garden and Backland Development
DMH 7 Provision of Affordable Housing
DMHB 1 Heritage Assets
DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm
DMHB 14 Trees and Landscaping
DMHB 15 Planning for Safer Places
DMHB 16 Housing Standards
DMHB 17 Residential Density
DMHB 18 Private Outdoor Amenity Space
DMHB 2 Listed Buildings
DMHB 5 Areas of Special Local Character
DMT 1 Managing Transport Impacts
DMT 2 Highways Impacts
DMT 5 Pedestrians and Cyclists
DMT 6 Vehicle Parking
LPP D12 (2021) Fire safety
LPP D5 (2021) Inclusive design
LPP D7 (2021) Accessible housing
LPP DF1 (2021) Delivery of the Plan and Planning Obligations
LPP G6 (2021) Biodiversity and access to nature
LPP G7 (2021) Trees and woodlands
LPP H1 (2021) Increasing housing supply
LPP H10 (2021) Housing size mix
LPP H2 (2021) Small sites
LPP HC1 (2021) Heritage conservation and growth
LPP SI12 (2021) Flood risk management
LPP SI13 (2021) Sustainable drainage
LPP T4 (2021) Assessing and mitigating transport impacts
LPP T5 (2021) Cycling
LPP T6 (2021) Car parking
LPP T6.1 (2021) Residential parking
NPPF11 NPPF 2023 - Making effective use of land
NPPF12 NPPF 2023 - Achieving well-designed places
NPPF14 NPPF 2023 - Meeting the challenge of climate change flooding
NPPF16 NPPF 2023 - Conserving & enhancing the historic environment
NPPF2 NPPF 2023 - Achieving sustainable development
NPPF4 NPPF 2023 - Decision-Making
NPPF5 NPPF 2023 - Delivering a sufficient supply of homes
NPPF8 NPPF 2023 - Promoting healthy and safe communities
NPPF9 NPPF 2023 - Promoting sustainable transport

Local Plan Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMEI 12 Development of Land Affected by Contamination

DMEI 10 Water Management, Efficiency and Quality

DMEI 9 Management of Flood Risk

DMEI 7 Biodiversity Protection and Enhancement

DMEI 2 Reducing Carbon Emissions

DMH 7 Provision of Affordable Housing

DMH 6 Garden and Backland Development

DMH 2 Housing Mix

DMHB 1 Heritage Assets

DMHB 18 Private Outdoor Amenity Space

DMHB 17 Residential Density

DMHB 16 Housing Standards

DMHB 15 Planning for Safer Places

DMHB 14 Trees and Landscaping

DMHB 12 Streets and Public Realm

DMHB 11 Design of New Development

DMHB 5 Areas of Special Local Character

DMHB 2 Listed Buildings

DMT 6 Vehicle Parking

DMT 5 Pedestrians and Cyclists

DMT 2 Highways Impacts

DMT 1 Managing Transport Impacts

LPP D12 (2021) Fire safety

LPP D7 (2021) Accessible housing

LPP D5 (2021) Inclusive design

LPP DF1 (2021) Delivery of the Plan and Planning Obligations

LPP G7 (2021) Trees and woodlands

LPP G6 (2021) Biodiversity and access to nature

LPP H10 (2021) Housing size mix

LPP H2 (2021) Small sites

LPP H1 (2021) Increasing housing supply

LPP HC1 (2021) Heritage conservation and growth

LPP SI13 (2021) Sustainable drainage

LPP SI12 (2021) Flood risk management

LPP T6.1 (2021) Residential parking

LPP T6 (2021) Car parking

LPP T5 (2021) Cycling

LPP T4 (2021) Assessing and mitigating transport impacts

NPPF16 - 23 NPPF16 23 - Conserving and enhancing the historic environment

NPPF12 - 23 NPPF12 23 - Achieving well-designed and beautiful places

NPPF11 - 23 NPPF11 23 - Making effective use of land

NPPF9 - 23 NPPF9 23 - Promoting sustainable transport

NPPF5 - 23 NPPF5 23 - Delivering a sufficient supply of homes

NPPF4 - 23 NPPF4 23 - Decision making

NPPF2 - 23 NPPF2 2023 - Achieving sustainable development

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date: Not Applicable

5.2 Site Notice Expiry Date: Not applicable

6. Consultations

External Consultees

PUBLIC CONSULTATION

31no. neighbouring properties were originally consulted by letters dated 17th August 2022. A site notice was displayed on 23rd August 2022, and a press notice was published on 31st August 2022.

Following receipt of revised drawings and supporting documents, neighbouring occupiers were re-consulted on 6th June 2023. For both the consultation in August 2022 and the re-consultation in June 2023 a total of 32no. objections were received by a Council. A representation was also received stating they were supportive of the proposed access arrangements and Arts and Craft style of the proposed dwellings, but then raised concerns about the impact on the living conditions of neighbouring occupiers. The revisions secured in June 2023 are summarised in section 3.2 of this report and the total comments received have been summarised below.

Following receipt of further revised drawings, neighbouring occupiers were re-consulted on 18th and 25th March 2024. A total of 16no. objections were received by a Council. The revisions are summarised in section 3.2 of this report and comments received in this most recent round of re-consultation have been summarised below.

Two petitions in opposition to the proposal were also received. These are further detailed below.

Summarised matters raised in residents consultation (August 2022 and June 2023)

-Overdevelopment
-Unnecessary density of housing
-Too much development is occurring on Dene Road
-Conflict with Policy DMH 6 of the Local Plan
-Out of keeping with the ASLC, notably the proposed flats and 3 town houses
-Encroachment into the garden of Green End (a Listed Building)
-Destruction of green belt land
-Proposed building on plots 7 to 9 is too large and close to No. 1 Foxdell
-Loss of loss light and privacy for occupiers on Foxdell and Vantage Mews
-Noise emissions from Air Source Heat Pumps
-Trees should be retained
-Concerns about the loss of trees adjoining Foxdell and Vantage Mew site boundaries
-Loss of vegetation and greenery
-Inadequate on-site car parking provision
-Access from Foxdell is impossible due to trees
-Significant increase in traffic and congestion
-On-street parking pressures in the vicinity of the application site
-Damage to Dene Road (a private road)
-Harm to wildlife
-Submitted statement in relation to wildlife and ecology lacks independent assessment
-Compromise access to emergency vehicles during construction phase

-Clarification on construction hours
-Noise and pollution associated with construction phase and the proposed development
-Damage to road by heavy construction vehicles
-Drainage and sewage impacts have not been fully considered
-Unclear if electric and gas utilities have been considered
-Disingenuous of the developer to suggest the site requires development to fund upkeep of Green End
-Revised plans do not address the issues with the proposal, in respect to harm to neighbouring occupiers living conditions

Summarised matters raised in residents consultation (March 2024)

-Overdevelopment
-Harm to listed building at 17 Dene Road
-Impact on root system of Maple trees
-Loss of vegetation and greenery
-Loss of privacy for occupiers on Dene Road
-Concerns regarding siting of properties too close to the boundary with neighbours
-Loss of light to neighbouring property's ground floor hallway, stairwell and sole bathroom
-Traffic impact and damage to road
-Harm to wildlife
-Compromise access to emergency vehicles during construction phase
-Exacerbation of local on-street parking congestion
-Concerns regarding access to development too restrictive and poses safety hazards for larger or emergency vehicles
-Noise emissions from air source heat pumps
-Continued disturbance, noise and pollution associated with construction phase and the proposed development
-Reduction in the quality of views currently enjoyed from neighbouring block

PLANNING OFFICER RESPONSE

For clarity, the site is not Metropolitan Green Belt land. For the reasons discussed in Section 7.01 of this Committee Report, it is considered that the proposed development would pass the exceptionality test set out in Policy DMHB 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), in respect to 'backland development'. It is considered that the quantum of proposed dwellings can be comfortably accommodated within the site, due to its generous size. As such, the proposed development would not constitute overdevelopment of the plot. This stance is supported by Historic England who has not raised any objection to the proposed number of dwellings. Further, the proposed density levels are reflective of the site's context, and falls below the Local Plan's density matrix range.

The proposed apartment building on Plots 3 to 6 has been intentionally designed to appear as a detached dwelling. It is therefore considered that this specific building would not appear out of character with the ASLC. Notwithstanding, officers note that there are existing apartment buildings on Dene Road, which are also located within the ASLC (i.e. Olde Court and Florence Court). With respect to the proposed terraced houses on Plots 7 to 9, these particular properties have been designed as mews to ensure they appear visually subservient to Green End (a Grade II* Listed Building).

Careful consideration has been given to the proposal's effect on the setting of Green End. As discussed in Section of 7.07 of the Committee Report, the layout of the proposed development has been devised to ensure that essential views from Green End remain unaffected. Historic England has noted that while the garden setting would be reduced to its historical farmyard area, it would still retain its character, supporting

the historic context.

For the reasons covered in Section 7.08, the proposed dwellings would not cause undue harm to the living conditions of neighbouring occupiers. This would be subject to details in respect to tree planting screening and subject to windows being obscure glazed, secured by condition. In addition, a condition would be secured to ensure the proposed ground source heat pumps and air source heat pumps do not exceed 35 dB(A) measured 1 metre outside of any window of any dwelling.

It is noted that the 26no. trees would need to be felled to facilitate the proposed development. The Council's Trees and Landscape Officer has raised no objection in this regard, given that affected trees are Category C and are of low quality. Furthermore, the application was accompanied by a landscaping plan which shows extensive planting of trees and vegetation, full details of which would be secured by condition. On this basis, it is considered that the proposal would protect the verdant character of the ASLC.

The proposal would include 13no. car parking spaces, which would represent an overprovision when compared to the London Plan's standards. However, the Council's Highways Officer has raised no objection to this over-provision, as it reduces the potential for untoward parking displacement within and outside the site envelope. In respect to the proposed access points, the section of Dene Road where the new vehicle crossover is private. The applicant has formally agreed to submit a Unilateral Undertaking to cover the highway works for the new access point on Foxdell (adopted highway). In terms of vehicle traffic generation, the Council's Highways Officer has commented that the not present a degree of highway activity that could be deemed as harmful to the local road network.

A Construction Management Plan would be secured to avoid/minimise potential detriment to the public realm, if planning permission were to be granted. This condition would also secure details in respect to construction hours. In the event of an approval, an informative would be advised that the applicant will be required to make good any damage caused the public highway will be recouped.

There are no ecologically protected sites immediately adjacent to the site, and no existing buildings on the site that would be demolished. Considering these factors, it is considered that the probability of protected species being present is low. Thus, obviating the need for an ecology assessment, in line with 'Circular 06/05: Biodiversity and Geological Conservation-Statutory Obligations and their Impact within the Planning System". Refer to Section 7.14 for further details. Notwithstanding the above, an informative would be secured in the event of an approval advising that should protected species be found at the site, the applicant(s) must fulfil their duties under the Wildlife and Countryside Act 1981.

The application was accompanied by a Drainage Strategy prepared by Lanmor Consulting. In the event of an approval, a compliance condition would be secured requiring the development to be carried out in accordance with the details contained in this report. Subject to this condition, it is considered that the proposal would not increase the risk of flooding at the site or elsewhere.

Material planning considerations will be discussed in the following sections of the report.

PETITIONS

In September 2022 a petition opposed to the proposal with 111no. signatories was received by the Council. The desired outcome of these signatories was that the application is refused planning permission.

In April 2024 a second petition with 30no. signatories, also opposed to the application, was received by the Council. The grounds for opposition stated verbatim on the petition are as follows:

- Overdevelopment which is out of character with the local area which is characterised by generous plots, mature gardens and old trees;
-Garden development is against the Council's policy;
-Loss of amenity for existing houses through significant increase in traffic resulting in noise and pollution, light issues, loss of privacy and loss of greenery;
-Severe safety concerns regarding additional traffic generation within the narrow and illogical Foxdell access route and construction traffic including serious threat to the large tree close to the proposed Foxdell opening which the Council has committed to protect;
-Environmental damage through construction impact on large very old trees surrounding the site ('crown lifting') which is unacceptable and a loss of habitat to local species.

Internal Consultees

EXTERNAL CONSULTEES

HISTORIC ENGLAND (summarised)

Recommendation

Historic England has no objection to the application on heritage grounds, but we do consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 195 to 202 of the NPPF.

Impact of the proposals on significance

The loss of its extensive, open setting as part of the plot necessarily alters and diminishes the character of its setting as this contributes to the significance of Greenend as a house of fairly high-status and ancient origins, and as an historic farmhouse. The garden setting of the historic house would be reduced to the apparent area of its historic farmyard - but would retain this, which is some support to the legibility of its history. The best views out of the house, north to the road and south-east across the lawn towards the roof of 7 Dene Road towards the church spire, would retain their depth and be only peripherally affected.

While the quantum of development is considerable, the concentration and spacing of development handles the eight residential units without obviously excessive loss of open space or vegetation. The size and form of the proposed buildings - though they would mean the loss of the exceptionally spacious plot that sets Greenend apart and signals its special history in Northwood - would represent a density and character of development comparable to that of the special suburban character of the area. In size and arrangement they are carefully at or below/behind the ridge and building lines of the main house - but only just.

The proposed houses are designed in a well-detailed Arts and Crafts inspired style, mixing features such as expressed chimney-stacks, hipped roofs, gables and cat-slide roofs to achieve a varied disposition of different building types around the main house, aiming to maintain amenity and avoid overlooking. There would be little legible relationship of orientation or arrangement between the proposed houses and the appreciable historic setting of the house, however, which may reduce the sense of its precedence within the plot.

While good design limits and mitigates harm from the proposed buildings, there would also be hard boundaries, treatments to access roads and hard-standings, and associated domestic paraphernalia - and future extensions - and the risk that such development might increase in the future. This could continue to erode the remaining sense of a formerly rural setting, and could even erode the special local character of this secluded, historic suburb. Changes of this sort would cause further harm to the setting and the area of

special local character.

Historic England's position on the proposals

The house is a rare Grade II* listed building, of 'greater than special interest', and though the building would be unaffected, impacts on its garden setting can meaningfully harm its significance. Its conservation carries particularly great weight. Any proposal for development of a separate dwelling in the grounds of Greenend would diminish the qualities of its setting that support and express its layered history and historic status such that it is likely to cause some harm to significance.

In this case, the quantity of development is large, but it is carefully handled and somewhat mitigated by design and landscaping. It is likely to result in a low to medium level of less than substantial harm to the significance of the house and a comparable level to the area of special character. It seems likely to be possible to limit this harm to the lower degree if safeguards, controls and amendments can be incorporated into the application that would still better preserve the significant setting. Any revisions to the proposals should take all opportunities to better support significant qualities of the current plot as the setting of the listed building, and to reduce the extent or appearance of harmful features.

Landscaping

The proposed development has been sited to avoid occupying the areas of the present garden which appear to have most significance in relation to present uses, layouts and designed layers. The approach to planting is generally welcome. Nonetheless, the arrangement of proposals - and particularly of landscaping and boundaries - could go further to preserve and present subtle landscape features that help to express this setting significance: notably, the slightly sunken path of the former access track from the south, and the embankments that may trace the remains of a past field system. Reduction in the extent of the grounds to be enclosed for separate gardens, pushing boundaries back to better articulate interesting landscape features, could reduce the impact on setting. More subtly, orientation and arrangement of the proposed buildings could perhaps better reinforce apparent historic landscape patterns.

Details

Fencing, gates, any surfaces for driving, parking or access and other services or utilities should be as small and as soft or as visually permeable as possible to reduce the harmful visual suggestion of modern suburban development of contrasting character. Structures such as bin and bike stores for the new units should be situated around the outside of the site as far as possible, to minimise their visibility from the Greenend. These matters and the quality of architectural details and materials and of the landscaping should be tightly controlled and secured by condition.

Planning balance

Though the grounds of Greenend are large, the proposals represent a large amount of development. Any more development than is proposed would entail encroachment on the house that would considerably increase the degree of harm caused. You should therefore consider how future development, including by extension, could be prevented as part of approving any application for garden development in this location.

Though the proposed design mitigates the harmful impact on the setting quite effectively, reduction of the amount of development equally would likely be able to reduce harm. You will therefore need to judge whether the proposals are clearly and convincingly justified and to seek to ensure they avoid or minimise harm to the listed building, as part of judging the planning balance in this case.

PLANNING OFFICER COMMENTS: Revisions have been secured to reduce the amount of hardstanding for vehicle access and parking, as well as removing the standalone communal cycle store and bin store for proposed plots 7-8 to reduce any visual impact. Conditions have been included to secure the full details for the landscaping scheme, which includes boundary treatment.

INTERNAL CONSULTEES

COUNCIL'S CONSERVATION/URBAN DESIGN OFFICER

Green End is a Grade II* listed hall house and is an important surviving building from the pre-suburban history of Northwood when it was known as Greenhill Farm and accessed off Green Lane. It was remodelled in 1893-4 by C H Townsend so that it now superficially presents as an Edwardian building.

There is also a Grade II listed Edwardian detached house, 7 Dene Road to the east also designed by Townsend. The site is within the Dene Road Area of Special Local Character. The application is accompanied by a heritage statement from the Built Heritage Consultancy laying out the significance of the house and its site.

A convincing argument is made that the western half of the garden was planned for development early on. So that Townsend's remodelling of the west elevation is deliberately blank as it was expected that there would be an adjacent house. It is also shown that this plot was sold in 1968 before Green End was listed.

There is no in-principle objection to the development of the western side of the plot given the evidence that it was planned for development since the late nineteenth century. Previous to that the area around the farm reflected the 1806 enclosure field layout. The southern part of the proposal site extends into the east side of the garden below the house. The land slopes from north to south and the garden has many trees and shrubs.

The proposal is for four separate buildings comprising nine dwellings in total with access from Dene Road and Foxdell to the west. The two to the front of the site line up with two buildings on Foxdell to the west while the buildings to the south of the plot (Units 1 & 2) are detached houses. Unit 2 is clearly higher impact, being closer to 7 Dene Road (Grade II listed) as well as being more directly in the sight line of Green End.

However, Green End will still be left with large gardens and Unit 2 is on balance acceptable. The success of the proposal in limiting the wider impact on the setting of Green End and to a lesser degree on 7 Dene Road will rely on the detail of the landscaping and boundary treatments. There is much reliance in the supporting documentation on the existing trees and vegetation but the site is not a Tree Preservation Order Area or a conservation area so the retention of the trees is not controllable in planning terms. There should be a condition for detailed hard and soft landscaping and boundary treatments.

The detail of the houses is therefore particularly important were any of the trees to be removed or thinned out. The architectural style is Arts and Crafts which will sit well within the context of the ASLC which was originally developed with large houses in large plots in an Arts and Crafts style. Many of these houses have now been demolished and the plots subdivided so that the higher density of the houses to the front has a more recent context. Unit 7,8 and 9 facing Dene Road superficially presents as a detached house despite it being terraced, this will preserve the original character along Dene Road.

Each unit has a parking space and the area is well served by local transport. Ideally there would be no parking spaces but provided they are well landscaped this should minimise the impact. Also to minimise the impact on the setting of the listed buildings there should be a sensitive scheme for external lighting.

Recommendation: No major objections.

Conditions needed for:
-Materials; roofing materials and brick elevations (including information on bond, pointing, mortar mix)
-Windows and doors, materials, form, glazing
-Hard and soft landscaping and boundary treatments.
-External lighting

COUNCIL'S TREES AND LANDSCAPE OFFICER

There appears to be some inconsistencies between the number of trees proposed to be removed when comparing the Tree Protection Plan and the site proposal drawings.

Notwithstanding the above, overall, it is considered that the scheme is acceptable, from a trees and landscaping perspective. There are some concerns about the access off Foxdell Close and the proximity to the tree root protections. However, in the event that this application is approved, this matter could be dealt with via a condition requiring the submission of an updated and detailed Arboricultural Method Statement. The application submission also refers to relocation of some of the smaller trees which would need to be referenced in the updated Method Statement.

PLANNING OFFICER COMMENT: For clarity, the Arboricultural Reports and Tree Protection Plans were updated to show a number of additional trees to be retained to match the site proposals drawings. The Council's Tree Officer has reviewed these updated documents and has confirmed that the discrepancy issue has now been resolved. The other matters raised above by the Trees and Landscape Officer will be dealt with via conditions.

COUNCIL'S ACCESS OFFICER

This proposal for 9no. new dwellings has been assessed against the requirements of London Plan Policy H2 and D7. No concerns are raised subject to the following conditions attached to any approval:

Condition: Prior to any works on site above damp proof course level, details of step free access via all points of entry and exit shall be submitted to, and approved in writing, by the Local Planning Authority. Such provision shall remain in place for the life of the building.

Condition: Plots 3 and 4 hereby approved must be constructed to meet the standards for a Category 2, M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015.

PLANNING OFFICER COMMENT: Policy D7 of the London Plan (2021) requires for at least 10% of dwellings to meet Building Regulation requirement M4(3) 'wheelchair user dwellings', with all other dwellings meeting Category M4(2) 'accessible and adaptable dwellings'. To ensure that the proposed development meets this requirement, it is proposed that the Access Officer's recommended conditions is revised to require the proposed ground floor flat labelled as Unit 3 to meet Building Regulation Category M4(3).

This approach would be consistent with part H) of Policy T6.1 of the London Plan (2021), given that the proposed disabled car parking space is located in front of the proposed apartment building. The proposed dwellings on Plots 1, 2, 4, 7, 8 and 9 would be conditioned to meet Building Regulation Category M4(2). For the reasons discussed in Section 7.12, the proposed first floor flats (Plots 5 and 6) would meet the mandatory requirements of M4(1) via the Building Control process.

COUNCIL'S HIGHWAYS OFFICER (summarised)

Site Characteristics:

The site is located within an extensive private residential catchment in Northwood situated northeast of Rickmansworth Road and accessed via Sandy Lodge Way/Dene Road. The proposal would accommodate a newly created access at the eastern end onto neighbouring Foxdell (which is adopted public highway) together with a new and separate pedestrian/vehicular access on Dene Road which is private in tenure. Historically, the principle of a new vehicular/pedestrian access at the western end of Foxdell has already been established by a previously refused permission thereafter allowed upon appeal for a back-land residential development consisting of 3 houses at 5 & 6 Firs Walk located just west of the proposal site (ref. 30837/APP/2020/1723).

The site address exhibits a public transport accessibility level (PTAL) rating of 2 which is considered as 'poor' and therefore encourages a higher dependency on the ownership and use of private motor transport.

Parking Provision & Internal Parking Layout

In line with the adopted Hillingdon parking standard, the maximum parking requirement for plots 1, 2, 7, 8, 9 would equate to a maximum of 2 spaces per plot whilst the flatted block (plots 3-6) would, in total, demand up to 4-6 spaces. This would equate to a maximum provision of 14 to 16 spaces. Whilst, in contrast for a PTAL rating of 2, the London Plan (2021) parking standard demands up to a lesser range of 7-8 spaces.

A total of 13 spaces are proposed with 7 communal spaces for plots 3-9 and 3 spaces for plots 1 & 2 located within and fronting each double garage which is considered a reasonable compromise between the regional and local requirements particularly as it reduces the likelihood for untoward on-street parking displacement resulting from a higher dependency on the private motor car due to the very low PTAL rating. It is therefore considered acceptable.

If recommended for grant, the allocation of parking space/s for plots 3-9 would benefit from a parking allocation plan secured by way of planning condition.

Disabled Compliant Parking Provision

In accord with the parking standard 10% of parking spaces should be disabled compliant equating to 1 space. This is level is indicated within the communal provision for plots 3-6, which is considered acceptable.

Electric Vehicle Charging Points (EVCPs)

In line with the London Plan (2021), within the final parking quantum there is a requirement for a minimum of 20% 'active' EVCP provision with all remaining spaces being designated as 'passive' provisions. The applicant confirms that 1 EVCP will be provided per dwelling which is welcomed and considered acceptable. However, the remaining spaces should also be designated as 'passive' provisions which has not been confirmed by the applicant, hence this aspect should be secured by way of planning condition.

Cycle Parking

In terms of cycle parking there should be a provision of 1no. secure and accessible space for units up to 2-

bedrooms in scale (7 spaces - plots 3-9) with 2 spaces for the each of the larger 5-bedroom dwellings (4 spaces - plots 1 & 2) to conform to the adopted borough cycle parking standard.

For Plots 1and 2 it is understood that 2no. cycle spaces would be integral to each double garage hence the standard is met. For plots 3 to 9 two separate cycle stores are proposed and should be able to accommodate the required 7no. spaces in total hence this provision is considered acceptable.

Site Access and Internal Site Layout

For Plots 1 to 6 vehicular and pedestrian access would be facilitated via a new opening from Foxdell (Adopted highway and situated on the western flank of the site).

The principle of the new access arrangements and internal access road is considered acceptable in the site circumstance. It should be noted that the principle of a new vehicular/pedestrian access at the western end of Foxdell has already been established by a previously refused permission (thereafter allowed upon appeal) for a backland residential development at 5 and 6 Firs Walk located west of the proposal site (30837/APP/2020/1723).

The internal layout and arrangement of the new roadway within the site envelope broadly conforms to the Department for Transport's Manual for Streets best practice for road and parking layouts. Owing to the proposed turning head within the site curtilage, the layout will allow for passenger and small/medium-sized delivery vehicles using the site to enter and leave the site in a forward gear which is the recommended practice on highway safety grounds.

The new access point would be arranged post-permission and required to be constructed to an appropriate council standard under a S278 (Highways Act 1980) agreement/unilateral undertaking (or suitable alternative arrangement) at the applicant's expense.

For Plots 7, 8 and 9 there is no in-principle objection to the proposed new opening onto Dene Road which is private in tenure. As a result, the Highway Authority has no direct jurisdiction over the installation of the said facility. Nevertheless, it is considered best practice for the crossing to conform to the council's 'Domestic Vehicle Footway Crossover' (2022) Policy i.e. with a maximum width of 5m at the back of footway and 6.2m at the edge of kerb. A low front boundary treatment not exceeding 0.6m in height on both sides of the crossing is also recommended on highway safety grounds. Although not depicted, all of the above can be secured by way of planning condition.

Vehicular Trip Generation

The proposal would clearly increase traffic generation from the site in comparison to the existing single dwelling unit. However, with only 3no. new units (Plots 7 to 9) leading onto Dene Road, any resultant vehicular movement would be considered minimal and relatively insignificant in highway impact terms during the most sensitive morning and late afternoon/early evening peak traffic periods.

Foxdell would be impacted, more so, to a marginally higher degree as a consequence of activity linked with Plots 1 to 6. However, this too, would not present a degree of highway activity that could be deemed as harmful to the local road network. It is noted that from comparable historical appeal outcomes, the Highway Authority considers that the Planning Inspectorate would be highly likely to take a similar view if the application were to be refused on excessive traffic generation and appealed thereafter. Hence, in conclusion, any likely overall uplift would be considered marginal in generation terms and therefore can be absorbed within the local road network without notable detriment to traffic congestion and road safety. There are no further observations.

Operational Refuse Requirements

For Plots 1 to 6 refuse collection would be conducted via Foxdell. No firm detail related to a specific bin storage area has been submitted for Plots 1 and 2. In order to conform to accepted 'waste collection distances' from the public highway, any waste should be positioned within 15m (for black bags) or 10m (for paladin bins) of a refuse vehicle on the public highway. Irrespective of bin store positioning, adherence to this parameter is considered physically achievable for Plots 1 and 2 by way of an informal on-plot regime ensuring that refuse is positioned within the above distance parameter on collection days. Whilst Plots 3 to 6 would be served by a communal bin storage area located in proximity of the new internal roadway which indicates broad conformity to the standard. The maximum carrying distance from each flat to the bin store would not exceed 30m. It would again be expected that an informal on-plot management regime would ensure that refuse is positioned within the specified distance parameter on collection days. There are no further observations.

For Plots 7 to 9 refuse collection would be conducted via Dene Road. Again, in order to conform to accepted 'waste collection distances' from the public highway, any waste should be positioned within 10m of a refuse vehicle on the public highway. Bin storage is to be positioned to the rear of each unit which is considered acceptable on the premise that an informal on-plot management regime would ensure that refuse is positioned within the above distance parameters on collection days.

Construction Logistics Plan (CLP)

A full and detailed CLP would be a requirement given the constraints and sensitivities of the local residential road network in order to avoid/minimise potential detriment to the public realm. It will need to be secured under a suitable planning condition.

Conclusion

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Plan Policies DMT 1, DMT 2 and DMT 6 and Policy T4, T5 and T6 of the London Plan (2021).

PLANNING OFFICER COMMENT: The recommended conditions have been adopted. In addition, a condition has been included to secure a refuse management plan. A legal agreement would also be secured to cover the required highway works for the proposed access point from Foxdell. It is also noted that the Highways Officer has indicated that the boundary adjoining the crossover on Dene Road should be no higher than 0.6m. Following further discussions with the Highways Officer, it is noted that the grass verge on Dene Road would enable adequate pedestrian visibility splays for vehicles existing the site onto Dene Road. Consequently the reduction in the boundary height is not required, retaining the tree-lined and soft landscaped boundary with Dene Road.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 123 of the NPPF (2023) states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and

improving the environment and ensuring safe and healthy living conditions.

Policy GG4 of the London Plan (2021) seeks to ensure that more homes are delivered. This is reinforced by Policy H1 of the Hillidngdon Local Plan: Part 1 - Strategic Policies (2012) which gives general support to housing provision to meet and exceed the Council's minimum strategic dwelling requirement, where this can be achieved in accordance with other Local Plan policies.

Policy DMH 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that there is a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases a limited scale of backland development may be acceptable, subject to the following criteria:
i) Neighbouring residential amenity and privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided;
ii) Vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;
iii) Development on backland sites must be more intimate in mass and scale and lower than frontage properties; and
iv) Features such as trees, shrubs and wildlife habitat must be retained or re-provided.

Policy DMH 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) does not define what constitutes an 'exceptional case' where a limited scale of backland development may be acceptable, nor does the supporting text contain a definition of this term. However, the supporting text to Policy DMH 6 explains that the Council's restrictive approach has been informed by the 2016 London Plan and reflects the direct and indirect value of gardens which includes the contribution to local character. Based on the wording of Policy DMH 6, it is considered that the policy presumption against development upon residential garden, is in the interest of maintaining local character, amenity space and biodiversity. For the reasons discussed throughout this committee report, the proposal is considered to maintain local character (section 7.07), would preserve and provide suitable amenity space (7.01), and would have an acceptable impact on biodiversity interest (section 7.14).

The glossary in Hillingdon Local Plan: Part 1 - Strategic Policies (2012) defines 'back-land development' as "Development of 'landlocked' sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages." Based on this definition, it is considered that the application site would constitute as 'backland development' and that Policy DMH 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) should be applied.

With regards to criteria i) of Policy DMH 6, it is considered that the proposed development would not unduly impact on the living conditions of neighbouring residential occupiers for the reasons discussed in section 7.08 of this Committee Report. Given the position of the proposed access points onto Dene Road and Foxdell and on-site car parking spaces, it is considered that no adverse impact would be caused for neighbouring occupiers, in terms of noise or light. The proposal therefore complies with criterion ii) of Policy DMH 6. The proposed dwellings would be of an appropriate scale that would preserve the setting of the neighbouring Grade II* Listed Building. No objection has been raised by Historic England in respect to the proposal's impact on the setting of the Listed Building. Public views of the site would be restricted by reason of the existing trees and vegetation along the boundaries, which would be further enhanced by additional planting forming part of the proposed development. The only public views would be limited to the proposed access points on Dene Road and Foxdell.

All of the Category A and B trees would be retained as part of the proposed development. 26no. Category C trees would be lost. However, the Council's Tree Officer has raised no objection to the loss of these specific trees due to their limited health and low visual amenity value. Furthermore, weight has been given to the 85no new trees being proposed to mitigate the loss of the Category C trees. The planting of the proposed new trees would be secured through the imposition of a condition, if planning permission were to be granted.

As discussed in Section 7.14, the likelihood of protected species being present at the site is low, and as such, an ecological assessment is not required. Details in respect to biodiversity enhancements would be secured through the landscaping condition, in the event of an approval.

Also, significant weight has been given to the allowed Appeal Decisions at 5-6 Firs Walk for outline applications for erection of 3 dwellings under outline application (LPA reference 30837/APP/2019/3096, Appeal reference APP/R5510/W/20/3253781 and LPA reference 30837/APP/2020/1723, Appeal reference APP/R5510/W/20/3259529). Both of these allowed schemes involve the introduction of a new access point on the western end of Foxdell. Thus, establishing a precedent for the proposed creation of an access point on the eastern end of Foxdell.

Given the matters set out in the preceding paragraphs, and affording significant weight to the above Appeals Decisions, it is considered that it could be contended that the proposed development would pass the exceptionality test set out in Policy DMH 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020). Nevertheless, this is subject to the other planning considerations discussed in this Committee Report, and the proposal being in accordance with all of the relevant planning policies and guidance within the Development Plan.

7.02 Density of the proposed development

Paragraph 128 of the NPPF (2023) sets out that planning decisions should support developments that make effective use of land, taking into account:
(a)the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
(b)local market conditions and viability;
(c)the availability and capacity of infrastructure and services - both existing and proposed - as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
(d)the desirability of maintaining an area's prevailing character and setting, (including residential gardens), or of promoting regeneration and change; and
(e)the importance of securing well-designed and beautiful, attractive and healthy places.

Policy D3 of the London Plan (2021) states that all development must make the best use of land by following a design-led approach that optimises the capacity of sites. Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling. In other areas, incremental densification should be actively encouraged by Boroughs to achieve a change in densities in the most appropriate way. This should be interpreted in the context of Policy H2 of the London Plan (2021) which states that Boroughs should proactively support well-designed new homes on small sites below 0.25 hectares in size.

Policy DMHB 17 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all new residential development should take account of the Residential Density Matrix contained in Table 5.2, which recommends a density range of 105-175 habitable rooms per hectare

and 35-50 units per hectare for sites in residential areas within 800 metres of a town centre.

Based on a total site area of 0.42 hectares, the proposed scheme would have a density level of 80 habitable rooms per hectare and 21 units be hectare. Whilst the proposed density levels would be low in relation to the density range quoted above, it is considered that this is more reflective of the immediate local area, noting its relationship with the neighbouring Grade II* Listed Building at 17 Dene Road.

Notwithstanding, the density range set out in Policy DMHB 17, it is considered that what is of greater significance to the determination of this application is the local contextual factors. The key consideration is therefore whether the development would acceptably integrate with the character and appearance of the locality and would respect residential amenity considerations, rather than the consideration of the numerical density of the proposal.

Please refer to the other sections of this Committee Report which assess these planning considerations in further detail.

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

The impact the proposed development would have on the Grade II* Listed Building at No. 17 Dene Road, the Grade II Listed Building at No. 7 Dene Road and the Dene Road, Northwood Area of Special Local Character is considered in Section 7.07 of this Committee Report.

The application site is not designated within an Archaeological Priority Area or Conservation Area.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Impact on the Character and Appearance of the Area, including the Setting of Listed Buildings and Dene Road Area of Special Local Character:

POLICY CONTEXT

Paragraph 131 of the NPPF (2023) seeks the creation of high quality, beautiful and sustainable buildings. Parts b) and c) of paragraph 135 of the NPPF (2023) states that planning policies and decisions should ensure that developments are visually attractive as a result of good architecture and are sympathetic to local character and history, including the surrounding built environment.

Paragraph 205 of the NPPF (2023) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

Paragraph 207 of the NPPF (2023) states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Policy D3 of the London Plan (2021) requires development proposals to be of high quality and to enhance the local context by delivering buildings and spaces that positively respond to local distinctiveness. Policy HC1 of the London Plan (2021) states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.

Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods.

Policy HE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) states that planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building. This is reinforced by Policies DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) which states that the Council will expect development proposals to avoid harm to the historic environment, and that planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states, amongst other things, that all development, including new buildings, will be required to be designed to the highest standards and, incorporate principles of good design. Policy DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) requires developments to be well integrated with the surrounding area and accessible.

ASSESSMENT

Special Interest and Significance of the Heritage Asset:

As previously stated, the Grade II* Listed Building at No. 17 Dene Road, specifically known as Green End, dates from circa 1500. Based on evidence before Planning Officers, the special interest and significance of Green End are derived, in part, from a combination of its historic and architectural interest. The building's age; historic fabric; vernacular form and design, utilising traditional matters; and associates with the area's rural past, all make important contributions in these regards.

In relation to the building's setting, due regard has been given to the definition set out in the NPPF (2023) and the guidance in Historic England's Good Practice Advice Note 3. Annex 2: Glossary of the NPPF (2023) defines 'Setting of a heritage asset' as: " The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

In respect to the extensive gardens that surrounds Green End, the submitted Heritage Statement prepared by Built Heritage Consultancy (dated July 2022) suggests that the garden falls into two categories. The first being those parts of the garden that once lay east to the former north-south division line, with the second category falling into the western side of the same line. This claim appears to be substantiated by the historic conveyance plan that has been included within the Heritage Statement. With this in mind, the Heritage Statement contends that the western side of the garden is considered to contribute to a lower degree than the gardens on the eastern side.

A degree of weight has been afforded to the above argument. This being said, the gardens that surround Green End, which includes the application site, is the surrounding in which the listed

building is experienced. As such, these open spaces (including the western side of the garden) form part of the setting of Green End as a designated heritage asset. This stance would be consistent with Historic England's consultation response, stating "The wider grounds of the house do contribute to its significance by preserving something of the character and spaciousness of its rural origins, and providing lots of vegetation; but the suburbanisation of the surroundings (an Area of Special Local Character) is nonetheless evident."

In accordance with Section 66(1) of The Planning (Listed Building and Conservation Areas) Act 1990, it is therefore considered pertinent to assess the proposal's effect on the setting of the Listed Building (Green End).

Effect of the Proposal on the Setting of the Heritage Asset:

The proposal would result in the formal subdivision of the garden area at Green End and the introduction of nine new dwellings to the site. Two of the new houses (Plots 1 and 2) would be detached family-sized dwellings and would be positioned towards the rear of the plot, with access from Foxdell. A proposed building comprising four flats (Plots 3 to 6) would be sited towards the centre of the plot with access also from Foxdell, and the three proposed terraced houses on Plots 7 to 9 would be positioned towards the front of the site. Records have also been provided within the Heritage Statement showing that the western side of the garden was sold in 1968 (prior to Green End being Listed) for purposes of erecting houses.

The proposal would have implications for the setting of the Listed Building (Green End) and its historical significance. Green End, being a building of historic interest, owes part of its significance to its setting. The reduction to the open grounds of the site would invariably alter the setting of Green End and would represent a degree of harm. However, officers consider careful regard has been given to the layout of the proposed development to ensure that intrinsic views experienced from the Listed Building remain unaffected. Notably, Historic England has commented that "the garden setting of the historic house would be reduced to the apparent area of its historic farmyard - but would retain this, which is some support to the legibility of its history. The best views out of the house, north to the road and south-east across the lawn towards the roof of No. 7 Dene Road towards the church spire would retain their depth and be only peripherally affected."

In terms of siting, the proposed dwellings have been designed in a loose and informal arrangement, intentionally set-away from Green End.

The proposed dwellings on Plots 1 and 2 are orientated so that their front elevation views are facing inwards towards their respective plots and access points, rather than towards the Listed Building. The proposed apartment building on Plots 3-6 is set behind the front building line of Green End, to ensure it does not visually compete with the Listed Building.

The proposed dwellings on Plots 1 and 2 would be separated from Green End by approximately 45 metres; Plots 3 to 6 would be separated approximately 19 metres; and Plots 7 to 9 would be separated by approximately 27 metres.

Moreover, the extensive boundary of existing and proposed trees to the east would screen views of the proposed apartment building and the proposed terraced houses from Green End.

Although the proposed terraced houses on Plots 7 to 9 would be positioned towards the front of the site, the tree screening and separation distance is considered to be sufficient to preserve the clear

visual prominence of the Listed Building when viewed within the grounds of the wider site. Given these factors, it is considered that the proposal successfully respects the spatial relationship between the Listed Building.

It is noted that the proposed dwellings would not align with the building lines of the adjacent neighbouring properties to the west and south of the site along Foxdell, 5B and 5C Dene Road and Vantage Mews. However, public views of the proposed dwellings would be limited to only the proposed access points. It is therefore considered that the design approach that has been adopted where the siting of the proposed dwellings has been devised around Green End (given its heritage significance) is considered to be appropriate.

The proposed dwellings on Plots 1 and 2 would be 2-storeys in scale, with the first floor being accommodated within the roof space to minimise the overall height of the buildings. Similar design approaches have also been applied to the proposed apartment building on Plots 3 to 6 and the proposed terraced houses on Plots 7 to 9. Noting the changes in site levels, the ridge height of the proposed dwellings have been intentionally set below that of Green End. Additionally, the proposed hipped roofs further helps to reduce the overall bulk and massing of the proposed buildings, whilst complementing the roof profile on Green End.

Whilst the footprint of the proposed dwellings on Plots 1 and 2 would be on the larger size, their scale would be consistent with other nearby detached properties on Dene Road. As such, it is considered that these specific dwellings would not appear out of character with the area.

The proposed apartment building has been designed so as to appear as a detached house, with the massing and bulk of the building broken up by the use of cladding at first floor level and roof form. Similarly, the proposed terraced houses on Plots 7 to 9, which have taken a declared inspiration from mews-style houses, has an appropriate visual appearance as a single detached house. This, together with the modest scale and height, ensure that the proposed dwellings on Plots 7 to 9 would have a visually subservient appearance (noting their forward position beyond Green End).

Taking these factors into account, it is considered that the proposed buildings are sensitive in scale and would not appear as cramped or dominating features within the site or surrounding area. The design of the proposed buildings takes inspiration from the Arts and Crafts architectural style, which aligns with the heritage of the character of the area. This architectural choice demonstrates sensitivity to the Listed Building's historic significance and the surrounding architectural context set within Dene Road ASLC. The proposed buildings would include various roof forms, asymmetrical compositions as per the Arts and Crafts ethos and casement windows. The design elements selected for the proposed buildings are sympathetic to the existing character of the locality, resulting in a harmonious integration of the proposed development into the area.

The use of high-quality materials is central to the design of the development. As such, a condition would be secured requiring full product specification details of the proposed materials and finishes to be submitted to the Council for approval.

The proposed landscaping would enhance the overall aesthetics and protect views from and towards the Listed Building. The landscaping strategy surrounding the proposed dwellings will play a significant role in enhancing the overall character and appearance of the development and surrounding ASLC. Whilst an indicative landscaping plan has been provided, full details would be secured by condition. Careful attention will be given to the selection of native species, creating a cohesive and natural transition between the greenery and the proposed development.

Noting the separation distances involved, it is considered that the proposed development would not cause harm to the settings of the Grade II Listed Building at No. 7 Dene Road or the setting of the Northwood Town Centre, Green Lane Conservation Area. However, this is notwithstanding the above assessment in respect to the impact on the setting of Green End.

Overall, for the reasons above, the proposal would result in less than substantial harm to the significance of the designated heritage asset comprising the Listed Building at No. 17 Dene Road (Green End), and the non-designated heritage asset Dene Road, ASLC. The degree of harm caused is considered be within the low to medium range. In such circumstances, paragraph 207 of the NPPF identifies these harms should be weighed against the public benefits of the proposal, which includes the securing of optimal use of listed buildings.

PLANNING BALANCE

In terms of public benefits, the proposal would provide nine private dwellings which would contribute to the Borough's supply of housing. The proposed housing mix would include 1 x four-bedroom house and 1 x five-bedroom house, which would widen the choice of family housing in the Borough. The Council's latest housing assessment indicates there is a substantial borough-wide requirement for family-sized homes. As such, moderate weight has been afforded to the proposal's contribution to the Borough's housing need. In addition, the legal agreement would secure a financial sum of £136,750 for off-site affordable housing provision.

The construction of the proposed dwellings would provide short term benefits to the local and wider economy. The future occupants of the proposed housing units are likely to stimulate consumer spending, boost local labour supply and help to support local services. The proposal would, therefore, provide some benefits, in social and economic terms. Furthermore, the proposal would represent a development opportunity that reflects the requirement of the National Planning Policy Framework to maintain the area's prevailing character by attaching importance to securing well-designed, attractive and healthy places.

In accordance with paragraphs 135 and 208 of the NPPF (2023), considered together, it is concluded that the public benefits outlined above would outweigh the 'less than substantial' harm resulting from the subdivision of the site grounds discussed above.

7.08 Impact on neighbours

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

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

Specifically, paragraph 5.38 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states: "The Council will aim to ensure that there is sufficient privacy for residents and it will resist proposals where there is an unreasonable level of overlooking between habitable rooms of adjacent residential properties, schools or onto private open spaces. A minimum of 21 metres separation distance between windows of habitable rooms will be required to maintain levels of privacy and to prevent the possibility of overlooking. In some locations where there is a significant difference in ground levels between dwellings, a greater separation distance may be necessary."

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

Potential Neighbouring Impact of Proposed Plot 1

The nearest neighbouring properties in relation to the proposed dwelling on Plot 1 are No. 6 Vantage Mews (to the south) and No. 5 Foxdell, positioned to the west. There would be a separation distance of approximately 15 metres between the closest first-floor rear wall of Plot 1 and the principal flank wall of No.6 Vantage Mews. With regards to No. 5 Foxdell, there would be a flank to flank separation distance of approximately 11 metres. Bearing these separation distances in mind, and noting the mature vegetation on the mutual boundaries shared with the application site, it is considered that the proposal would not result in an unreasonable loss of light or outlook for the occupiers at No.6 Vantage Mews and No.5 Foxdell.

It is observed that No.6 Vantage Mews and No.5 Foxdell both contain first floor side windows which face towards the site. The side windows at No.6 Vantage Mews serve a bathroom and ensuite (according to the plans approved as part of the original housing estate under application 38244/APP/2005/993). Planning permission ref. 58728/APP/2019/1110 for a two storey side extension at No. 5 Foxdell shows that the first-floor side windows are high-level secondary windows, with the principal windows serving the habitable room fitted in the front and rear elevations of the two-storey side extension. It is also noted that no first-floor side windows facing No. 5 Foxdell are proposed. As such, it is considered that the proposal would not result in a material loss of privacy for the occupiers at No.6 Vantage Mews and No.5 Foxdell.

Upon Officers' request, the scale of the proposed garages serving Plots 1 and 2 have been reduced. The revised drawings now show that the proposed garages would have a flat sedum green roof measuring 2.8 metres high. Given their modest height, and noting the existing 2 metre high close boarded fence and the existing garage to the front of No.6 Vantage Mews, it is considered that the proposed garages would not result in a loss of light, outlook or have an overbearing impact on the occupiers at No. 6 Vantage Mews.

Potential Neighbouring Impact of Proposed Plot 2

Nos. 5B and 5C Dene Road are detached properties located to the rear (south) of the site. The proposed dwelling sited closest to these neighbouring properties would be on Plot 2.

The proposed dwelling on Plot 2 has been designed so that it would be orientated at a 90-degree angle in relation to Nos. 5B and 5C. This allows for this proposed dwelling's front and rear elevations to be positioned to the west and east respectively, rather than towards No.5B and 5C. There would be a separation distance of approximately 20 metres between the flank wall of the proposed dwelling Plot 2 and the front elevation windows of 5B, and approximately 17.5 metres from the front elevation of 5C. Furthermore, the submitted plan shows new trees would be planted along the shared boundary, which would help screen views of the proposed dwelling on Plot 2. Full details of the tree planting would be secured by condition, if planning permission were to be granted. Also, a condition would be secured requiring the first floor side (south) window serving a bathroom and side roof lights serving a nursery to be obscure glazed and non-opening up to 1.8 metres of the finished floor level. Taking these factors into account, it is considered that the proposal would not adversely impact on

the residential amenities of Nos. 5B and 5C, in terms of loss of light, loss of outlook, overbearing impact or privacy.

The rear garden of No. 7 Dene Road, is adjacent to the rear boundary of the proposed garden of Plot 2. However, there would be a separation distance in excess of 40 metres between the rear elevation of No.7 and that of the proposed dwelling on Plot 2. In addition, mature tree planting would be retained along the shared boundary. As such, it is considered that the proposal would not impact on the residential amenities of No.7 Dene Road.

There would be a separation distance of approximately 20 metres between the front elevation windows of No.6 Vantage Mews and the proposed dwelling on Plot 2. Whilst this would marginally fall below the Local Plan's recommended 21-metre guideline, any views would be from an oblique angle and at a long range. As such, it is considered that the proposed development would not erode the privacy of the neighbouring occupiers at No.6 Vantage Mews.

Potential Neighbouring Impact of Proposed Flatted Building (Units 3-6)

No. 3 Foxdell would be the nearest neighbouring property in relation to the proposed apartment building on Plot 3 to 6. This neighbouring property sits on a higher ground level than the application site and its layout is such that its side (south) elevation faces onto its own private amenity space.

It is noted that first-floor rear elevation windows of No.3 Foxdell serve bedrooms, which face towards the site boundary. The outlook from these windows is limited due to the extensive tree screening along the mutual boundary shared with the application site. There would be a separation distance of approximately 10.5 metres between the first-floor windows of No.3 Foxdell and the side wall of the proposed apartment building. Given the spatial relationship between No.3 Foxdell and the proposed apartment building, as well as the dense boundary planting and tress which would provide privacy and screening, it is considered that the proposal would not lead to a loss of outlook or an overbearing effect for the occupiers at No.3 Foxdell. In terms of privacy, the first floor window and side roof lights of the proposed building serve a stairwell and hallway. Therefore, a condition is included requiring these to be obscure-glazed and fixed shut above 1.8 metres above floor level. Accordingly, there would not be any loss of privacy to No. 3 Foxdell.

Potential Neighbouring Impact of Proposed Plots 7 to 9

The proposed terraced houses on Plots 7 to 9 would be sited adjacent to the mutual boundary shared with No. 1 Foxdell. Although No.1 Foxdell contains a window in its rear elevation, according to the plans approved under permission ref. 40878/APP/2013/796, this window serves a bathroom. Given these circumstances, it is considered that the proposed terraced houses on Plots 7 to 9 would not result in a loss of light, outlook or have an overbearing impact on the occupiers at No. 1 Foxdell.

In the event of an approval, a condition would be secured requiring the first floor side windows on Plot 7 to be obscure glazed and non-opening up to 1.8 metres above the finished floor level. Although the subject side windows serve bedrooms within Plot 7, the principal outlook from these rooms are provided by the front elevation window and rear roof lights. As such, a condition of this nature would not prejudice the quality of internal accommodation afforded to the future occupiers of Plot 7.

Potential Neighbouring Impact on Green End

In terms of Green End, the proposed dwellings on Plots 1 and 2 would be separated from this

property by approximately 40 metres and 45 metres, respectively. There would be a separation distance of approximately 19 metres from Plots 3 to 6 and approximately 27 metres from Plots 7 to 9. Furthermore, extensive tree screening exists and is being proposed to the west of Green End, which would further minimise the impacts in respect of the proposed dwellings on Plots 3 to 9. As such, it is considered that the proposed development would not impact on the living conditions of the occupier at Green End, in respect to light, outlook, privacy or otherwise.

For the reasons above, it is considered that the proposed development would not cause unacceptable harm to the living conditions for the occupiers of neighbouring properties. It would, therefore, accord with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

7.09 Living conditions for future occupiers

INTERNAL AMENITY SPACE:
Policy D6 of the London Plan (2021) sets out the minimum internal floor space standards required for residential developments in order to ensure that there is an adequate level of amenity for future occupants.

Policy DMHB 15 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that the Council will require all new development to ensure safe and attractive public and private spaces by referring to the Council's latest guidance on Secured by Design principles.

Policy DMHB 16 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment. The space standards set out in Table 5.1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) are the same as those found in Table 3.1 of the London Plan (2021).

Policy D6 of the London Plan (2021) require double bedrooms to have a floor area of at least 11.5 square metres, with one of the double rooms being at least 2.75 metres wide. Each other additional bedroom must be at least 2.55 metres wide.

Table 3.1 of the London Plan (2021) states that:
-A one storey dwelling with 1 bedroom, 2-person occupancy should provide a GIA of at least 50 square metres.
-A one storey dwelling with 2 bedrooms, 4-person occupancy should provide a GIA of at least 70 square metres.
-A two-storey dwelling with 2 bedrooms, 4-person occupancy should provide a GIA of at least 79 square metres.
-A two-storey dwelling with four bedrooms, 8 person occupancy should provide a GIA of at least 124 square metres.
-A two-storey dwelling with five bedrooms, 8 person occupancy should provide a GIA of at least 128 square metres.

The proposed development would provide the following:

Plot 1: A two-storey detached house, containing a five-bedroom, 10-person occupancy unit measuring 443 square metres.

Plot 2: A two-storey detached house, containing a four-bedroom, 8-person occupancy unit measuring 352 square metres.

Unit 3: A two-bedroom, 4-person occupancy ground floor flat measuring 78 square metres.

Unit 4: A two-bedroom, 4-person occupancy ground floor flat measuring 78 square metres.

Unit 5: A two-bedroom, 4-person occupancy first floor flat measuring 76 square metres.

Unit 6: A one-bedroom, 2-person occupancy first floor flat measuring 66 square metres.

Plot 7: A two-storey house, containing a two-bedroom, 4-person occupancy dwelling measuring 93 square metres.

Plot 8: A two-storey house, containing a two-bedroom, 4-person occupancy dwelling measuring 79 square metres.

Plot 9: A two-storey house, containing a two-bedroom, 4-person occupancy dwelling measuring 93 square metres.

As demonstrated above, all the proposed dwellings on Plots 2 to 9 would meet the minimum space standard requirement set out in Policy D6 of the London Plan (2021).

Policy D6 of the London Plan (2021) does not stipulate the minimum requirement for a 5- bedroom 10-person dwelling, which is the occupancy level of the proposed dwelling on Plot 1. However, with a gross internal floor area of 443 square metres, the overall internal size of the proposed dwelling is acceptable. It is also noted that the gross internal floor area of the proposed dwelling would far exceed the largest occupancy level rate referred to in Table 3.1 of the London Plan, i.e., 132 square metres for a 6 bedroom 8-person two storey dwelling.

All the proposed bedrooms would exceed the minimum floor area standards set out in Policy D6 of the London Plan (2021). All the proposed dwellings (including the proposed flats on Plots 3 to 6) would be dual-aspect, and would therefore provide future occupiers with a reasonable level of natural light.

It is noted that the room labelled as 'Bedroom 2' within Plot 9 would be served by an obscure-glazed side window and a roof light. However, the rooflight on the proposed rear elevation would provide suitable outlook of the proposed rear garden given its position within the roof scape. It is therefore considered, that the overall internal amenity space for the future occupiers of Plot 9 would be acceptable, in respect to outlook. There are no outlook issues in respect to the proposed habitable room windows serving the remaining dwellings.

There would be a separation distance of at least the recommended '21-metre' guideline between habitable rooms windows of the proposed dwellings. Therefore there are no concerns with loss of privacy to the residential dwellings proposed.

The submitted plan shows defensible space in the form of soft landscaping to the front, eastern elevation and rear of the ground floor windows serving the proposed flats at Units 3 and 4. It is considered that the proposed defensible space would be of a sufficient depth to mitigate privacy issues for the future occupiers of the affected dwellings. The details would be secured by condition.

On the above basis, it is considered that the proposed dwellings would provide satisfactory internal living conditions for future occupants, in accordance with Policies DMHB 15 and DMHB 16 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D6 of the London Plan and the NPPF (2023).

EXTERNAL AMENITY SPACE:
Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all new residential development and conversions will be required to provide good quality and usable private outdoor amenity space.

Amenity space should be provided in accordance with the standards set out in Table 5.3, which states that:
-One-bedroom flats should be provided with at least 20 square metres of private amenity space.
-Two-bedroom flats should be provided with at least 25 square metres of private amenity space.
-Two-bedroom houses should be provided with at least 60 square metres of private amenity space.
-Four (plus)-bedroom houses should be provided with at least 100 square metres of private amenity space.

The proposed site plan shows the proposed four-bedroom plus dwellings on Plots 1 and 2 would benefits from rear gardens measuring approximately 320 and 345 square metres, respectively. More than a sufficient amount of rear garden space would therefore be provided for the future occupiers of Plots 1 and 2.

The proposed 3 No. x two-bedroom flats and 1 No. x one-bedroom flat on Plots 3-6 would require 95 square metres of external amenity space to conform with the above policy standards. The submitted plans shows that the external amenity space provision for the proposed flats would be provided in the form of communal gardens measuring in excess of 200 square metres. The ground floor flat at Unit 4 would also benefit from a private garden leading onto the communal gardens.

Paragraph 5.70 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states: "Dwellings on upper floors should all have access to a private balcony or terrace, where this is consistent with the overall design of the building. Houses and ground floor flats should have private gardens. The Council is keen to improve the quality of housing in the Borough and therefore communal provision of private outdoor space is generally not supported unless there are strong planning reasons, and the proposed scheme is of high quality with clear planning merits."

It is acknowledged that three of the proposed flats would not be afforded with private amenity space provision, which means that the proposed development would not be fully compliant with the requirements of Table 5.3 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020). However, it is considered that, on balance, the assessment should be applied as per the recommendations of Paragraph 5.70 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020). In this case, it is considered that the provision of balconies for the upper floors would not be appropriate given the suburban context of the site, particularly noting the adjacent Listed Building.

As such, the provision of external amenity space in the form of a communal garden to the rear of the building is considered to be an acceptable solution. The proposed communal garden would exceed the total requirement of private amenity space set out in Table 5.3. It is therefore considered, on balance, that the proposed development provides ample outdoor amenity space for future occupiers

of Plots 3-6.

Following revised plans at the request of officers to increase the private rear amenity gardens for the proposed terraced dwellings (Plots 7, 8 and 9), the areas of these proposed gardens would now all adhere to or exceed the minimum standards for private amenity space set out in Table 5.3 of the Hillingdon Local Plan and are as follows: 91 square metres for Plot 7, 63 square metres for Plot 8 and 60 square metres for Plot 9.

The submitted site plan also shows a shared communal amenity space to the front of the proposed houses on Plot 7 to 9, measuring approximately 155 square metres This communal space provides additional external amenity provision for Plots 7 to 9. A condition would be secured removing permitted development rights from the site to ensure that the external amenity space provision is not undermined by any further extensions.

Overall, taking these material considerations into account, there is an acceptable provision of external amenity space that would be afforded to the future occupiers of the all of the proposed units. It is considered that each of the dwellings would be provided with satisfactory external amenity spaces for the use of future occupants, in accordance with Policies DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D6 of the London Plan and the NPPF (2023).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Paragraph 115 of the NPPF (2023) states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Policy T4 of the London Plan (2021) states that where appropriate, mitigation, either through direct provision of public transport, walking and cycling facilities and highways improvements or through financial contributions, will be required to address adverse transport impacts that are identified.

Policy T6 of the London Plan (2021) states that new residential development should not exceed the maximum parking standards set out in Table 10.3. All residential car parking spaces must provide infrastructure for electric or Ultra Low Emission vehicles. At least 20 per cent of spaces should have active charging facilities, with passive provision for all remaining spaces.

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

Policy DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that proposals must ensure that safe and efficient vehicular access to the highway network is provided, schemes do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents. Also, that impacts on local amenity and congestion are minimised and there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing roads.

Policy DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) requires that proposals comply with the Council's parking standards in order to facilitate sustainable development and address issues relating to congestion and amenity.

ACCESS

The proposed family sized houses on Plots 1 and 2 and Plots 3-6, comprising the apartment building incorporating 3 x two-bedroom and 1 x one-bedroom flats would all be accessed via a new opening at the eastern end of Foxdell (which is adopted public highway). The proposed 3 x two- bedroom houses (Plots 7-9) would be accessed from Dene Road.

It is worth noting that the principle of a new vehicular/pedestrian access at the western end of Foxdell has already been established by an allowed Appeal Decision for a residential development consisting of 3 houses at 5 & 6 Firs Walk located just west of the proposal site (LPA reference: 30837/APP/2020/1723, Appeal reference APP/R5510/W/20/3259529). Applying substantial weight to this allowed Appeal Decision, the Council's Highways Department has raised no objection to the proposed new access arrangements from Foxdell which would serve Plots 1 and 2 and Plots 3-6 of the subject proposal.

The revised site plan, along with new tracking drawings for fire engine turning, confirm that the new turning head is able to sufficiently accommodate fire appliance turning, as well as turning for delivery vehicles to be able to enter the site to collect refuse and exit in a forward gear.

The eastern end of Foxdell where the proposed new access is proposed is adopted public highway. A highway agreement would be entered into with the Council to ensure the carrying out of the highway works for access of Foxdell. These works would be carried out at the applicant's expense and in accordance with the provisions of the legal agreement. It is considered that the new access point from Foxdell is acceptable, in terms of planning use terms, subject to the highways works being secured by legal agreement as part of the permission (in the event of an approval).

There is no in principle objection to the proposed new opening onto Dene Road which is private in tenure. As a result, the Highway Authority has no direct jurisdiction over the installation of the said facility. Nevertheless, it is considered best practice for the crossing to conform to the council's 'Domestic Vehicle Footway Crossover' (2022) Policy i.e. with a maximum width of 5m at the back of the footway and 6.2m at the edge of the kerb. Pedestrian visibility splays are also recommended on highway safety grounds. Although not depicted, all of the above can be secured by way of planning condition. A compliance condition would therefore be secured to ensure that the vehicular crossover is installed in accordance with these dimensions.

The submitted plans shows that the proposed electric gates would be sufficiently set-back to allow vehicles to pull onto the proposed crossover, whilst waiting for the gates to open. As a result, the likelihood of vehicles queuing and waiting on the highway would be relatively low.

ON-SITE PARKING PROVISION

Appendix C of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that 1- and 2-bedroom flats should be provided with 1 to 1.5 spaces, and houses should be provided with a maximum of 2 spaces per unit.

Based on this, the maximum parking requirement for plots 1, 2, 7, 8, 9 would equate to 2no. spaces per plot. The proposed apartment building (Plot 3-6) would demand up to 4-6no. car parking spaces. This would equate to a maximum provision of 14-16no. spaces. In contrast, the London Plan (2021) maximum parking standards demands a lesser range of 7-8no. spaces for a site with PTAL rating of 2.

The submitted plans show a total of 13no. car parking spaces for the proposed development. The proposed family-sized houses on Plots 1 and 2 would be provided with 3no. car parking each located within and fronting each double garage. The proposed apartment block containing four flats would be provided with four communal car parking spaces (including 1 disabled car parking space). The proposed two-bedroom terraced houses on Plots 7-9 would be provided with 1no. car parking space each in the form of a communal layout.

It is acknowledged that the proposed on-site car parking provision would exceed the London Plan's maximum car parking standards. However, the Council's Highways Department has commented that, in this specific case, this excess is considered acceptable. The reason being that it reduces the potential for untoward parking displacement within and outside the site envelope, resulting from the higher dependency on the private motor car due to 'Poor' PTAL rating and absence of on-street parking controls on the section of Dene Road where the application site is located.

In the event of approval, a condition would be secured requiring the submission of a parking allocation plan for the communal car parking spaces serving Plots 3 to 9.

ELECTRIC VEHCILE CHARGING POINTS

In line with Policy T6.1 of the London Plan (2021), there is a requirement for a minimum of 20% 'active' electric vehicle charging points provision within the final parking quantum of development, with all remaining spaces being designated as 'passive' provisions. Although the submitted Design and Access Statement indicates electric charging points would be provided, full details are required to ensure full compliance with Policy T6.1 of the London Plan, in this respect. This matter would be resolve by way of a condition if planning permission were to be granted.

ACCESSIBLE PARKING

In accordance with the Accessible Hillingdon SPD, 10% of car parking spaces must be for blue badge holders (disabled users) which equates to 1 car parking space. The submitted site layout plan shows that 1no. disabled parking space would be provided, measuring at least 2.4 metres by 4.8 metre, plus a 1.2 metre transfer zone (as required by the Council's Accessibility SPD). The proposed disabled car parking space would be secured by condition, in the event of an approval.

VEHICLE TRAFFIC GENERATION

The Council's Highways Department has commented that the proposal would increase traffic generation from the site as compared to the existing single dwelling unit.

However, with only 3no. new units (plots 7-9) leading onto Dene Road, any resultant vehicular movement would be considered minimal and relatively insignificant in highway impact terms during the most sensitive morning and late afternoon/early evening peak traffic periods. Foxdell would be impacted, more so, to a marginally higher degree as a consequence of activity linked with plots 1-6. However, this too, would not present a degree of highway activity that could be deemed as harmful to the local road network. This stance would be consistent with the Planning Inspector for the allowed Appeal Decision for a replacement dwelling and three houses at 5-6 Firs Walk (LPA reference 30837/APP/2020/1723, Appeal reference APP/R5510/W/20/3259529).

Paragraph 24 of the Appeal states:
"With the three dwellings and the realigned access for No.6, the additional traffic generation along

Foxdell would be small given the current traffic generated by existing dwellings on this road."... "There is no evidence that increased traffic movements would have an unacceptable impact on highway safety."

It is noted that from comparable historical appeal outcomes, the Highway Authority considers that the Planning Inspectorate would be highly likely to take a similar view if the application were to be refused on excessive traffic generation and appealed thereafter. Hence, in conclusion, any likely overall uplift would be considered marginal in generation terms and therefore can be absorbed within the local road network without notable detriment to traffic congestion and road safety.

The Highways Department has recommended that a Construction Logistic Plan be secured by condition. This has been included in this committee report recommendation.

BICYCLE PROVISION

Policy T5 of the London Plan (2021) states that developments should provide cycle parking at least in accordance with the minimum standards set out in Table 10.2 and Figure 10.3, and that cycle parking should be designed and laid out in accordance with the guidance contained in the London Cycling Design Standards (LCDS).

In terms of long-stay cycle parking spaces, Table 10.2 of the London Plan (2021) requires 1.5no. spaces per 2-person 1 bedroom dwelling, and 2no. spaces per all other dwellings. 2no. short spaces are required for proposals comprising 5 to 40 dwellings.

Policy DMT 5 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that development proposals will be required to ensure that safe, direct and inclusive access for pedestrians and cyclists is provided on the site connecting it to be wider network.

The submitted Design and Access Statement indicates that secure storage would be provided within the garages of Plots 1 and 2. The submitted plans shows dedicated cycle storage buildings for Plots 3 to 7. All the proposed cycle stores would be in a secure, covered and accessible location for future occupants. Although no details in respect to short stay cycle spaces has been provided, this could be secured by way of a condition if planning permission were to be granted. Similarly, a condition would be secured requiring specific details as to the design and dimensions of the cycle store racks for the garages and the proposed cycle stores for Plots 3 to 9.

Subject to the above conditions, the proposal would provide an adequate provision of on-site cycle parking, in compliance with Policy DMT 5 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy T5 of the London Plan (2021).

7.11 Urban design, access and security

SECURE BY DESIGN

Policy DMHB 15 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that the Council will require all new development to ensure safe and attractive public and private spaces by referring to the Council's latest guidance on Secured by Design principles.

In the event of an approval, a condition would have be secured to the proposed development to achieve accreditation from Secure by Design. Subject to such a condition, the proposal would accord with Policy DMHB 15 of the Hillingdon Local Plan: Part 2 - Development Management Policies

(2020).

Disabled Access

Policy D5 of the London Plan (2021) seeks to ensure development proposals achieve the highest standards of accessible and inclusive design. Policy D7 of the London Plan (2021) requires for at least 10% of dwellings to meet Building Regulation requirement M4(3) 'wheelchair user dwellings', with all other dwellings meeting Category M4(2) 'accessible and adaptable dwellings'.

Paragraph 3.7.6 of the London Plan (2021) states that in exceptional circumstances the provision of a lift to dwellings may not be achievable. In the following circumstances - and only in blocks of four storeys or less - it may be necessary to apply some flexibility in the application of this policy:
- Specific small-scale infill developments (see Policy H2 Small sites);
- Flats above existing shops or garages;
- Stacked maisonettes where the potential for decked access to lifts is restricted.

Paragraph 3.7.7 of the London Plan (2021) states that if it is agreed at the planning stage (for one of the reasons listed above) that a specific development warrants flexibility in the application of the accessible housing standards M4(2) and M4(3), affected dwellings above or below ground floor would be required to satisfy the mandatory building regulations requirements of M4(1) via the Building Control process. M4(2) and M4(3) dwellings should still be required for ground floor units.

It is acknowledged that the proposed apartment building would not contain any lift provision, which means that the upper floor flats labelled as Units 5 and 6 would only be able to meet Building Regulation M4(1). However, the following circumstances have been taken into account as material consideration.

In this case, the scheme has been devised in such a manner to minimise the bulk and massing of the roof forms on the proposed apartment building. This was part of the design approach adopted to protect the setting and historic importance of the Grade II* Listed Building at 17 Dene Road. The introduction of a lift within the proposed apartment building serving Units 3-6 would require its roof height to be increased or for the roof form to be altered. This, in turn would add unacceptable bulk to the roof form of the proposed development, which would not be supported from a heritage conservation perspective.

Furthermore, the provision of a lift is likely to add a substantial service charge to the proposed building, which would be unreasonable given that the lift would only serve two of the proposed flats (i.e., Units 5 and 6).

Considering the above individual and specific case, it is considered, on balance, that it would be acceptable for the proposed first floor flats labelled as Units 5 and 6 to meet the mandatory Building Regulations requirement of M4(1) via the Building Control process. However, this would be subject to the remaining proposed dwellings meeting the requirements of Policy D7.

Given that the proposed disabled car parking spaces is located in front of the proposed apartment building, it would be appropriate to require the proposed ground floor labelled Unit 3 to meet Building Regulation requirement Category M4(3). The other proposed ground floor flat would be conditioned to meet Category M4(2). The proposed dwellings labelled as Units 1, 2, 4, 7, 8 and 9 would be conditioned to meet Building Regulation requirement Category M4(2).

It is acknowledged that the proposal fails to fully comply with Policy D7 of the London Plan (2021). However, paragraph 3.7.7 of the London Plan (2021) does allow Local Authorities to apply a flexible approach in exceptional circumstances. Conditions would be secured to ensure seven out of the nine proposed dwellings would be of an inclusive design. It is therefore considered that it would be unreasonable to refuse this application on the grounds of that two of the proposed flats not being able to meet Building Regulations M4(2) or M4(3).

HOUSING MIX

Policy H10 of the London Plan (2021) states that new development should consist of a range of unit sizes.

Policy DMH 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that the Council will require the provision of a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need.

The Council's current information on housing need indicates a substantial borough-wide requirement for larger affordable and private market units, particularly 3 bedroom properties, as identified in the Strategic Housing Market Assessment 2016. In accordance with Policy DMH 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), developments should demonstrate how the provision of family housing has been optimised to address local needs.

The proposed housing mix comprises: 1 x five-bedroom family sized house (Plot 1); 1 x four-bedroom family sized house (Plot 2); 1 x one-bedroom flat and 3 x two-bedroom flats (Plots 3-6); and 3 x two-bedroom houses (Plot 7 to 9).

It is considered that the proposal would consist of an appropriate housing mix in accordance with Policy DMH 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy H10 of the London Plan (2021).

7.13 Provision of affordable & special needs housing

Policy H2 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) states that housing provision is expected to include a range of housing to meet the needs of all types of households, and the Council will seek to maximise the delivery of affordable housing from all sites over the period of the Local Plan. For sites with a capacity of 10 or more units the Council will seek to ensure that the affordable housing mix reflects housing needs in the borough, particularly the need for larger family units.

Policy DMH 7 Part A) of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that in accordance with national policy developments with a capacity to provide 10 or more units will be required to maximise the delivery of on-site affordable housing. Part D) of Policy DMH 7 adds that, to ensure that Policy H2: Affordable Housing of the Local Plan Part 1 is applied consistently and fairly on all proposed housing developments, the requirement for affordable housing will apply to:
i) sites that are artificially sub-divided or partially developed;
ii) phased developments where a housing development is part of a much larger development of 10 or more units (gross), affordable housing will be required as part of the overall scheme; and
iii) additional units created through or subsequently amended planning applications, whereby the amount of affordable housing required will be calculated based on the new total number of units on the site. Affordable housing will be required where a development under the 10no. unit threshold is

amended to have 10 or more housing units in total (gross).

Criterion ii) and iii) of Policy DMH 7 are not considered applicable to the application. With respect to criteria i), there is no definition within the Local Plan Part 2 of what constitutes as 'partially developed'. The proposal comprises 9no. dwellings, 4no. of which would be flats with the remaining 5no. consisting of houses. It is noted that the proposed family sized houses on Plots 1 and 2 would be generous in size. This would not be out of character with the immediate locality of the site, noting the large, detached houses on the private section of Dene Road and Foxdell Drive. Furthermore, the proposed buildings have been arranged in such a way that respects the setting of the Grade II* Listed Building at 17 Dene Road.

Planning Officers have also considered whether a greater number of small units could be accommodated at the site, instead. The introduction of additional smaller units could necessitate additional hardstanding to be provided to accommodate the demands for on-site car parking spaces. This in turn, could reduce the amount of space available for soft landscaping, thereby diminishing the verdant character of the site. Moreover, the introduction of additional smaller units would result in the intensification of the use of the site and overall density levels. This would have implications as how the proposal is assessed against Policy DMHB 17 of the Hillingdon Local Plan: Part 2 - Development Management Policies.

Nevertheless, given the generous internal floor area of the large dwellings, and the provision of car parking on the upper end of local plan car parking standards, the development as proposed, could in principle and without prejudice to the assessment of any separate planning permission, be capable of providing one additional unit of accommodation. Therefore, the proposal of nine dwellings (one below the affordable housing 10 unit threshold) is considered somewhat artificially low. Accordingly, the applicant has committed to a financial contribution of £136,750 towards off-site affordable housing provision.

The proposal is therefore consistent with Policy H2 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) and Policy DMH 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

7.14 Trees, landscaping and Ecology

TREES AND LANDSCAPING

Policy G1 of the London Plan (2021) states that development proposals should incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that landscaping and tree planting should enhance amenity, biodiversity and green infrastructure.

Policy DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (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.

C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.
D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

The application is accompanied by an Arboricultural Implications Assessment (Rev D), Method Statement (Rev D) and Tree Protection Plan (Rev D), prepared by Merewood Arboricultural Consultancy Services. The reports identify that of the 131no. trees and 3no. groups of trees surveyed, 1no. is Category 'A'; 50no. are Category 'B'; 75no. are Category 'C' plus three Category 'C' groups and 5no. are Category 'U' trees.

The scheme would include the removal of 26no. trees and part of 1no. group of trees to facilitate the development. All trees to be removed are Category 'C' trees. Category 'U' trees would be removed in any event, in the interest of good arboricultural management. The Council's Trees and Landscape Officer has raised no objection to the loss of the 26no. trees given their specimen quality and limited visual amenity value, as denoted by their Category 'C' classification'. In reaching this view, significant weight was given to the submitted plans, which shows the indictive positions of new trees that would be planted at the site. It is considered that the proposed 85 replacement trees would adequately compensate and be of sufficient benefit to outweigh the loss of the 26no. Category C trees. Full details of the location, specimen and size of the proposed replacement trees would be secured by way of condition, in the event of an approval.

The Arboricultural Implications Assessment states the footprint of the proposed buildings is generally distal to the root protection areas (RPA) of trees to be retained. However, there are a couple of exceptions where the footing of the new building will encroach marginally onto RPAs. Plot 1 encroaches very slightly onto the RPA of the western red cedar (T88) by an insignificant amount.

Plot 2 encroaches very slightly onto the RPA of the drawn redwood (T81), whilst units 3-5 encroach a little onto the RPA of the beech (T121). It is considered that these relatively minor encroachments (as shown on Tree Protection Plan) would not harm the trees in question.

It is acknowledged that the submitted Arboricultural Implications Assessment, Method Statement and Tree Protection Plan do not show the position of the trees on neighbouring adjacent sites. However, as highlighted in the forgoing paragraph, the health of the retained trees located closest to the footprint of the proposed buildings would not be adversely impacted. As such, Officers are satisfied that the proposed development would not cause harm to trees sited on neighbouring land which are situated farther away than the retained trees at the application site.

The submitted plans show extensive landscaping treatment would be provided both within and around the perimeter of the curtilage of the site. This would enable the proposed development, and its associated driveways and car parking areas, to better integrate with its verdant surroundings. It is noted that the submitted landscaping scheme is for indicative purposes. Therefore, a condition would be secured requiring full landscaping details to be submitted to the Council for consideration, if this application is approved.

It is considered, that the proposed replacement tree planting and landscaping on the site would ensure that the site continues to contribute positively to the verdant character of the area, whilst

preserving the setting of the Listed Building at No. 17 Dene Road. As such, it is considered that the proposal would create a high-quality green setting for the proposed new dwellings, contributing positively to the character of the area and delivering biodiversity benefits. The proposal would therefore accord with Policy DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policies G1 and G7 of the London Plan (2021) and the NPPF (2023).

ECOLOGY

Policy G6 of the London Plan (2021) states that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the site of the development process.

Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that if development is proposed on or near to a site considered to have features of ecological or geological value, applicants must submit appropriate surveys and assessments to demonstrate that the proposed development will not have unacceptable effects. The development must provide a positive contribution to the protection and enhancement of the site or feature of ecological value.

The site comprises well-maintained grassed areas, cut to a low height and does not contain any ponds or open woodland. There are no protected sites of ecological interest immediately adjacent to the site. It is worth highlighting that the proposed development would not involve the demolition of any existing buildings at the site.

Taking these factors into account, it is considered that the likelihood of protected species being present at the site is low, and as such, an ecology assessment is not required. This position would be in accordance with 'Circular 06/05: Biodiversity and Geological Conservation- Statutory Obligations and their Impact within the Planning System' which states that, "...bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development."

Notwithstanding the above, an informative would be secured in the event of an approval advising that should protected species be found at the site, the applicant(s) must fulfil their duties under the Wildlife and Countryside Act 1981.

Also, a condition would be secured requiring an ecological enhancement plan to be submitted to the Council for consideration. Subject to this condition, the proposal would have an acceptable impact on biodiversity interest, in terms of protected species. This would be in compliance with Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy G6 of the London Plan (2021) and the NPPF (2023).

7.15 Sustainable waste management

Policy DMHB 11, part (d) of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that development proposals should make sufficient provision for well-designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

The submitted Design and Access Statement indicates that refuse storage for the proposed detached

houses on Plots 1 and 2 would be provided within their garage, and that these properties would be serviced by the Council's refuse collection crew via the turning head of Foxdell. This proposed collection point would exceed the Council's '10-metre waste collection distance'. However, it is anticipated that the future occupiers of Plots 1 and 2 would move their rubbish closer to the turning head on collection days. To ensure that this is the case, a condition would be secured requiring the submission of a refuse management plan to be submitted to the council for consideration.

The submitted site plan shows that the proposed apartment building on Plots 3-6 would have a dedicated communal bin store located in close proximity to the new vehicular access point from Foxdell and adjacent to the turning point which indicates broad conformity to the standard.

The proposed terraced houses on Plots 7 to 9 would have individual bin stores located within their rear garden areas. Refuse collection for these dwellings would be conducted via Dene Road. Similar to the other proposed dwellings, in order to conform to accepted 'waste collection distances' from the public highway, any waste should be positioned within 15m (10m if a paladin bin) of a refuse vehicle on the public highway. Bin storage is to be positioned to the rear of each unit which is considered acceptable on the premise that an informal on-plot management regime would ensure that refuse is positioned kerbside on Dene Road on collection days.

Subject to the above conditions, the proposed development would be able to provide a convenient location for refuse facilities in accordance with Policy DMHB11 part (d) of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

7.16 Renewable energy / Sustainability

Policy DMEI 10 part H) of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states all new residential development should demonstrate water usage rates of no more than 105 litres per person per day.

In the event of an approval, a condition would be secured requiring the proposed flats labelled as Units 3 to 6 would achieve as a minimum, a water efficiency standard of no more than 105 litres per person per day maximum water consumption.

The proposed houses labelled as Units 1, 2, 7, 8 and 9 would be conditioned to achieve the same water efficiency standards as the proposed flats, but including a fixed factor of water for outdoor use of 5 litres per person per day in accordance with the option requirement defined within Approved Document G of the Building Regulations.

Subject to the above secured by condition, the proposal would be compliant with Policy DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

7.17 Flooding or Drainage Issues

Policy SI 12 of the London Plan (2021) states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. Policy SI 13 of the London Plan (2021) states that development proposals 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 DMEI 9 of the Hillingdon Local Plan: Part 2 - Development Management Policies (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.

Policy DMEI 10 Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that development within areas identified at risk from surface water flooding which fail to make adequate provision for the control and reduction of surface water runoff rates will be refused.

Nevertheless, the application site lies within Flood Zone 1 of the Environment Agency's Flood Risk Map. This means that the site is classified as being at low risk and defined as having a less than 1 in 1,000 probability of fluvial and tidal flooding. As such, there are no restrictions to development, including vulnerable uses such as residential accommodation, in the location, in terms of fluvial and tidal flood risk. In terms of surface water flood risk, the Council's GIS indicates that the site is not designated within a Surface Water Management Zone or a Critical Drainage Area.

The application was accompanied by a Drainage Strategy, prepared by Lanmor Consulting. The Strategy states:
i. In accordance with the Sustainable Drainage Hierarchy, the surface water run-off from the site would be discharged to the Thames Water Sewer which runs through the site via the use of an attenuation restricted by a pumping station.
ii. In order to ensure the risk of flooding is not increased as a result of the development, peak discharge rates will be limited as close as possible to Greenfield runoff.
iii. Due to the scale and characteristics of the proposed development, the new surface water regime will involve the use of three attenuation tanks cascading to one another before finally discharging to the existing Thames Water drainage located to the south of the site.
iv. All three attenuation tanks have been designed to accommodate all storm events up to and including the 1 in 100 +40% allowance.
v. The final discharge point will be restricted by a pumping station which will flow at 2.3 l/s, which is the lowest rate that pumping station can effectively work without the risk of blockages and maintenance costs.
vi. The foul water will also be collected via a new network made up of pipes and manholes before flowing to the existing Thames Water sewer on site.

The submitted Drainage Strategy concluded following a detailed analysis that the proposed development would not increase the risk of surface water flooding at the site. The Drainage Strategy includes details of a scheme of sustainable urban drainage (SuDS), provision of attenuation tanks to capture and restrict discharge rates into existing drainage systems, and a design which takes account of the increase in surface water run-off over the lifetime of the development due to the effects of climate change. The above is reflective of advice on sustainable drainage systems in the Planning Practice Guidance.

It is noted that the Drainage Strategy only includes an indicative drainage layout for the proposed development in Appendix C. To ensure the final drainage layout is feasible, functional and complies with the above technical information, a condition would be secured requiring an updated Surface Water and Management Scheme, that incorporates SuDs, to be submitted to the Council for consideration.

Subject to such conditions, it is considered that the proposed development would not increase the risk of flooding on the site or elsewhere in accordance with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policies SI 12 and SI 13 of the London Plan (2021) and the NPPF (2023).

7.18 Noise or Air Quality Issues

NOISE

Policy D14 of the London Plan (2021) states that in order to reduce, manage and mitigate noise to improve health and quality of life, residential and non-aviation development proposals should manage noise by avoiding significant adverse noise impacts on health and quality of life.

The site would be used in an exclusively residential capacity. As such, in terms of the operational phase of the proposed development, no significant issues are considered to be raised by the proposal, in respect to noise and disturbance.

In the event of an approval, a condition would be secured requiring details of the location of the ground and air source heat pumps and for these units not to exceed 35 dB(A) measured 1 metre outside of any window of any dwelling.

Notwithstanding the above, a condition would be secured requiring the submission of a Construction Management Plan, in the event of an approval. This condition is necessary to ensure that noise and pollution are minimised as far as practicable during the construction phase.

AIR QUALITY

According to the Council's GIS, the site is not designated within an Air Quality Management Zone or Air Quality Focus Area. As such, there is no need to secure an Air Quality Management Plan, in the event that planning permission were to be granted.

7.19 Comments on Public Consultations

Covered in other sections of this Committee Report.

7.20 Planning obligations

Policy DMCI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that to ensure development is sustainable, planning permission will only be granted for development that clearly demonstrates there will be sufficient infrastructure of all types to support it. Infrastructure requirements will be predominantly addressed through the Council's Community Infrastructure Levy (CIL).

Specifically, planning obligations can be used where a development has infrastructure needs that are not addressed through CIL to ensure that development proposals provide or fund improvements to mitigate site specific impacts made necessary by the proposal. Applications which fail to include appropriate planning obligations to make the proposal acceptable will be refused. Planning obligations run with the land, are legally binding and enforceable.

The following terms are proposed to be secured through a legal agreement to ensure that acceptable access onto Foxdell would be provided, and to secure an affordable housing contribution, in accordance with Policy DMT 2 and DMCI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy DF1 of the London Plan (2021).

The legal agreement would secure the following:
- Highways works to ensure the access from Foxdell is carried out at the cost of the developer, prior to the commencement of development.
- A financial contribution of £136,750 for off-site affordable housing provision.

Accordingly, the obligations would be necessary to make the development acceptable in planning

terms, directly related to the development and fairly and reasonably related in scale and kind to the development. Accordingly, the proposal would comply with the tests of paragraph 57 of the NPPF (2023) and the statutory tests within the Community Infrastructure Levy Regulations (CIL) 2010 (as amended).

The Council adopted its own Community Infrastructure Levy (CIL) on 1st August 2014. The Hillingdon CIL charge for residential developments is £95 per square metre of additional floor space. This is in addition to the Mayoral CIL charge of £60 per square metre. CIL rates are index linked. The proposal involves the erection of new dwellings and is therefore CIL liable if planning permission were to be granted.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

FIRE SAFETY

Policy D12 of the London (2021) states that in the interest of fire safety and to ensure that safety of all building users, all development proposals must achieve the highest standards of fire safety.

The submitted swept path analysis demonstrate the provision of Fire Appliance turning space from the access from Foxdell. Planning Officers are therefore satisfied that these dwellings on site can be safely accessed by emergency vehicles. In respect to the three dwellings accessed from Dene Road, the proposed dwellings are located within a sufficient distance (approximately 15- 25 metres) from the road to enable a fire tender response.

LAND CONTAMINATION

Policy DMEI 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states:
A) Proposals for development on potentially contaminated sites will be expected to be accompanied by at least an initial study of the likely contaminants. The Council will support planning permission for any development of land which is affected by contamination where it can be demonstrated that contamination issues have been adequately assessed and the site can be safely remediated so that the development can be made suitable for the proposed use.
B) Conditions will be imposed where planning permission is given for development on land affected by contamination to ensure all the necessary remedial works are implemented, prior to commencement of development.
C) Where initial studies reveal potentially harmful levels of contamination, either to human health or controlled waters and other environmental features, full intrusive ground investigations and remediation proposals will be expected prior to any approvals.
D) In some instances, where remedial works relate to an agreed set of measures such as the management of ongoing remedial systems, or remediation of adjoining or other affected land, a S106 planning obligation will be sought.

According to the Council's GIS, there is a small area within the rear garden of No. 17 Dene Road that was formerly a pond and now comprises infilled land.

The application was accompanied by a Ground Investigation Report prepared by K F Geotechnical. The report states that the contamination testing revealed undue concentrations of arsenic and lead in

samples. The likely cause has been identified as being due to careless disposal of paint, fuel or other household waste in the rear garden. In light of the contamination test results, the report recommends that further testing followed by a remediation method statement (if required).

Such supplementary testing and remediation measures would be secured by condition, if planning permission were to be granted. On this basis, it is considered that the proposal is unlikely to pose land contamination risk to future occupants in accordance with Policy DMEI 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

PERMITTED DEVELOPMENT RIGHTS

In the event of an approval, a condition would be secured removing permitted development rights from the site to ensure that garages, sheds or other outbuildings, nor extensions or roof alterations to the proposed dwellinghouses at the site are erected without the written consent of the Council.

This is considered to be necessary in the interest of safeguarding the character and appearance of the area (which includes the setting of the Grade II* Listed Building) and the amenity of residential occupiers.

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

For the reasons set out in this Committee Report, it is considered that the proposal would comply with the objectives of national, regional and local planning policies and guidance. It is therefore recommended that the application be approved, subject to the imposition of the conditions set out in Section 2 of the Committee Report.

11. Reference Documents

National Planning Policy Framework (December 2023)
The London Plan (March 2021)
Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)
Hillingdon Local Plan Accessible Hillingdon Supplementary Planning Document (September 2017)
Planning Obligations Supplementary Planning Document (July 2014)
Technical Housing Standards - Nationally Described Space Standard (March 2015)
Government Circular: Biodiversity and Geological Conservation- Statutory Obligations and their Planning System (2005)

Contact Officer:	Helen Harris	**Telephone No:**	01895 250230

Notes:

Site boundary

For identification purposes only.

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Site Address:

Land to the South of Greenend, 17 Dene Road

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

Planning Application Ref:
73243/APP/2022/2535

Scale:
1:1,250

Planning Committee:
Minor

Date:
May 2024

HILLINGDON
LONDON

Report of the Head of Development Management and Building Control

Address: TUDOR LODGE HOTEL, 50 FIELD END ROAD EASTCOTE PINNER

Development: Alteration to car parking layout, resurfacing and expansion of hardstanding. Installation of a sunken paving area with pergola and a standalone outbuilding for WC and store. Installation of a staff cycle shelter. Erection of a boundary fence and planting against Field End Road. Various landscape planting and paving to external pergola sitting area. (Application for Planning Permission)

LBH Ref Nos: 4726/APP/2023/2216

Drawing Nos: Location Plan (A001 P4)
A11 Rev. P3
A10 Rev. P3
A15 Rev. P3
A13 Rev. P3
A09 Rev. P3
A30 Rev. P3
A20 Rev. P3
A20 Rev. P3
A23 Rev. P3
A22 Rev. P3
A21 Rev. P3
A14 Rev. P3
A99 Rev. P2
A100 Rev. P2
A101 Rev. P2
A102 Rev. P2
A103 Rev. P2
A201 Rev. P2
A202 Rev. P2
A202 Rev. P2
A204 Rev. P2
A200 Rev. P2
A104 Rev. P2
A105 Rev. P2
A80 Rev. P2
A12 Rev. P3
Landscaping Details 1
Landscaping Details 1

Design and Access Statement
PEA and PRA Report
Transport Statement
Tudor Lodge Heritage Assessment
Arboricultural Impact Assessment Method Statement & Tree Protection Plan
Noise impact assessment

Date Plans received:	25-07-2023	**Date(s) of Amendments(s):**	25-07-2023 26-07-2023
Date Application valid	26-07-2023		

1. SUMMARY

This application has been appealed to the Planning Inspectorate on non-determination grounds.

The application seeks planning permission for the alteration to car parking layout, resurfacing and expansion of hardstanding. Installation of a sunken paving area with pergola and a standalone outbuilding for WC and store. Installation of a staff cycle shelter. Erection of a boundary fence and planting against Field End Road. Various landscape planting and paving to external pergola sitting area. There is also a listed building application submitted (4726/APP/2023/2218) and subject to a further assessment on the impact the historic fabric.

In line with the scheme of delegation, this application is brought forward to Planning Committee given a Petition has been received with 64 signatories.

During the course of the assessment, the Applicant has submitted an appeal for non-determination on both the full and listed building applications. As such, a decision cannot be made by the Planning Committee however both applications have been brought forward to Committee to scrutinise and agree Officer's recommendation for the forthcoming planning appeal. This recommendation and report will form the bulk of the appeal statement. The application will be determined by the Planning Inspectorate in due course. A commencement date on the appeal process has yet to be established.

The proposed development would fail to preserve or enhance the setting of the Grade II Listed Building, or the character and appearance of the surrounding area. The harm arising from the proposed development is considered to be less than substantial.In line with paragraph 208 of the NPPF (2023), the public benefit of the proposal must be weighed against the harm. It has been concluded the scheme does not provide sufficient benefit to outweigh the harm to the setting of the listed building.

The current application has submitted a Noise Assessment which has concluded that the noise impact from the proposed additional external uses would be low and not cause harm to the nearby residents. This has been thoroughly reviewed by the Council's Acoustic Officer who has raised no objections to the data or results. To mitigate further impact on neighbouring properties, conditions can control the hours of use, operational management plan as well as restricting the number of covers. This would ensure that the level of noise and disturbance from the additional external dining uses is kept to a minimum during sensitive periods of the day when neighbours are likely to be resting. On balance, the additional noise assessment and the use of precise conditions would ensure the scheme would overcome the previous noise reason for refusal.

The parking arrangements have been reviewed the Highways Team. The development, by virtue of the lack of information submitted, has failed to demonstrate that the proposed car parking arrangements are appropriate for the intended end use. This would represent a further recommended reason for refusal within the appeal.

Additional concerns remain regarding the proposed impact on existing trees and the removal of trees which make a positive contribution to the site. The scheme involves removal of high quality category B trees and fails to secure the protection of retained trees along the site. This would lead to a net deterioration in the landscaping which contributes to the local character and the street scene. It therefore would fail to overcome the previous reason for refusal on landscape grounds.

Further information has been provided with a Preliminary Ecological Appraisal and Preliminary Roost Assessment demonstrating that the additional structures would have limited effects on ecology in the area. Based on the report and the use of appropriate conditioning requiring a full ecological enhancement plan, the scheme has provided sufficient information to overcome this previous ecology reason for refusal. Officers have also reviewed the locations of the hardstanding, structures and are satisfied that suitable conditioning would mitigate against any flood risk.

In weighing up the Planning Balance, Officers have recognised that there would be some modest economic and community benefits to the scheme. Given the lack of information on the uses, it is difficult to fully appreciate the level of economic benefit to local area. Notwithstanding this lack of information, the level of benefit would not be significantly large enough to overcome the harm caused to the setting of the listed building, the parking implications or the existing landscaping that would be compromised by the loss of trees.

As such, had the scheme not been appealed on grounds of non-determination, Officers would have recommended refusal on the issues highlighted above and as laid out within Section 7 of the report.

2. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 **Harm to the setting and views of the listed building**

The proposed development by virtue of the large pergola together with the proposed landscaping cumulatively contributes to harm to the setting and views of the listed building. Furthermore, given the discrepancies within submitted information as well as the failure to provide an up to date Heritage Statement which clearly outlines the impact of the proposals on the setting of the designated building, the proposal has failed to provide concise justification or demonstrate clear public benefit that could outweigh the less than substantial harm to the listed building. As such, the proposal is contrary to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the National Planning Policy Framework 2023, Policies D8 and HC1 of the London Plan 2021, Policy BE1 of the Hillingdon Local Plan Part One 2012 and Policies DMHB 11, DMHB 12 and DMHB 1, DMHB 2, DMHB 4 and DME 5 of the Hillingdon Local Plan: Part Two 2020.

2. NON2 **Lack of car parking details**

There is insufficient information submitted in support of the proposed car parking arrangements such that the level of car parking may not be appropriate for the intended use, contrary to Section 9 of the National Planning Policy Framework 2023, Policy T6.1 of the London Plan 2021 and Policies DMT 2, DMT 6 and DMEI 14 of the Hillingdon Local Plan 2020.

3. NON2 **Loss of landscape character**

The proposed tree protection measures outlined fail to satisfactory secure the protection of retained trees and with contradictory information in the submitted arboricultural documentation and wholesale and unjustified removal of a large number of mature and Category B trees, the proposal will result in a net deterioration in landscape character of the site, the streetscene and the adjacent Eastcote Park Estate Conservation Area, contrary to Sections 15 and 16 of the National Planning Policy Framework 2023, Policy G7 of the London Plan 2021, Policy BE1 of the Hillingdon Local Plan (Part 1) 2012 and Policy DMHB 14 of the Hillingdon Local Plan (Part 2) 2020.

INFORMATIVES

1. I71 **Discussion**

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

2. I52 **Human Rights Act**

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

I53 **Policies**

The decision to REFUSE 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.

BE1	Development within archaeological priority areas
DME 5	Hotels and Visitor Accommodation
DME 6	Accessible Hotels and Visitor Accommodation
DMEI 10	Water Management, Efficiency and Quality
DMEI 2	Reducing Carbon Emissions

DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 15	Planning for Safer Places
DMHB 2	Listed Buildings
DMHB 4	Conservation Areas
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D1	(2021) London's form, character and capacity for growth
LPP D12	(2021) Fire safety
LPP D14	(2021) Noise
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP E10	(2021) Visitor infrastructure
LPP G7	(2021) Trees and woodlands
LPP GG2	(2021) Making the best use of land
LPP GG5	(2021) Growing a good economy
LPP HC1	(2021) Heritage conservation and growth
LPP HC6	(2021) Supporting the night-time economy
LPP SI1	(2021) Improving air quality
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP T3	(2021) Transport capacity, connectivity and safeguarding
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.4	(2021) Hotel and leisure use parking
LPP T6.5	(2021) Non-residential disabled persons parking
NPPF11 -23	NPPF11 23 - Making effective use of land
NPPF12 -23	NPPF12 23 - Achieving well-designed and beautiful places
NPPF15 -23	NPPF15 23 - Conserving and enhancing the natural environment
NPPF16 -23	NPPF16 23 - Conserving and enhancing the historic environment
NPPF4 -23	NPPF4 23 - Decision making
NPPF9 -23	NPPF9 23 - Promoting sustainable transport

3. CONSIDERATIONS

3.1 Site and Locality

The site is located on the west side of Field End Road, south of its junction with Bridle Road and measures approximately 0.3 ha in area. It is occupied by Tudor Lodge Hotel, comprising three main, two storey C1 use buildings finished in white render with mock Tudor details and a part gable, part hipped, tiled roof.

Tudor Lodge is a grade II listed building of 16th century origin with later additions from the 17th century up to the 21st century, located close to the meeting point of Field End Road, Bridle Road and St Lawrence's Drive. It was once located out in the fields to the east of Eastcote Village and was part of a scattered hamlet to the west of a track and open fields known as "Field End". During the twentieth century suburban development has encircled it.

The site is not located in a conservation area but lies adjacent to Eastcote Park Estate Conservation Area to the north and can be seen within views looking out of the conservation area and as such makes a positive contribution to its setting. It is also in close proximity to Eastcote Village Conservation Area to the west.

The building was converted from a larger house into a hotel in the 1980s and since then two detached accommodation blocks have been added within the curtilage and the garages converted to offices.

The application site is also subject to a number of other planning constraints including a Tree Preservation Order on trees located along the south western corner of the site. There is potential contaminated land towards the southern boundary. The public transport level classification is level 2 and the site is situated within a flood risk zone 1.

3.2 Proposed Scheme

Planning permission is sought for the alteration to car parking layout, resurfacing and expansion of hardstanding. Installation of a sunken paving area with pergola and a standalone outbuilding for WC and store. Installation of a staff cycle shelter. Erection of a boundary fence and planting against Field End Road. Various landscape planting and paving to external pergola sitting area.

During the course of the planning, amended plans were received however they did fail to address the identified concerns. Given the intricacies associated with the site, including the Grade II Listed Building, a pre-application consultation was advised for the application.

3.3 Relevant Planning History

4726/APP/2015/2713 Tudor Lodge Hotel, 50 Field End Road Eastcote Pinner

Erection of conservatory to south facade

Decision: 21-09-2015 Refused

4726/APP/2022/3782 Tudor Lodge Hotel, 50 Field End Road Eastcote Pinner

Erection of a single storey extension to create a spa centre

Decision: 11-04-2023 Approved

4726/APP/2022/3783 Tudor Lodge Hotel, 50 Field End Road Eastcote Pinner

Replacement of existing side conservatory to solid masonry construction. Erection of a single storey rear extension to kitchen and a single storey side extension to Tudor room

Decision: 23-03-2023 Approved

4726/APP/2022/3784 Tudor Lodge Hotel, 50 Field End Road Eastcote Pinner

Replacement of existing side conservatory to solid masonry construction, erection of a single storey rear extension to kitchen, single storey side extension and removal of internal wall to Tudor Room (Application for Listed Building Consent)

Decision: 24-03-2023 Approved

4726/APP/2023/1331 Tudor Lodge Hotel, 50 Field End Road Eastcote Pinner

Details pursuant to the discharge of Conditions 4 (Detailed drawings/ material samples) of planning permission ref. 4726/APP/2022/3784, dated 24-03-23 (Replacement of existing side conservatory to solid masonry construction, erection of a single storey rear extension to kitchen, single storey side extension and removal of internal wall to Tudor Room (Application for Listed Building Consent))

Decision: 29-06-2023 Approved

4726/APP/2023/1694 Tudor Lodge Hotel, 50 Field End Road Eastcote Pinner

Alterations to existing Tudor Lodge Hotel building including the extension of existing dormer window on front elevation, replacement of existing French door with windows to match existing and the replacement of existing roof tiles with new tiles to match existing.

Decision: 21-02-2024 Approved

4726/APP/2023/1695 Tudor Lodge Hotel, 50 Field End Road Eastcote Pinner

Alterations to existing Tudor Lodge Hotel building including the extension of existing dormer window on front elevation, replacement of existing French door with windows to match existing and the replacement of existing roof tiles with new tiles to match existing (Application for Listed Building Consent)

Decision: 21-02-2024 Approved

4726/APP/2023/2218 Tudor Lodge Hotel, 50 Field End Road Eastcote Pinner

Alteration to car parking layout, resurfacing and expansion of hardstanding. Installation of a sunken paving area with pergola and a standalone outbuilding for WC and store. Installation of a staff cycle shelter. Erection of a boundary fence and planting against Field End Road. Various landscape planting and paving to external pergola sitting area. (Application for Listed Building Consent)

4726/APP/2023/248 Tudor Lodge Hotel, 50 Field End Road Eastcote Pinner

Erection of 6 no. timber pergolas, rearrangement of car park, 1 no.outdoor bar, 2 no. outbuildings, 7

no. outdoor igloos, new boundary fence and planting against Field End Road, various privacy planting, paving to external pergola sitting area

Decision: 23-03-2023 Refused

4726/PRC/2020/242 Tudor Lodge Hotel, 50 Field End Road Eastcote Pinner

Removal of existing unsympathetic extensions to Grade II listed building; refurbishment of listed building and erection of new extension to form 70-bed registered care home for the frail elderly (Class C2) with associated landscaping and parking.
Existing/Last known Use(s): Hotel (Class C1).

Decision: 28-02-2022 No Further Action(P)

4726/PRC/2022/176 Tudor Lodge Hotel, 50 Field End Road Eastcote Pinner

Erection of outdoor pergola, kitchen, pantry hub and glass igloos and provision of landscaping. Erection of 3m rear kitchen extension and replacement of existing conservatory to Hotel Building 1 and single storey spa centre extension to Hotel Building 2.

Decision: 25-11-2022 Objection

Comment on Relevant Planning History

This application is accompanied by a Listed Building Consent application - 4726/APP/2023/2218. Both applications have been appealed on non-determination grounds.

4726/APP/2023/248 - Erection of 6 no. timber pergolas, rearrangement of car park, 1 no.outdoor bar, 2 no. outbuildings, 7 no. outdoor igloos, new boundary fence and planting against Field End Road, various privacy planting, paving to external pergola sitting area - Refused 23-03-23

Reasons for Refusal:
1. The design, materials, height, number and siting of the external fixtures including the outbuildings, igloos, pergola and bar, cumulatively contributes to harm to the setting and views of the listed building. In the absence of any significant public benefit, the proposal is contrary to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the National Planning Policy Framework 2021, Policies D8 and HC1 of the London Plan 2021, Policy BE1 of the Hillingdon Local Plan Part One 2012 and Policies DMHB 11, DMHB 12 and DMHB 1, DMHB 2, DMHB 4 and DME 5 of the Hillingdon Local Plan: Part Two 2020.

2. In the absence of any noise assessment and mitigation, the proposed use of the external areas for outdoor dining and the collective capacity of the outdoor spaces has the real potential for excessive noise disturbance detrimental to the amenity of surrounding residential properties. This is contrary to Paragraphs 174 and 185 of the National Planning Policy Framework 2021, Policy D14 of the London Plan, Policies BE1 and DME 5 of the Hillingdon Local Plan (Part 1) 2012 and Policies DME 5, and DMHD 11 of the Hillingdon Local Plan (Part 2) 2020.

3. There is contradictory information submitted in support of the proposed car parking arrangements such that the level of car parking may not be appropriate for the intended use, contrary to Section 9 of

the National Planning Policy Framework 2021, Policy T6.1 of the London Plan 2021 and Policies DMT 2, DMT 6 and DMEI 14 of the Hillingdon Local Plan 2020. :

4. With contradictory information in the submitted arboricultural documentation and wholesale and unjustified removal of a large number of mature and Category B trees, the proposal will result in a net deterioration in landscape character of the site, the streetscene and the adjacent Eastcote Park Estate Conservation Area, contrary to Sections 15 and 16 of the National Planning Policy Framework 2021, Policy G7 of the London Plan 2021, Policy BE1 of the Hillingdon Local Plan (Part 1) 2012 and Policy DMHB 14 of the Hillingdon Local Plan (Part 2) 2020.

5. In the absence of sufficient ecology information, it has not been demonstrated that the proposal would not have an adverse impact upon protected species and nature conservation or that there would be protection and enhancement of biodiversity. This is contrary to Section 15 of the National Planning Policy Framework 2021, Policies BE1, DMH 6, DMHB 14 and DMEI 7 of the Hillingdon Local Plan 2020 and Policy G6 of the London Plan 2021.

PLANNING OFFICER COMMENTS:

The current application has reduced the size and number external areas, notably omitting six timber pergolas, an outdoor bar, outbuilding, and seven outdoor igloos from the plans. Specifically, the proposal aims to replace the existing seven igloos with a large pergola, and omits the timber pergola to the north and replaces this with an "outdoor dining area". It is however acknowledged that the outdoor dining area lacks any details regarding its intended use. Any structural buildings or developments fixated to the ground potentially require permission. The plans do not indicate a structure would be installed in this area and Officers would have to take the information as submitted on the basis no structure is intended for this area. The overall use of this outdoor area could potentially be conditioned if the scheme were deemed acceptable. Furthermore, were permanent structures associated with the use installed, this would be subject to a further planning application.

Despite efforts to address concerns, it remains evident that the proposal, particularly with regard to the pergola, would negatively impact the setting and views of the Listed Building, as highlighted in Reason for Refusal 1. Further, concerns remain in terms of insufficient information to support the proposed car parking arrangements such that the level of car parking may not be appropriate for the intended use. The proposal therefore fails to overcome Reason for Refusal 3. Additionally, concerns persist regarding Reason for Refusal 4, relating to the removal of trees and the protection of retained Category B trees.

Officers are satisfied following comments from the Acoustic Officer that the scheme could be controlled by relevant conditions to ensure the impact on the adjoining residents from noise and disturbance is minimised. Conditions could be attached related to the operating times of the outdoor spaces thereby ensuring disturbance at night time and early morning is restricted.

In terms of reason 5, an ecology report has now been submitted. This is addressed in the main section of the report under Trees, Landscaping and Ecology.

While adjustments have been made, the application still falls short of addressing these key reasons for refusal. Therefore, the application is unable to sufficiently overcome Reason for Refusal 1, 3 and 4. These issues are discussed fully in Section 7 of the report below.

4. Planning Policies and Standards

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)
The West London Waste Plan (2015)
The London Plan (2021)

Material Considerations

The National Planning Policy Framework (NPPF) (2023) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Local Plan Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.EM6 (2012) Flood Risk Management

PT1.EM8 (2012) Land, Water, Air and Noise

PT1.HE1 (2012) Heritage

Part 2 Policies:

DME 5 Hotels and Visitor Accommodation

DME 6 Accessible Hotels and Visitor Accommodation

DMEI 10 Water Management, Efficiency and Quality

DMEI 2 Reducing Carbon Emissions

DMHB 1 Heritage Assets

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 15	Planning for Safer Places
DMHB 2	Listed Buildings
DMHB 4	Conservation Areas
BE1	Development within archaeological priority areas
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D1	(2021) London's form, character and capacity for growth
LPP D12	(2021) Fire safety
LPP D14	(2021) Noise
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP E10	(2021) Visitor infrastructure
LPP G7	(2021) Trees and woodlands
LPP GG2	(2021) Making the best use of land
LPP GG5	(2021) Growing a good economy
LPP HC1	(2021) Heritage conservation and growth
LPP HC6	(2021) Supporting the night-time economy
LPP SI1	(2021) Improving air quality
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP T3	(2021) Transport capacity, connectivity and safeguarding

LPP T5 (2021) Cycling

LPP T6 (2021) Car parking

LPP T6.4 (2021) Hotel and leisure use parking

LPP T6.5 (2021) Non-residential disabled persons parking

NPPF11 - 23 NPPF11 23 - Making effective use of land

NPPF12 - 23 NPPF12 23 - Achieving well-designed and beautiful places

NPPF15 - 23 NPPF15 23 - Conserving and enhancing the natural environment

NPPF16 - 23 NPPF16 23 - Conserving and enhancing the historic environment

NPPF4 - 23 NPPF4 23 - Decision making

NPPF9 - 23 NPPF9 23 - Promoting sustainable transport

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date: **31st August 2023**

5.2 Site Notice Expiry Date: Not applicable

6. Consultations

External Consultees

A site notice was displayed to the front of the site and letters were sent to neighbouring properties. All forms of consultation expired on 29th September 2023.

A petition was received in objection with 64 signatories on the 11th of October 2023.

The valid petition seeks to object to the planning applications due to concerns regarding:
1. The effect of the outside dining area on local residents, including noise, cooking smells, air pollution and increased car parking needs;
2. The effect of the proposal on the setting of the Listed Building and local area;
3. Potential surface water flooding due to the removal of greenery and extra tarmac installed.

Officer Response:

1. The impact on the residential amenity is discussed in Section 7.08. It is likely that cooking odours could be managed through appropriate mechanical ventilation details by condition. The increased car parking needs, discussed in Section 7.10 is identified and forms part of Reason for Refusal 2.
2. The impact on the Grade II Listed Building and surrounding area is discussed in Section 7.07 of this report and the identified harm forms part of Reason for Refusal 1.
3. It is acknowledged that the previously refused planning application (Reference: 4726/APP/2023/248) did not raise surface water flooding as a Reason for Refusal. There are no in-principle drainage or flooding concerns and drainage details could be sought as a pre commencement requirement.

A total of 11 objections have been received during the course of this application. A summary of the objections received from neighbouring properties is summarised below:

1. Increased odour, noise and disturbance to neighbouring properties including concerns about music and increased capacity leading to louder chatter and laughter from patrons
2. Removal of trees;
3. Inadequate parking and impact on the highway network as well as local residential parking; concerns regarding the width of the road and its ability to handle additional traffic.
4. Increased risk of flooding; Concerns regarding the additional tarmac
5. Risk to security of nearby dwellings;
6. Discrepancies in the Transport Statement relating to the number of car parking spaces;
7. Discrepancies with Proposed Plans;
8. Pergola is obtrusive and out of keeping and the overall design implications on the listed building
9. Pressures on additional services including the Police and Fire Brigade
10. Members of the public raised an issue regarding the public consultation process and not receiving a letter
11. Ambiguities with the plans and the seating areas with the lack of detail

Officer Response:

1. The impact on the residential amenity is discussed in Section 7.08. It is likely that cooking odours could be managed through appropriate mechanical ventilation details by condition.
2. The impact on trees is discussed in Section 7.14, and the identified harm forms Reason for Refusal 3.
3. The impact on inadequate parking, as discussed in Section 7.10 is identified and forms part of Reason for Refusal 2
4. It is acknowledged that the previously refused planning application (Reference: 4726/APP/2023/248) did not raise surface water flooding as a Reason for Refusal. There are no in-principle drainage or flooding concerns and drainage details could be sought as a pre commencement requirement.
5. The matter of security of nearby dwellings is noted, however it is unlikely that the proposal would result in harm to neighbouring properties in this respect;
6. The discrepancies in the Transport Statement is noted. The impact on car parking is discussed in Section 7.10 and forms part of Reason for Refusal 2;
7. The discrepancies in the Proposed Plans is acknowledged that is discussed in further detail in the main body of this report; and
8. The impact of the pergola is discussed in Section 7.07 of this report and the identified harm forms part of Reason for Refusal 1.
9. This is addressed in Section 7.22 of the report.
10. Officers are satisfied that all adjoining residents have been consulted in line with the Local Planning Authority requirements. Furthermore, a Site and Press Notice was also displayed which ensured the wider public were aware of the planning applications.
11. It has been recognised in the report that there are ambiguities with some of the information received. This relates to both the plans and the lack of information on the "outdoor dining area" as well as the failure

to provide an up to date Heritage statement. Also works to the trees and the lack of clarity have been identified within the report. These ambiguities are addressed in the relevant design and tree sections of the report. It has also been added in the suggested reasoning for the refusal on reason 1 and 3. The Planning Officer comments under the relevant history (within Section 3 of the report) addresses the outdoor dining area and the lack of information.

Ruislip Northwood & Eastwood Local History Society

The RNELHS raised concerns regarding the ambiguities of the information. It was unclear what is been built from the plans. The Society considered these ambiguities affected their ability to fully assess the impact on the Grade II Listed Building.

Eastcote Residents Association and Eastcote Conservation Panel

The previous application (4726/APP/2023/248) relating to this purpose, and the associated works, was refused. The Officer Report made a number of references to lack of information/and or confusing and conflicting details which contributed to the reasons for refusal.

The current applications follow this same pattern - they do not offer sufficient information to allow a proper and detailed assessment of whether the previous reasons for refusal have been addressed and what the potential adverse implications there might be of these proposals. In addition to the lack of information, much of that provided is once again confusing and conflicting.

As with the previous refused application, the main concerns for residents are the acceptability, or not, of -
1. The effect of the outside dining areas in terms of:-
- Noise
- Cooking smells and air pollution
- Increase car parking needs creating overspill to on-street parking in surrounding roads
- Night time lighting
2. The effect of the various structures etc on the setting of the listed building
3. Surface water flooding mitigation strategies

Our comments on various specific aspects of the proposals are as follows:

- Noise Issues:
Conflicting information regarding the number of people proposed to utilise pergola and outdoor seating. The noise assessment fails to mention that the volume/loudness of sound is cumulative. The inclusion of a Sample Noise Complaint Log Sheet indicates that the owners are already anticipating receiving noise complaints. The removal of trees allows for the greater transference of noise to these residents.

- Licensing Hours for outdoor use
The Noise Assessment quotes he applicant as stating that hours for outdoor use will be between 1200 and 2200. This would need to be a condition of any approved application with the addition of a specific clearing up time, say 30 minutes. These times would need to be adhered to in the required Licensing application. Of concern though, is that the application form states hours of opening 'unknown'.

- Land purchased from 52 Field End Road & Grass area is front of Building 2
This newly purchased land is now shown on some of the drawings as a grass area with no indication as to what it might be used for, eg further customer seating. Any future approved application must have a condition that stops its use for this purpose because of the additional noise implications for those living in the Sigers.

- Cooking smells and air pollution
Block Plan drawing shows 'Timber Clad Kitchen/Pantry' - there is no mention of this in the description of development nor in the details shown in the application form. There is no mention of exactly what activities are to take place here. The previous refused application referred to an outdoor kitchen - is food actually still to be cooked in any of these outdoor spaces?

- Car Parking Issues
Drawings show 28 parking spaces which is an increase on what was existing. However, the application form, information conflicts with this stating:
'Existing number of spaces: 26
Total proposed (including spaces retained): 22
Difference in spaces: -4'
We remain concerned that even if the number of spaces is 28, this is still not sufficient to accommodate the occupants of 46 rooms, an albeit unknown number of diners and visitors to the previously approved spa, all with the attendant increased in staff numbers required. There is great potential for overspill to on-street parking in nearby roads which are not equipped to accommodate this increased activity.

- Night time lighting
Low impact lighting is recommended in the Ecology report but whilst various vague references and a couple of photos are included, so far as we can see, there is no detailed plan and specification of the lighting to be providing, to be able to judge whether this will have an adverse impact or not.

- Setting of the Listed Building
On what the application refers to as 'the Front SW elevation' an 11 x 11 metre pergola, that it is stated has a 'total height of 2.8 metres', together with the surrounding fence, all in very close proximity to the building, will take away completely the openness of the existing setting on this side of the building and will be overly dominant. The Officer's report for the previously refused application states that '...the principal listed building still dominates the site and its setting is enhanced within a spacious plot with mature verdant trees and planting'. This current application continues to take up large sections of spacious plots, some of the trees have already been lost with further apparently scheduled for removal.

- Surface Water Flooding
We refer to the submission by the Chair of EFlag made against the last refused application ending 248. The facts have not been altered. We would add that the two flood officers, at the time of the report referred to, were to enact various mitigation strategies. However, it is understood that these actions have not been followed through since the Officers left LBH. The new tarmac, already laid, and its increased coverage will exacerbate any surface water flooding. These applications once again offer no mitigation strategy for surface water flooding.

- Ecology Report
This states it is based on a 'new paved dining terrace with pergola structure'. It refers to the drawing in its Appendix 1 which is actually the 'igloo' drawing from the previously refused applications for this area. it does not refer to any of the rest of the proposals in these current applications. It includes the newly acquired garden from No. 52 Field End Road, but shows it in is uncultivated state with overgrown vegetation and trees, providing readymade habitats. It is also based on the site before the latest tarmac was laid, additional car parking spaces were created, and, we suspect, some trees and vegetation have now been removed. Thus, again, another confusing and inaccurate report.

The Tudor Lodge Hotel has been a welcome part of our community for so many years and would be a loss if it is not allowed to thrive. However, once again, we ask that an application is submitted that is completely

clear on what is to be provided and which shows a sensitivity to the local issues and concerns, such that approval can be supported.

OFFICER COMMENTS: The above comments concerning residential amenity, harm to the listed building, landscape, parking and flooding will be discussed in further detail below.

Internal Consultees

ACOUSTIC OFFICER:

The Acoustic Officer raised no objection to the detail within the Noise Assessment. The Officer acknowledges that there is potential for social activity noise to cause local disturbance. This however can be mitigated through conditions on the operating hours which would ensure that outdoor social activity is restricted within acceptable timeframes.
The Applicant has had a suitable assessment carried out and appears to have taken reasonable measures in the proposed design to mitigate the risk. If allegations are made of noise nuisance then the Council would be able to investigate and take enforcement action as necessary under EPA 1990.

ACCESS OFFICER:

The existing hotel is a 15th century Grade II listed building with limited ground floor wheelchair access. From the plans submitted, no internal alterations are proposed as part of this application. This proposal seeks to construct a new outbuilding for WC and store, installation of a pagola and sunken paving, in addition to a staff cycle shelter and alterations to the existing car park layout. The intended development has been assessed against the requirements of London Plan policy D5 and E10.

In view of the above, no accessibility concerns are raised subject to the following Condition and Informative attached to any approval:

The WC and store building hereby approved shall provide a minimum of one toilet facility suitable for use by wheelchair users in accordance with BS 8300:2018. The cubicle shall achieve internal dimensions of no less than 2.2 m x 1.7 m to allow ease of use by older and disabled people. REASON: to ensure an inclusively designed environment in accordance with London Plan policy D5.

INFORMATIVE 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.

HIGHWAYS OFFICER:

There is insufficient information submitted in support of the proposed car parking arrangements such that the level of car parking may not be appropriate for the intended end use, contrary to Section 9 of the National Planning Policy Framework 2023, Policy T6.1 of the London Plan 2021 and Policies DMT 2, DMT 6 and DMEI 14 of the Hillingdon Local Plan 2020.

URBAN DESIGN AND CONSERVATION OFFICER

The site contains the grade II listed Tudor Lodge and a Tree Preservation Area (TPO).

The current proposals are likely to reduce the visibility of the Grade II listed Tudor Lodge, as seen from Field End Road, as well as from the Hotel parking areas. This is considered to harm the setting of the listed building and is not supported. This harm is not considered to be outweighed by significant public benefits.

There is insufficient information regarding the trees proposed to be removed and those recently removed, but without it the current proposals are not considered acceptable.

TREES AND LANDSCAPING:

There are concerns in relation to T25 and T26 is relation to their proximity to the proposed new structures. There is confusion regarding which trees will be removed as part of the development. The Tree Protection Measures fail to satisfactorily protect the retained trees. Objection.

PLANNING OFFICER RESPONSE

These comments are noted and are discussed in further detail below.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy DME5 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that the Council will support a range of visitor accommodation, conference and related uses in accessible sustainable locations, as defined in the Site Allocations and Designations document, subject to: i) A high standard of building and site design, including landscaping and placement of signage that makes a positive contribution to local amenity and the streetscape; iii)No adverse impact on nearby land uses or on the amenity of either adjoining occupants or proposed occupants by virtue of noise, lighting, emissions, privacy, overlooking, any other potential nuisance, parking or traffic congestion.

The existing use is an established Hotel (Use Class C1) and as such there is no change of use proposed. Officers are satisfied that there is scope for some additional facilities associated with the hotel, however this must be carefully considered in line with the requirements with the policy above. The character and appearance of the structures is reviewed in detail below and considered against the statutory listed building. As discussed below, the design of the structures do not overcome the previous reason for refusal and as such remain contrary to the policy requirements set out in Policy DME5 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Whilst the comments received from the public regarding noise and disturbance are noted, the scheme have been reviewed carefully by the Council Acoustic Officer. The nature of the use is likely to attract patrons for social events. A noise report has been provided which gives more detail on the numbers proposed. Careful use of conditioning could ensure that the impact on the wider neighbourhood is mitigated and reduced.

Ancillary Use
The proposal would introduce a number of external spaces which would be associated with the servicing function of the hotel and as such would therefore be considered ancillary to the primary use as a Class C1 Hotel. Whilst Officers acknowledge that the introduction of outdoor dining area facility

could potentially facilitate a large number of external patrons not staying on site, this would be no different to any hotel which attract both customers to stay overnight and also use facilities for other social events without staying. As discussed above conditions can also ensure that the use is controlled including operating hours/restricting on number of covers per outdoor dining space and control of outdoor music,

Officers are satisfied that the works facilitate a use that is ancillary to the existing hotel use, both in terms of capacity, floorspace and likely impacts. On this basis, there is no material change of use of the land (to a public house for example).

The development seeks to enhance the commercial offering of the existing Hotel, which in principle is acceptable and supported by strategic policies that seek to foster economic growth and sustainability. As discussed throughout the report, there are concerns with harm to the heritage assets and the surrounding area, parking and trees and landscaping.

7.02 Density of the proposed development

Not relevant to the consideration of this application.

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

Please refer to Section 7.07 below.

7.04 Airport safeguarding

Not relevant to the consideration of this application.

7.05 Impact on the green belt

Not relevant to the consideration of this application.

7.07 Impact on the character & appearance of the area

IMPACT UPON LISTED BUILDING AND CONSERVATION AREA

POLICY CONTEXT:

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority "shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that Local Planning Authorities must pay "special attention to the desirability of preserving or enhancing the character or appearance of the conservation area."

Paragraph 139 (Chapter 12) of the NPPF (2023) states, inter alia, that "development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design...conversely, significant weight should be given to:...(b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."

Paragraph 205 (Chapter 16) of the NPPF (2023) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should

be).

Paragraph 208 (Chapter 16) of the National Planning Policy Framework (2023) states that where a development proposal will lead to 'less than substantial harm' to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Policy D3 of the London Plan (2021) requires that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.

Policy HC1 of The London Plan (2021) states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities.

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that both enhances and contributes to the area in terms of form, scale and materials, is appropriate to the identity and context of the townscape and would improve the quality of the public realm and respect local character.

Policy HE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks to conserve and enhance Hillingdon's distinct and varied environment, its settings and wider historic landscape. This is reinforced by Policies DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), which states that the Council will expect development proposals to avoid harm to the historic environment, and that planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building.

Policy DMHB 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that applications for Listed Building Consent and planning permission to alter, extend, or change the use of a statutorily Listed Building will only be permitted if they are considered to retain its significance and value and are appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. Any additions or alterations to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship. It clarifies that planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building.

Policy DMHB 4 of the Hillingdon Local Plan : Part 2 - Development Management Policies (2020) states that new development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness.

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.

ASSESSMENT:

Site Context

The building dates from the 16th century but has been altered and extended throughout its history with significant additions in the 17th, 19th and early and late 20th centuries. The building is grade II listed and is situated on a prominent corner site where Field End Road meets Bridle Road and St. Lawrence Drive. Policy DMHB 2 states that works to listed buildings will only be permitted if they are considered to retain its significance and value and are appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. Any additions or alterations to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship.

The site is not within a conservation area but is adjacent to Eastcote Park Estate Conservation Area to the north and can be seen within views looking out of the conservation area and as such makes a positive contribution to its setting. It is also in close proximity to Eastcote Village Conservation Area to the west. Policy DMHB 4 of the Local Plan states that new development on the fringes of 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.

There are three other buildings on site including a separate guest house, former garages now converted to offices to the south-west and a detached two-storey guest block to the north-west. Despite these later additions the principal listed building still dominates the site and its setting is enhanced within a spacious plot with mature verdant trees and planting.

The vast majority of buildings that surround the site are twentieth century residential properties that date from the early part of the 20th century to the early 21st century. The most attractive of these houses, seen in close proximity of the hotel, are those located on the Eastcote Park Estate to the north.

Currently the listed building is surrounded by large areas of hard standing for car parking and a small area of lawn on the south side and an outdoor decked area on the north side.

Proposed works

The structure that forms the central part of the outdoor external alterations involves the installation of a pergola along the front elevation of the main hotel building. This aims to cater for outdoor dining and social activities linked to the hotel function. The proposed pergola, positioned on the western facade of the hotel, is described to be sizable, measuring 11m wide and 11m deep. It is intended to be recessed into the pavement by 500mm and reach a maximum height of 3m, featuring a living meadow on the roof. However, it deviates from the conventional notion of a pergola, presenting more as a substantial structure with a solid green roof, which would create a shaded area beneath and obstruct important views of the listed building. This effect is compounded by the proposed close planting and 2m tall ivy fences, which collectively diminish visibility of the adjacent listed building and alter the current open character of the setting. When viewed from the north western and eastern elevations, the treatment around this pergola would appear discordant, confusing with a mismatch of materials whilst adding significant bulk and scale to the front of the listed building. The main structure when viewed from the front elevation visually competes with the listed building thereby having a detrimental impact on its overall setting. The proposed pergola by virtue of its siting, scale, height and design would be highly conspicuous from the nearby Field End Road and would not be visually contained within the site resulting in a harmful impact to the Listed Building and the surrounding area. The submitted Heritage Assessment produced by Border Archaeology is based on the previous

application: 4726/APP/2023/248. The assessment and conclusion reached is therefore irrelevant with respect to the pergola. The application therefore fails to comply with Policy DMHB 2 which requires Heritage Statement to demonstrate a clear understanding of the importance of the building and the impact of the proposals on its significance.
In terms of the non-determination appeal, the proposal would form apart of the LPA's first reason for reason.

Regarding the replacement of two sheds with a detached outbuilding for prep/WC/storage on the western side of the site, the proposed location and design are deemed acceptable, set against the backdrop of existing garages. The outbuilding is stated to have a depth of 3.25m, a length of 9m, and a hipped roof with a maximum height of 3.2m. The Conservation Officer is satisfied that the overall size, design and positioning appears proportionate and subservient to the site and the adjacent listed building. Its overall positioning and design would allow it to visually blend in with its surroundings without competing with the historic fabric of the designated building. Notwithstanding this, were the non-determination appeal to be allowed, the LPA would seek a condition requiring details such as materials and colour and further specifications to be secured by a condition.

Concerning landscaping and boundary treatment, conflicting information arises regarding the proposed fencing along Field End Road. While the existing boundary treatment offers good visibility to the Listed Building with a 1.2m height, the proposed plan suggests a 2m high white picket fence, which could obscure views. Additionally, discrepancies between the landscaping and block plans contribute to uncertainty regarding the proposal's impact. The lack of clarity extends to landscaping specifics, including plant placement, colour schemes, and building and fence designs, exacerbated by the absence of a map in the landscape report.

Furthermore, discrepancies persist between various maps, proposals, and key items, such as references to "POD," a gravel area, and parasols, which are not reflected in detailed plans or descriptions. Additionally, planting codes on maps are cross-referenced to the landscape report without corresponding identification which further complicates the assessment process creating ambiguity on the overall proposal. Given the ambiguities on the plans and without a up to date Heritage Statement, the applicant has failed to provide clear concise justification for the proposed developments. As such, Officers are unclear on certain parts of the scheme and its potential impact on the designated building. Without concise details within the information submitted, it has been difficult to fully assess the level of harm. However as the fabric of the building would be unaffected and the works are more to do with the setting of the building, the Conservation Officer has concluded the level of harm would be less substantial harm.

Summary

While it is recognised that there is scope for enhancement to the current setting of the listed building, the proposal is cumulatively visually distracting in such close proximity to the listed building and the scheme as a whole, would benefit from simplification and clarity in terms of the surrounding landscaping.

In light of the above, it is considered that the proposed development would fail to preserve or enhance the setting of the Grade II Listed Building, or the character and appearance of the surrounding area. The harm arising from the proposed development is considered to be less than substantial. In line with paragraph 208 of the NPPF (2023), the public benefit of the proposal must be weighed against the harm. This is discussed in the planning balance within the other issues section of the report.

Overall the design and scale is considered to conflict with Policies HE1 and BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012), Policies DMHB 1, DMHB 2, DMHB 4, and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policies D3 and HC1 of the London Plan (2021), and Chapters 12 and 16 of the National Planning Policy Framework (2023).

7.08 Impact on neighbours

London Plan (2021) Policy D3 seeks to optimise design capacity through a design-led approach. Among other considerations, this also requires new development to 'achieve safe, secure and inclusive environments' and 'help prevent or mitigate the impacts of noise and poor air quality'.

London Plan (2021) Policy D14, in part, requires development proposals to mitigate and minimise 'the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses'.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all development should not have an adverse impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMTC 4 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that proposals for drinking establishments will only be supported provided that they would not cause unacceptable disturbance or loss of amenity to nearby properties.

The proposed works would all be single storey ground level additions which are positioned sufficient distance away from adjoining neighbouring properties to impact the levels of outlook, sense of enclosure, loss of light or overlooking concerns. It is also noted that a level of screening would be maintained to reduce the prominence of the additions to the neighbouring properties.

Noise

The main impact of the development on neighbouring amenity is noise and disturbance from people using the outdoor pergola and outdoor dining area. The additions to the site would clearly encourage a greater level of use - in numbers of people using the garden, the duration throughout the day and duration throughout the year.

The previous application (ref 47216/APP/2023/248) was refused on noise concerns given the absence of a noise assessment which enabled Officers to fully assess the implications of the outdoor activities. Under the current application, a Noise Survey has been undertaken by Venta Acoustics (July 2023) which has been thoroughly examined by the Council's Acoustic Officer.

The assessment has been based on 50 customers using the pergola and 50 using the outdoor dining area. The submitted calculations demonstrate a low impact on nearby noise sensitive receivers. The Council's Acoustic Officer has assessed the scheme and raised no objections to the calculations or data within the assessment which concludes that the level of impact would be low to the adjoining residents.

The Acoustic Officer also noted the comments received from the consultation process which highlighted that social activity noise can have more of a impact on amenity than noises such as passing traffic. Whilst noise from a social activities might be perceived from the human ear as more

audible than a passing car, based on the data, it would not lead to a greater level of noise over and above the standards.

There is no dispute that outdoor dining can have the potential for social activity noise to cause local disturbance if unregulated. However, mitigation factors can be implemented to control the level of noise during certain periods of the day thereby reducing this risk of disturbance. Officers are satisfied that the use of the outdoor space could be controlled by an operating times condition. This would ensure that the dining activity and patrons using both outdoor spaces have to vacate the areas after certain time. This would ensure that the noise is restricted late at night and early in the day when most adjoining neighbours might be resting. A restriction on the number of seating at both spaces is also reasonable in order to restrict the number of patrons in line with the noise assessment. An Operation Management Plan could also be secured by condition which provide further details on how the Hotel would managed both facilities and ensure that anti-social behaviour is kept to a minimum.

Based on the information provided within the noise assessment and mitigation measures that could be achieved through precise conditions, the outdoor activities within the pergola would not cause sufficient harm to adjoining residents in this instance. The Applicant has had a suitable assessment carried out and appears to have taken reasonable measures in the proposed design to mitigate the risk. If allegations are made of noise nuisance then the Council would be able to investigate and take enforcement action as necessary under EPA 1990.

The proposed outbuilding on the northern elevation would be located approximately 20m from the nearest residential property to the south of the site at 50 The Sigars, and approximately 43m from the nearest residential properties at 22-28 The Sigars to the west of the site. By virtue of the single storey nature of the outbuilding, it is considered that the sufficient separation distance exists to protect the amenity of neighbouring properties.

Concerns have also been raised in terms of the Outdoor Dining Area to the south-east. Other than the key identifying this as outdoor seating, no information has been submitted for the proposed use of this area. This space has however accounted for within the noise survey to accommodate 50 persons. The Acoustic Officer has reviewed the concerns submitted in relation to the cumulative use of both outdoor seating areas and has recommended a control of opening hours to control the level of noise.

Odour

Representations received also raised concerns regarding odour transfer from the outdoor dining space. Whilst Officers acknowledge that outdoor dining could potentially lead to some odour transfer, there is a significant distance from the pergola dining area and adjoining residents. This would therefore not cause sufficient harm to these adjoining or nearby residents given the positioning of the dining facilities.

Amenity Conclusion

The concerns raised within the consultation process regarding noise have been noted. The noise assessment provided under the current application highlights that the level of noise generated from the outdoor uses would be low in compared with background noise levels. The Acoustic Officer has raised no objection to the detail and data within this noise assessment. Had this application been recommended for approval, a condition would of been secured for the submission of a Operation Management Plan and a control of operating hours for the outdoor dining areas. A further condition

would have been recommended restricting the number of patrons using both outdoor spaces. These suggested conditions can be submitted as part of the appeal statement against the appeal for non-determination to be considered if the Inspectorate is of mind to allow the appeal.

Having regard to the above, it is considered that the proposal would not cause undue harm to the living conditions of neighbouring occupiers in accordance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 11 and DMTC 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policies D3 and D14 of the London Plan (2021) and the National Planning Policy Framework (2023).

7.09 Living conditions for future occupiers

Not applicable.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policies DMT 1 and DMT 2 of the Local Plan require the Council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

The site consists of a Hotel (C1 use class) located on the edge of Eastcote district town centre. The surrounding area is predominantly residential in character and the locality including Field End Road (FER) is encompassed within a controlled parking zone (CPZ) operating from Monday to Saturday - 8am to 6.30pm. The address exhibits a public transport accessibility level (PTAL) of 2 which is considered below average and therefore raises dependency on the use of private motor transport to and from the address.

It is proposed to increase the outdoor seating area together with enhancement of some elements of the existing car parking facilities by way of reconfiguration and increasing provision from 19 to 28 formal spaces inclusive of two disabled compliant bays. Secure & covered cycle parking for 4 cycles & 3 motor-cycle spaces is also proposed. A new boundary 'picket' fence has been installed on highway boundary with Field End Road with the established pedestrian and vehicular access remaining unchanged.

Car Parking Provision and Vehicular Trip Generation

There are no prescriptive local or regional parking standards that can be applied to this proposal and therefore it is assessed on its own merits.

The applicant has interrogated the official Land use database (TRICS) which has produced some data relating to a comparable scale of hotel use and the likely level of anticipated activity. It should be noted that interrogation of this database is an accepted practice for estimating proposal impacts but with an acknowledgement of output being considered, more so, as an informative guidance tool given that there are 'built in' inaccuracies with the process as no two sites or demographic use profiles are exactly comparable.

In essence, the level of predicted peak demand by car-borne patrons of this establishment has been compared with the available on-plot provision thereby giving an insight into how the proposal may impact the public domain. The data suggests that a peak (worst-case) hourly space occupancy (demand) in the region of 19 vehicles between the hours of 6-8pm could be expected which is well within the available increased parking capacity. However, what is missing is the representation of likely level of activity generated by 'external' to established hotel activities such as conferences etc

which can fluctuate considerably from place to place.

An application (4726/APP/2023/248) for a marginal extension of Hotel operations by the provision of an outdoor bar/ store and dining area catering for both Hotel guests and external custom necessitating 7 new staff together with an uplift to 22 on-plot parking spaces was refused last year for several reasons including one relating to the possible inadequacy of car parking arrangements due to lack of a detailed appraisal.

Given the proposed expansion of the outdoor facility, it is clear that the aim is to attract additional patronage to the establishment but without detailed quantification. In this regard, it is not considered that the proposal has overcome the previous concerns and reason for refusal. There are significant concerns that the level of car parking may not be appropriate for the intended use, contrary to Section 9 of the National Planning Policy Framework 2023, Policy T6.1 of the London Plan 2021 and Policies DMT 2, DMT 6 and DMEI 14 of the Hillingdon Local Plan 2020.

Electric Vehicle Charing Points

In accord with Hillingdon's Local Plan: Part 2 DMT6 policy and parking standard there is a requirement for electric vehicle charging points (EVCPs) which would equate to a minimum facility of 5% of the total parking quantum for 'active' provision with a further 5% acting as 'passive' provision for future activation. A total of 4 EVCP's are indicated on plan which is in full conformity to the standard.

Cycle Parking

There are no dedicated cycle spaces on-site at present, and as the hotel is not being expanded, there is no firm requirement to provide new facilities. However, the applicant has indicated willingness to install 4 secure & accessible cycle spaces to serve both long & short-stay users such as guests, staff & visitors which is welcomed.

Motor-Cycle (M/C) Parking

The Local Plan: Part 2 DMT 6 policy and parking standard requires new developments to provide one motorcycle/scooter parking space per 20 car parking spaces. The applicant has dedicated an area adjacent to car parking bay (No.19) which is considered a satisfactory arrangement that can accommodate 3 M/C spaces.

Conclusion

There is insufficient information submitted in support of the proposed car parking arrangements such that the level of car parking may not be appropriate for the intended end use, contrary to Section 9 of the National Planning Policy Framework 2023, Policy T6.1 of the London Plan 2021 and Policies DMT 2, DMT 6 and DMEI 14 of the Hillingdon Local Plan 2020.

7.11 Urban design, access and security

This is discussed in section 7.03 of this report

7.12 Disabled access

The proposal would need to comply fully the Equality Act 2010 and ensuring access for all. London Plan Policy E5 states that development proposal should achieve the highest standards of accessible and inclusive design. Policy E10 of the London Plan deals specifically with visitor infrastructure. It

focuses on the requirements of accessible rooms and inclusive access.

It is recognised that the existing hotel is a 15th Century Grade II Listed Building which can limit the level of ground floor wheelchair access. There are no internal changes proposed to the interior of the building. The Access Officer has assessed the external changes against the requirements of both E5 and E10 of the London Plan. It is noted that the external alterations provide an accessible ramps for both outdoor areas which is welcomed. The Access Officer has raised no objections to the scheme however recommended that a condition related to the store building proposed and the need to provide one toilet facility suitable for use by wheelchair users in accordance with BS 8300:2018. This can be recommended as part of any suggested conditions as part of the appeal submission to the Planning Inspectorate were they of mind to approve the application.

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, landscaping and Ecology

Trees and Landscaping

Policy DMHB 14 of the Local Plan requires the retention and enhancement of existing landscaping, trees, biodiversity or other natural features, landscaping that supports and enhances biodiversity and amenity and replanting of new trees.

An Arboricultural Report (Cantia Arboricultural Services, amended July 2023) was submitted as part of the application. Overall, there are 14 individual trees and 4 groups of trees proposed for removal, including one category B tree. It is acknowledged that a number of trees have been removed already.

The Proposed Development Plan indicates that majority of the trees along the western elevation with Field End Road will be removed, with only three trees retained along the southern boundary near the entrance. The arboricultural report refers to the trees being unremarkable species that have been poorly managed or with sparse foliage. However, one of the trees is listed as a Category B Horse Chestnut to a height of 17m. Their removal is not necessary to accommodate the proposed works. There is a degree of appropriateness to some tree removal to allow a more managed landscape approach for the site. However, the wholesale approach to the tree removal without proper consideration is of concern particularly when the trees on Field End Road provide a positive landscaped setting to the boundary.

The proposed location of the outbuilding and the pergola with the sunken paving area would conflict significantly with the root protection area of T 25 and T 26. The aforementioned trees; Sycamore and Ash are category B1,2 trees with a height of approximately 20m. There are concerns that the proposed tree protection measures do not demonstrate that the proposal would ensure the protection and longevity of the proposed trees. There are discrepancies with the Proposed Development Plan accompanying the Arboricultural Report and the submitted Landscaping Plan. The Landscape Plan identifies T20, T18 and T19 for removal, and the Arboricultural Report states that the trees would be retained.

Overall, there is a lack of clarity with the arboricultural information and the wholesale and unnecessary removal of a large number of trees. These trees provide good landscape coverage to the site and contribute to the setting of the listed building as well as the wider street scene. The discrepancies between the plans in relation to the trees is particularly concerning.

Taking to the above into consideration, it is considered that the proposed tree protection measures are insufficient to ensure the protection of the retained T 25 and T 26 tree. With contradictory information in the submitted arboricultural documentation and wholesale and unjustified removal of a large number of mature and Category B trees, the proposal will result in a net deterioration in landscape character of the site, the streetscene and the adjacent Eastcote Park Estate Conservation Area, contrary to Sections 15 and 16 of the National Planning Policy Framework 2023, Policy G7 of the London Plan 2021, Policy BE1 of the Hillingdon Local Plan (Part 1) 2012 and Policy DMHB 14 of the Hillingdon Local Plan (Part 2) 2020.

Ecology

Section 15 of the NPPF and Policy DMEI 7 of the Local Plan aim for the retention of existing features of biodiversity or geological value within the site and enhancement and net gain of biodiversity within a proposed development. Policy DMEI 7 requires appropriate surveys and assessments to demonstrate that the proposed development will not have unacceptable effects.

A Preliminary Ecological Appraisal and Preliminary Roost Assessment has been submitted by Arbtech. The report demonstrates that there are scattered trees around the site which could be used by local bat populations for foraging and commuting. The identified trees could also be used by bats dispersing from nearby roosts outside of the site, however the trees are generally isolated from eachother and the wider landscape which makes them sub-optimal commuting resource. The proposed development includes the use of lighting which could spill onto bat roosting, foraging or commuting habitat and deter bats from using the area. The report references that a low impact lighting strategy will be adopted for the site during and post-development. The proposed lighting would be situated along the site boundary close to the highway where passing traffic and street lighting already exists. Whilst the level of detail on the lighting is limited within the application, Officers are satisfied an appropriate condition could be attached requiring details to be submitted and controlling the level of illuminance thereby providing a level of protection to bats or other habitat within the area.

The report also highlights the areas of hardstanding and bare ground are not suitable for hedgehogs. The vegetated garden to the southeast corner of the site may provide some foraging and sheltering opportunities for hedgehogs. There are no anticipated to hedgehogs as a result of the proposed development. The report does recommend precautionary working methods during construction.

Had this application been recommended for approval, the full details of an ecological enhancement plan would be secured by planning condition. Subject to such a condition, the proposed development would accord with Policy DMEI 7 of the Hillingdon Local Plan: Part 2 (2020), Policy G6 of the London Plan (2021) and Paragraph 174 of the NPPF (2021).

7.15 Sustainable waste management

Refuse Storage

Policy DMHB 11, part (d) of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that development proposals should make sufficient provision for well-designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours. Policy EM11 of the Local Plan refers to the minimisation of waste.

A bin store is located to the north-east of the main building. It is sufficiently sized for the likely waste generation and suitably located on character and odour transfer grounds. Access is provided to Field End Road which is supported. Such an arrangement is considered satisfactory and final details would need to be submitted by condition.

7.16 Renewable energy / Sustainability

Policies BE1 and DMEI 2 of the Local Plan seeks to achieve reductions in carbon dioxide emissions through energy efficient design and effective use of low and zero carbon technologies, including the use of SUDS, water efficiency, lifetime homes and sustainable design and construction techniques to increase the re-use and recycling of construction, demolition and excavation waste and reduce the amount disposed to landfill.

Given the site constraints and the designated listed building, there are limited opportunities to improve energy efficiency of the building through provision photovoltaic panels (and other newer carbon neutral forms of technologies) on existing buildings without compromising the design. On balance, the lack of sustainability measures is considered acceptable given the historic fabric of the site. The proposed works are outdoor elements mostly involving pre fabricated or lightweight elements. In terms of representing sustainable construction, there are no immediate objections.

7.17 Flooding or Drainage Issues

Flooding and Drainage

Policy SI12 of the London Plan states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. Policy DMEI 9 of the Hillingdon Local Plan: Part 2 - Development Management Policies (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 application site lies within Flood Zone 1 of the Environment Agency's Flood Risk Map. This means that the site is classified as being at low risk and defined as having a less than 1 in 1,000 probability of fluvial and tidal flooding. As such, there are no restrictions to development, including vulnerable uses such as residential accommodation, in the location, in terms of fluvial and tidal flood risk

Officers are satisfied that there is no change to the classification of the use such that there is no flood risk within the site or impacts elsewhere. However, the outdoor dining to the north of the main building will be partly within an area identified for surface water flooding. Neighbour submissions have also referred to anecdotal surface flooding issues.

Given the proposal partly encroaches within the area identified as being susceptible to surface flooding and as it correlates with Field End Road itself and because of the relatively modest and/or lightweight nature of the fixtures and buildings, there are no in-principle drainage objections though this would be subject to sustainable drainage details by condition in the event of an approval. This is important given it appears that there is a net increase in hard surfacing across the site.

7.18 Noise or Air Quality Issues

This is discussed in section 7.08 of this report.

7.19 Comments on Public Consultations

Please see Section 6 of this report.

7.20 Planning obligations

Policy DMCI 7 of the Hillingdon Local Plan: Part 2 (2020) states:
A) To ensure development is sustainable, planning permission will only be granted for development that clearly demonstrates there will be sufficient infrastructure of all types to support it. Infrastructure requirements will be predominantly addressed through the Council's Community Infrastructure Levy (CIL).
B) Planning obligations will be sought on a scheme-by-scheme basis:
i) to secure the provision of affordable housing in relation to residential development schemes;
ii) where a development has infrastructure needs that are not addressed through CIL; and
iii) to ensure that development proposals provide or fund improvements to mitigate site specific impacts made necessary by the proposal.
C) Applications that fail to secure an appropriate Planning Obligation to make the proposal acceptable will be refused.

The Community Infrastructure Levy Regulation 2010 (Regulations issued Pursuant to the 2008 Act) and the NPPF have put three tests on the use of planning obligations into law. It is unlawful (since 6th April 2010) to request planning obligations that do not meet the following tests:

i.necessary to make the development acceptable in planning terms

ii.directly related to the development, and

iii.fairly and reasonable related in scale and kind to the development

The effect of the Regulations is that the Council must apply the tests much more strictly and is only to ask for planning obligations that are genuinely necessary and directly related to a development. Should planning obligations be requested that do not meet the policy tests the Council would have acted unlawfully and could be subject to a High Court challenge.

On the basis of the NPPF and the Community Infrastructure Levy Regulation 2010, no planning obligations are to be secured via a Section 106 legal agreement.

COMMUNITY INFRASTRUCTURE LEVY

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 square metre.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

Revised Location Plan

During the course of assessing the application, it became clear that the Site Location Plan had included an area of land that was not within the ownership of the applicant. This area towards the northern end of the site was omitted and a revised location plan A1 Rev P4 accurately reflects the applicants ownership.

Pressures on additional services

A representation received raised concerns regards pressures on the Police and Fire Brigade Services due to the intensification of the use. It has been highlighted within the amenity section of the report that conditions can help mitigate against noise disturbance as well as controlling anti-social behaviour associated with the external uses. An Operational Management Plan could be conditioned to ensure that the Hotel provides further details on how the outdoor spaces would be supervised, as well as policies to mitigate against anti-social behaviour. Having such condition would help alleviate any potential pressures on Police Services.

Policy D12 of the London Plan requires all development proposal achieve the highest standards of fire safety. The proposal involves a number of outdoor facilities which would not be fully enclosed. Officers are satisfied that a condition could be attached requiring a fire statement to demonstrate how the external dining space would achieve suitable fire safety standards. This would ensure that the pressures on Fire Brigade Services are kept to a minimum.

Planning Balance

Policy E10 of the London Plan states that London's visitor economy and associated employment should be strengthened. Policy DME 5 of the Local Plan recognises the need to support a range of visitor accommodation. Paragraph 81 of the NPPF states that decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

The proposal would facilitate limited economic activity both through the construction phase and because it allows for a more attractive destination for hotel guests and other customers. There are two other applications on the site which are an indication of the desire to invest in improving the accommodation and the overall experience at the Tudor Lodge Hotel. The economic benefits would provide little to moderate benefit in terms of weight.

There is a small degree of social benefit associated with the provision of these facilities in a community sense. However it is difficult to fully appreciate this level of benefit given the ambiguities with the plans. Officers do believe this community benefit would be limited. It is also counterbalanced by the tree loss. The environmental benefits could be considered as negligible.

The harm to the listed building turns on public benefit grounds. Paragraph 205 of the NPPF states that great weight should be given to the asset's conservation irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 208 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The building currently operates as a hotel and it would appear that it is not imperative that the proposed works are necessary to allow continued upkeep. The public benefits associated with the provision of the community aspects are noted but are significantly restricted by the loss of trees, impact on the listed building and traffic/parking impacts and the benefits would therefore not outweigh the harm.

In terms of planning balance, the scheme would therefore remain unacceptable given the design concerns to the designated building, parking implications which may effect the wider area and the

tree concerns which impact the local community.

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

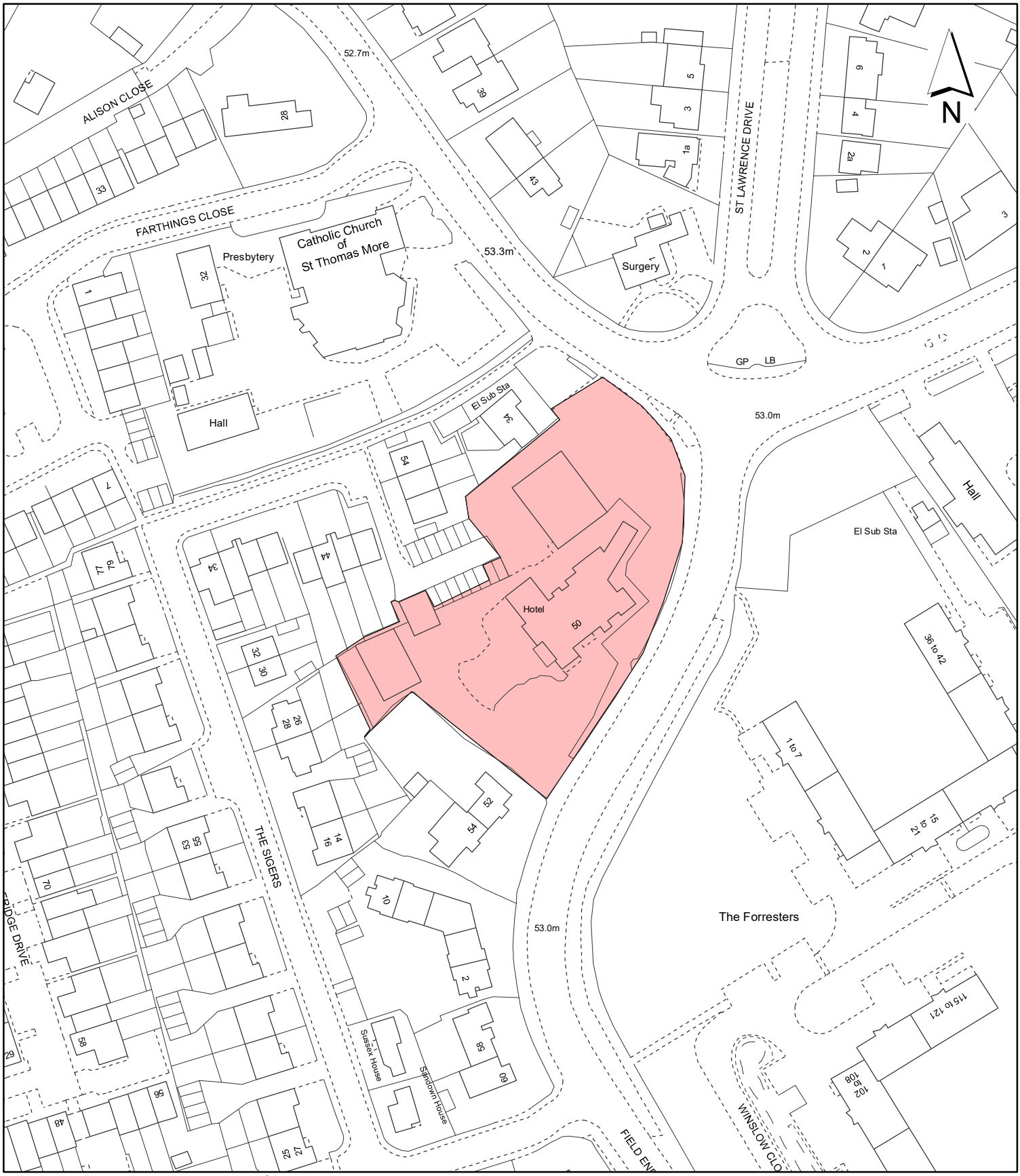
For the reasons set out in this report, it is considered that the development conflicts with national, regional and local planning policies and guidance. No material considerations exist which would outweigh the identified harm.

Accordingly, had an appeal not been lodged, the application would have been recommended for refusal.

11. Reference Documents

National Planning Policy Framework (December 2023)
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)
The West London Waste Plan (2015)
The London Plan (2021)

Contact Officer: Niamh McMenamin **Telephone No:** 01895 250230



Notes:

Site boundary

For identification purposes only.

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Site Address:

Tudor Lodge Hotel

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

Planning Application Ref:
4726/APP/2023/2216

Scale:
1:1,250

Planning Committee:
Minor Page 97

Date:
May 2024

HILLINGDON
LONDON

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Report of the Head of Development Management and Building Control

Address: TUDOR LODGE HOTEL, 50 FIELD END ROAD EASTCOTE PINNER

Development: Alteration to car parking layout, resurfacing and expansion of hardstanding. Installation of a sunken paving area with pergola and a standalone outbuilding for WC and store. Installation of a staff cycle shelter. Erection of a boundary fence and planting against Field End Road. Various landscape planting and paving to external pergola sitting area. (Application for Listed Building Consent)

LBH Ref Nos: 4726/APP/2023/2218

Drawing Nos: Location Plan (A001 P4)
A12 Rev. P3
A21 Rev. P3
A09 Rev. P3
A99 Rev. P2
A13 Rev. P3
A15 Rev. P3
A10 Rev. P3
A11 Rev. P3
A22 Rev. P3
A23 Rev. P3
A14 Rev. P3
A20 Rev. P3
A20 Rev. P3
A30 Rev. P3
A100 Rev. P2
A101 Rev. P2
A102 Rev. P2
A103 Rev. P2
A201 Rev. P2
A202 Rev. P2
A203 Rev. P2
A204 Rev. P2v
A200 Rev. P2
A104 Rev. P2
A105 Rev. P2
A80 Rev. P2
Landscaping Details 1

Landscaping Details 1
Design and Access Statement
PEA and PRA Report
Transport Statement
Tudor Lodge Heritage Assessment
Arboricultural Impact Assessment Method Statement & Tree Protection Plan
Noise impact assessment

Date Plans received:	25-07-2023	**Date(s) of Amendments(s):**	25-07-2023 26-07-2023
Date Application valid	26-07-2023		

RECOMMENDATION: Refusal

1. CONSIDERATIONS

1.1 Site and Locality

During the course of the assessment, the Applicant has submitted an appeal for non-determination on both the full and listed building applications. As such, a decision cannot be made by the Planning Committee however both applications have been brought forward to Committee to scrutinise and agree Officer's recommendation for the forthcoming planning appeal. This recommendation and report will form the bulk of the appeal statement. The application will be determined by the Planning Inspectorate in due course. A commencement date on the appeal process has yet to be established.

The site is located on the west side of Field End Road, south of its junction with Bridle Road and measures approximately 0.3 ha in area. It is occupied by Tudor Lodge Hotel, comprising three main, two storey C1 use buildings finished in white render with mock Tudor details and a part gable, part hipped, tiled roof.

Tudor Lodge is a grade II listed building of 16th century origin with later additions from the 17th century up to the 21st century, located close to the meeting point of Field End Road, Bridle Road and St Lawrence's Drive. It was once located out in the fields to the east of Eastcote Village and was part of a scattered hamlet to the west of a track and open fields known as "Field End". During the twentieth century suburban development has encircled it.

The site is not located in a conservation area but lies adjacent to Eastcote Park Estate Conservation Area to the north and can be seen within views looking out of the conservation area and as such makes a positive contribution to its setting. It is also in close proximity to Eastcote Village Conservation Area to the west.

The building was converted from a larger house into a hotel in the 1980s and since then two detached accommodation blocks have been added within the curtilage and the garages converted to offices.

The application site is also subject to a number of other planning constraints including a Tree Preservation Order on trees located along the south western corner of the site. There is potential contaminated land towards the southern boundary The public transport level classification is level 2 and the site is situated within a flood risk zone 1.

1.2 Proposed Scheme

Listed Building Consent is sought for the alteration to car parking layout, resurfacing and expansion of hardstanding. Installation of a sunken paving area with pergola and a standalone outbuilding for WC and store. Installation of a staff cycle shelter. Erection of a boundary fence and planting against Field End Road. Various landscape planting and paving to external pergola sitting area.

During the course of the planning, amended plans were received however they did fail to address the identified concerns. Given the intricacies associated with the site, including the Grade II Listed Building, a pre-application consultation was advised for the application.

1.3 Relevant Planning History

4726/APP/2024/833 TUDOR LODGE HOTEL, 50 FIELD END ROAD

Amendments to fenestrations on hotel building.

Decision: **Appeal:**

4726/APP/2024/834 TUDOR LODGE HOTEL, 50 FIELD END ROAD

Amendments to fenestrations on hotel building.

Decision: **Appeal:**

4726/APP/2024/638 TUDOR LODGE HOTEL, 50 FIELD END ROAD

Details pursuant to the discharge of Conditions 3 (windows), 4 (methodology statement), 5 (roof structure and impact assessment), and 6 (details of roof tiles) of planning permission ref. 4726/APP/2023/1695, dated 21-02-24 (Alterations to existing Tudor Lodge Hotel building including the extension of existing dormer window on front elevation, replacement of existing French door with windows to match existing and the replacement of existing roof tiles with new tiles to match existing (Application for Listed Building Consent))

Decision: **Appeal:**

4726/APP/2023/2216 TUDOR LODGE HOTEL, 50 FIELD END ROAD

Alteration to car parking layout, resurfacing and expansion of hardstanding. Installation of a sunken paving area with pergola and a standalone outbuilding for WC and store. Installation of a staff cycle shelter. Erection of a boundary fence and planting against Field End Road. Various landscape planting and paving to external pergola sitting area. (Application for Planning Permission) (REVISED DRAWINGS RECEIVED)

Decision: **Appeal:**

4726/APP/2023/1694 TUDOR LODGE HOTEL, 50 FIELD END ROAD

Alterations to existing Tudor Lodge Hotel building including the extension of existing dormer window on front elevation, replacement of existing French door with windows to match existing and the replacement of existing roof tiles with new tiles to match existing.

Decision: 21-02-24 Approved **Appeal:**

4726/APP/2023/1695 TUDOR LODGE HOTEL, 50 FIELD END ROAD

Alterations to existing Tudor Lodge Hotel building including the extension of existing dormer window on front elevation, replacement of existing French door with windows to match existing and the replacement of existing roof tiles with new tiles to match existing (Application for Listed Building Consent)

Decision: 21-02-24 Approved **Appeal:**

4726/APP/2023/1331 TUDOR LODGE HOTEL, 50 FIELD END ROAD

Details pursuant to the discharge of Conditions 4 (Detailed drawings/ material samples) of planning permission ref. 4726/APP/2022/3784, dated 24-03-23 (Replacement of existing side conservatory to solid masonry construction, erection of a single storey rear extension to kitchen, single storey side extension and removal of internal wall to Tudor Room (Application for Listed Building Consent))

Decision: 29-06-23 Approved **Appeal:**

4726/APP/2023/248 TUDOR LODGE HOTEL, 50 FIELD END ROAD

Erection of 6 no. timber pergolas, rearrangement of car park, 1 no.outdoor bar, 2 no. outbuildings, 7 no. outdoor igloos, new boundary fence and planting against Field End Road, various privacy planting, paving to external pergola sitting area

Decision: 23-03-23 Refused **Appeal:**

4726/APP/2022/3782 TUDOR LODGE HOTEL, 50 FIELD END ROAD

Erection of a single storey extension to create a spa centre

Decision: 11-04-23 Approved **Appeal:**

4726/APP/2022/3783 TUDOR LODGE HOTEL, 50 FIELD END ROAD

Replacement of existing side conservatory to solid masonry construction. Erection of a single storey rear extension to kitchen and a single storey side extension to Tudor room

Decision: 23-03-23 Approved **Appeal:**

4726/APP/2022/3784 TUDOR LODGE HOTEL, 50 FIELD END ROAD

Replacement of existing side conservatory to solid masonry construction, erection of a single storey rear extension to kitchen, single storey side extension and removal of internal wall to Tudor Room (Application for Listed Building Consent)

Decision: 24-03-23 Approved **Appeal:**

Comment on Planning History

This application is accompanied by a Full Planning Application - 4726/APP/2023/2216.

4726/APP/2023/248 - Erection of 6 no. timber pergolas, rearrangement of car park, 1 no.outdoor bar, 2 no. outbuildings, 7 no. outdoor igloos, new boundary fence and planting against Field End Road, various privacy planting, paving to external pergola sitting area - Refused 23-03-23

Reasons for Refusal:
1. The design, materials, height, number and siting of the external fixtures including the outbuildings, igloos, pergola and bar, cumulatively contributes to harm to the setting and views of the listed building. In the absence of any significant public benefit, the proposal is contrary to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the National Planning Policy Framework 2021, Policies D8 and HC1 of the London Plan 2021, Policy BE1 of the Hillingdon Local Plan Part One 2012 and Policies DMHB 11, DMHB 12 and DMHB 1, DMHB 2, DMHB 4 and DME 5 of the Hillingdon Local Plan: Part Two 2020.

2. In the absence of any noise assessment and mitigation, the proposed use of the external areas for outdoor dining and the collective capacity of the outdoor spaces has the real potential for excessive noise disturbance detrimental to the amenity of surrounding residential properties. This is contrary to Paragraphs 174 and 185 of the National Planning Policy Framework 2021, Policy D14 of the London Plan, Policies BE1 and DME 5 of the Hillingdon Local Plan (Part 1) 2012 and Policies DME 5, and DMHD 11 of the Hillingdon Local Plan (Part 2) 2020.

3. There is contradictory information submitted in support of the proposed car parking arrangements such that the level of car parking may not be appropriate for the intended use, contrary to Section 9 of the National Planning Policy Framework 2021, Policy T6.1 of the London Plan 2021 and Policies DMT 2, DMT 6 and DMEI 14 of the Hillingdon Local Plan 2020. :

4. With contradictory information in the submitted arboricultural documentation and wholesale and unjustified removal of a large number of mature and Category B trees, the proposal will result in a net deterioration in landscape character of the site, the streetscene and the adjacent Eastcote Park Estate Conservation Area, contrary to Sections 15 and 16 of the National Planning Policy Framework 2021, Policy G7 of the London Plan 2021, Policy BE1 of the Hillingdon Local Plan (Part 1) 2012 and Policy DMHB 14 of the Hillingdon Local Plan (Part 2) 2020.

5. In the absence of sufficient ecology information, it has not been demonstrated that the proposal would not have an adverse impact upon protected species and nature conservation or that there would be protection and enhancement of biodiversity. This is contrary to Section 15 of the National Planning Policy Framework 2021, Policies BE1, DMH 6, DMHB 14 and DMEI 7 of the Hillingdon Local Plan 2020 and Policy G6 of the London Plan 2021.

PLANNING OFFICER COMMENTS:

The current application has reduced the size and number external areas, notably omitting six timber pergolas, an outdoor bar, outbuilding, and seven outdoor igloos from the plans. Specifically, the proposal aims to replace the existing seven igloos with a large pergola, and omits the timber pergola to the north and replaces this with an "outdoor dining area". It is however acknowledged that the outdoor dining area lacks any details regarding its intended use. Any structural buildings or developments fixated to the ground potentially require permission. The plans do not indicate a structure would be installed in this area and Officers would have to take the information as submitted on the basis no structure is intended for this area. The overall use of this outdoor area could potentially be conditioned if the scheme were deemed acceptable. Furthermore, were permanent structures associated with the use be installed, this would be subject to a further planning application.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: Not Applicable

2.2 Site Notice Expiry Date: Not Applicable

3. Comments on Public Consultations

A site notice was displayed to the front of the site and letters were sent to neighbouring properties.. All forms of consultation expired on 29th September 2023.

A total of 8 objections have been received with a petition in objection with 64 signatories.

The valid petition seeks to object to the planning applications due to concerns regarding:
1. The effect of the outside dining area on local residents, including noise, cooking smells, air pollution and increased car parking needs;
2. The effect of the proposal on the setting of the Listed Building and local area;
3. Potential surface water flooding due to the removal of greenery and extra tarmac installed.

Officer Response:
1. The impact on the residential amenity is discussed within Section 7.08 of the full application.
2. The impact on the Grade II Listed Building and surrounding area is discussed below
3. This is addressed in the relevant section of the full application.

A total of 11 objections have been received during the course of this application. A summary of the objections received from neighbouring properties is summarised below:

1. Increased odour, noise and disturbance to neighbouring properties;
2. Removal of trees;
3. Inadequate parking;
4. Increased risk of flooding;
5. Risk to security of nearby dwellings;
6. Discrepancies in the Transport Statement relating to the number of car parking spaces;
7. Discrepancies with Proposed Plans;
8. Pregola is obtrusive and out of keeping
9. Pressures on additional services including the Police and Fire Brigade
10. Members of the public raised an issue regarding the public consultation process and not receiving a letter
11. Ambiguities with the plans and the seating areas with the lack of detail

Officer Response: Point 8 is assessed below and also within Section 7.07 of the full application report. The remaining issues above are related to the wider planning assessment that in application 4726/APP/2023/2216.

Ruislip Northwood & Eastwood Local History Society

The RNELHS raised concerns regarding the ambiguities of the information. It was unclear what is been built from the plans. The Society considered these ambiguities affected their ability to fully assess the impact on the Grade II Listed Building.

Eastcote Residents Association and Eastcote Conservation Panel

The previous application (4726/APP/2023/248) relating to this purpose, and the associated works, was

refused. The Officer Report made a number of references to lack of information/and or confusing and conflicting details which contributed to the reasons for refusal.

The current applications follow this same pattern - they do not offer sufficient information to allow a proper and detailed assessment of whether the previous reasons for refusal have been addressed and what the potential adverse implications there might be of these proposals. In addition to the lack of information, much of that provided is once again confusing and conflicting.

As with the previous refused application, the main concerns for residents are the acceptability, or not, of -

1. The effect of the outside dining areas in terms of:-
- Noise
- Cooking smells and air pollution
- Increase car parking needs creating overspill to on-street parking in surrounding roads
- Night time lighting
2. The effect of the various structures etc on the setting of the listed building
3. Surface water flooding mitigation strategies

Our comments on various specific aspects of the proposals are as follows:

- Noise Issues:
Conflicting information regarding the number of people proposed to utilise pergola and outdoor seating. The noise assessment fails to mention that the volume/loudness of sound is cumulative. The inclusion of a Sample Noise Complaint Log Sheet indicates that the owners are already anticipating receiving noise complaints. The removal of trees allows for the greater transference of noise to these residents.

- Licensing Hours for outdoor use
The Noise Assessment quotes he applicant as stating that hours for outdoor use will be between 1200 and 2200. This would need to be a condition of any approved application with the addition of a specific clearing up time, say 30 minutes. These times would need to be adhered to in the required Licensing application. Of concern though, is that the application form states hours of opening 'unknown'.

- Land purchased from 52 Field End Road & Grass area is front of Building 2
This newly purchased land is now shown on some of the drawings as a grass area with no indication as to what it might be used for, eg further customer seating. Any future approved application must have a condition that stops its use for this purpose because of the additional noise implications for those living in the Sigers.

- Cooking smells and air pollution
Block Plan drawing shows 'Timber Clad Kitchen/Pantry' - there is no mention of this in the description of development nor in the details shown in the application form. There is no mention of exactly what activities are to take place here. The previous refused application referred to an outdoor kitchen - is food actually still to be cooked in any of these outdoor spaces?

- Car Parking Issues
Drawings show 28 parking spaces which is an increase on what was existing. However, the application form, information conflicts with this stating:
'Existing number of spaces: 26
Total proposed (including spaces retained): 22
Difference in spaces: -4'
We remain concerned that even if the number of spaces is 28, this is still not sufficient to accommodate the occupants of 46 rooms, an albeit unknown number of diners and visitors to the previously approved

spa, all with the attendant increased in staff numbers required. There is great potential for overspill to on-street parking in nearby roads which are not equipped to accommodate this increased activity.

- Night time lighting
Low impact lighting is recommended in the Ecology report but whilst various vague references and a couple of photos are included, so far as we can see, there is no detailed plan and specification of the lighting to be providing, to be able to judge whether this will have an adverse impact or not.

- Setting of the Listed Building
On what the application refers to as 'the Front SW elevation' an 11 x 11 metre pergola, that it is stated has a 'total height of 2.8 metres', together with the surrounding fence, all in very close proximity to the building, will take away completely the openness of the existing setting on this side of the building and will be overly dominant. The Officer's report for the previously refused application states that '...the principal listed building still dominates the site and its setting is enhanced within a spacious plot with mature verdant trees and planting'. This current application continues to take up large sections of spacious plots, some of the trees have already been lost with further apparently scheduled for removal.

- Surface Water Flooding
We refer to the submission by the Chair of EFlag made against the last refused application ending 248. The facts have not been altered. We would add that the two flood officers, at the time of the report referred to, were to enact various mitigation strategies. However, it is understood that these actions have not been followed through since the Officers left LBH. The new tarmac, already laid, and its increased coverage will exacerbate any surface water flooding. These applications once again offer no mitigation strategy for surface water flooding.

- Ecology Report
This states it is based on a 'new paved dining terrace with pergola structure'. It refers to the drawing in its Appendix 1 which is actually the 'igloo' drawing from the previously refused applications for this area. it does not refer to any of the rest of the proposals in these current applications. It includes the newly acquired garden from No. 52 Field End Road, but shows it in is uncultivated state with overgrown vegetation and trees, providing readymade habitats. It is also based on the site before the latest tarmac was laid, additional car parking spaces were created, and, we suspect, some trees and vegetation have now been removed. Thus, again, another confusing and inaccurate report.

The Tudor Lodge Hotel has been a welcome part of our community for so many years and would be a loss if it is not allowed to thrive. However, once again, we ask that an application is submitted that is completely clear on what is to be provided and which shows a sensitivity to the local issues and concerns, such that approval can be supported.

OFFICER COMMENTS: The above comments concerning harm to the listed building addressed below. The remaining issues raised have been addressed within the main full application 4726/APP/2023/2216.

INTERNAL CONSULTEE COMMENTS:

URBAN DESIGN AND CONSERVATION OFFICER

The site contains the grade II listed Tudor Lodge and a Tree Preservation Area (TPO).

The current proposals are likely to reduce the visibility of the Grade II listed Tudor Lodge, as seen from Field End Road, as well as from the Hotel parking areas. This is considered to harm the setting of the listed building and is not supported. This harm is not considered to be outweighed by significant public

benefits.

There is insufficient information regarding the trees proposed to be removed and those recently removed, but without it the current proposals are not considered acceptable.

TREES AND LANDSCAPING:

There are concerns in relation to T25 and T26 is relation to their proximity to the proposed new structures. There is confusion regarding which trees will be removed as part of the development. The Tree Protection Measures fail to satisfactorily protect the retained trees. Objection.

PLANNING OFFICER RESPONSE

These comments are noted and are discussed in further detail below.

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

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

Part 1 Policies:

Part 2 Policies:

LPP D12	(2021) Fire safety
LPP D14	(2021) Noise
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP E10	(2021) Visitor infrastructure
LPP G7	(2021) Trees and woodlands
LPP GG2	(2021) Making the best use of land
LPP GG5	(2021) Growing a good economy
LPP HC1	(2021) Heritage conservation and growth
LPP T6	(2021) Car parking
LPP T6.4	(2021) Hotel and leisure use parking
LPP T6.5	(2021) Non-residential disabled persons parking
LPP T7	(2021) Deliveries, servicing and construction
BE1	Development within archaeological priority areas
DME 5	Hotels and Visitor Accommodation
DME 6	Accessible Hotels and Visitor Accommodation
DMEI 10	Water Management, Efficiency and Quality
DMEI 2	Reducing Carbon Emissions
DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm

DMHB 14	Trees and Landscaping
DMHB 2	Listed Buildings
DMHB 4	Conservation Areas
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
NPPF11 -23	NPPF11 23 - Making effective use of land
NPPF12 -23	NPPF12 23 - Achieving well-designed and beautiful places
NPPF15 -23	NPPF15 23 - Conserving and enhancing the natural environment
NPPF16 -23	NPPF16 23 - Conserving and enhancing the historic environment
NPPF4 -23	NPPF4 23 - Decision making
NPPF9 -23	NPPF9 23 - Promoting sustainable transport

5. MAIN PLANNING ISSUES

The main issues for consideration with this application are whether the proposed alterations are appropriate to the special historic character and appearance of the building.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority "shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that Local Planning Authorities must pay "special attention to the desirability of preserving or enhancing the character or appearance of the conservation area."

Paragraph 139 (Chapter 12) of the NPPF (2023) states, inter alia, that "development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design...conversely, significant weight should be given to:...(b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."

Paragraph 205 (Chapter 16) of the NPPF (2023) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

Paragraph 208 (Chapter 16) of the National Planning Policy Framework (2023) states that where a development proposal will lead to 'less than substantial harm' to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Policy HE1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building. This is reinforced by Policies DMHB 1 and DMHB 2 of the Hillingdon Local Plan : Part

2 - Development Management Policies (2020) which states that the Council will expect development proposals to avoid harm to the historic environment, and that planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building.

Policy DMHB 1 of the Local Plan: Part Two (2020) notes 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 it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation and will not lead to a loss of significance or harm to an asset amongst other criteria.

Policy DMHB 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that applications for Listed Building Consent and planning permission to alter, extend, or change the use of a statutorily Listed Building will only be permitted if they are considered to retain its significance and value and are appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. Any additions or alterations to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship. It clarifies that planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building.

ASSESSMENT:

Site Context:

The building dates from the 16th century but has been altered and extended throughout its history with significant additions in the 17th, 19th and early and late 20th centuries. The building is grade II listed and is situated on a prominent corner site where Field End Road meets Bridle Road and St. Lawrence Drive. Policy DMHB 2 states that works to listed buildings will only be permitted if they are considered to retain its significance and value and are appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. Any additions or alterations to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship.

The site is not within a conservation area but is adjacent to Eastcote Park Estate Conservation Area to the north and can be seen within views looking out of the conservation area and as such makes a positive contribution to its setting. It is also in close proximity to Eastcote Village Conservation Area to the west. Policy DMHB 4 of the Local Plan states that new development on the fringes of 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.

There are three other buildings on site including a separate guest house, former garages now converted to offices to the south-west and a detached two-storey guest block to the north-west. Despite these later additions the principal listed building still dominates the site and its setting is enhanced within a spacious plot with mature verdant trees and planting.

The vast majority of buildings that surround the site are twentieth century residential properties that date from the early part of the 20th century to the early 21st century. The most attractive of these houses, seen in close proximity of the hotel, are those located on the Eastcote Park Estate to the north.

Currently the listed building is surrounded by large areas of hard standing for car parking and a small area of lawn on the south side and an outdoor decked area on the north side. Overall it is in need of enhancement.

Proposed Works:

The structure that forms the central part of the outdoor external alterations involves the installation of a pergola along the front elevation of the main hotel building. This aims to cater for outdoor dining and social activities linked to the hotel function. The proposed pergola, positioned on the western facade of the hotel, is described to be sizable, measuring 11m wide and 11m deep. It is intended to be recessed into the pavement by 500mm and reach a maximum height of 3m, featuring a living meadow on the roof. However, it deviates from the conventional notion of a pergola, presenting more as a substantial structure with a solid green roof, which would create a shaded area beneath and obstruct important views of the listed building. This effect is compounded by the proposed close planting and 2m tall ivy fences, which collectively diminish visibility of the adjacent listed building and alter the current open character of the setting. When viewed from the north western and eastern elevations, the treatment around this pergola would appear discordant, confusing with a mismatch of materials whilst adding significant bulk and scale to the front of the listed building. The main structure when viewed from the front elevation visually competes with the listed building thereby having a detrimental impact on its overall setting. The proposed pergola by virtue of its siting, scale, height and design would be highly conspicuous from the nearby Field End Road and would not be visually contained within the site resulting in a harmful impact to the Listed Building and the surrounding area. The submitted Heritage Assessment produced by Border Archaeology is based on the previous application: 4726/APP/2023/248. The assessment and conclusion reached is therefore irrelevant with respect to the pergola. The application therefore fails to comply with Policy DMHB 2 which requires Heritage Statement to demonstrate a clear understanding of the importance of the building and the impact of the proposals on its significance.
In terms of the non-determination appeal, the proposal would form apart of the LPA's first reason for reason.

Regarding the replacement of two sheds with a detached outbuilding for prep/WC/storage on the western side of the site, the proposed location and design are deemed acceptable, set against the backdrop of existing garages. The outbuilding is stated to have a depth of 3.25m, a length of 9m, and a hipped roof with a maximum height of 3.2m. The Conservation Officer is satisfied that the overall size, design and positioning appears proportionate and subservient to the site and the adjacent listed building. Its overall positioning and design would allow it to visually blend in with its surroundings without competing with the historic fabric of the designated building. Notwithstanding this, were the non-determination appeal to be allowed, the LPA would seek a condition requiring details such as materials and colour and further specifications to be secured by a condition.

Concerning landscaping and boundary treatment, conflicting information arises regarding the proposed fencing along Field End Road. While the existing boundary treatment offers good visibility to the Listed Building with a 1.2m height, the proposed plan suggests a 2m high white picket fence, which could obscure views. Additionally, discrepancies between the landscaping and block plans contribute to uncertainty regarding the proposal's impact. The lack of clarity extends to landscaping specifics, including plant placement, colour schemes, and building and fence designs, exacerbated by the absence of a map in the landscape report.

Furthermore, discrepancies persist between various maps, proposals, and key items, such as references to "POD," a gravel area, and parasols, which are not reflected in detailed plans or descriptions. Additionally, planting codes on maps are cross-referenced to the landscape report without corresponding identification which further complicates the assessment process creating ambiguity on the overall proposal. Given the ambiguities on the plans and without a up to date Heritage Statement, the applicant has failed to provide clear concise justification for the proposed developments. As such, Officers are unclear on certain parts of the scheme and its potential impact on the designated building. Without concise details within the information submitted, it has been difficult to fully assess the level of harm. However as the fabric of the building would be unaffected and the works are more to do with the

setting of the building, the Conservation Officer has concluded the level of harm would be less substantial harm.

Summary

While it is recognised that there is scope for enhancement to the current setting of the listed building, the proposal is cumulatively visually distracting in such close proximity to the listed building and the scheme as a whole, would benefit from simplification and clarity in terms of the surrounding landscaping.

In light of the above, it is considered that the proposed development would fail to preserve or enhance the setting of the Grade II Listed Building, or the character and appearance of the surrounding area. The harm arising from the proposed development is considered to be less than substantial. In line with paragraph 208 of the NPPF (2023), the public benefit of the proposal must be weighed against the harm. This is discussed in the planning balance within the other issues section of the report.
Overall the design and scale is considered to conflict with Policies HE1 and BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012), Policies DMHB 1, DMHB 2, DMHB 4, and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policies D3 and HC1 of the London Plan (2021), and Chapters 12 and 16 of the National Planning Policy Framework (2023).

For the reasons set out in this report, it is considered that the development conflicts with national, regional and local planning policies and guidance. No material considerations exist which would outweigh the identified harm.

Accordingly, had an appeal not been lodged, the application would have been recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Harm to the setting and views of the listed building

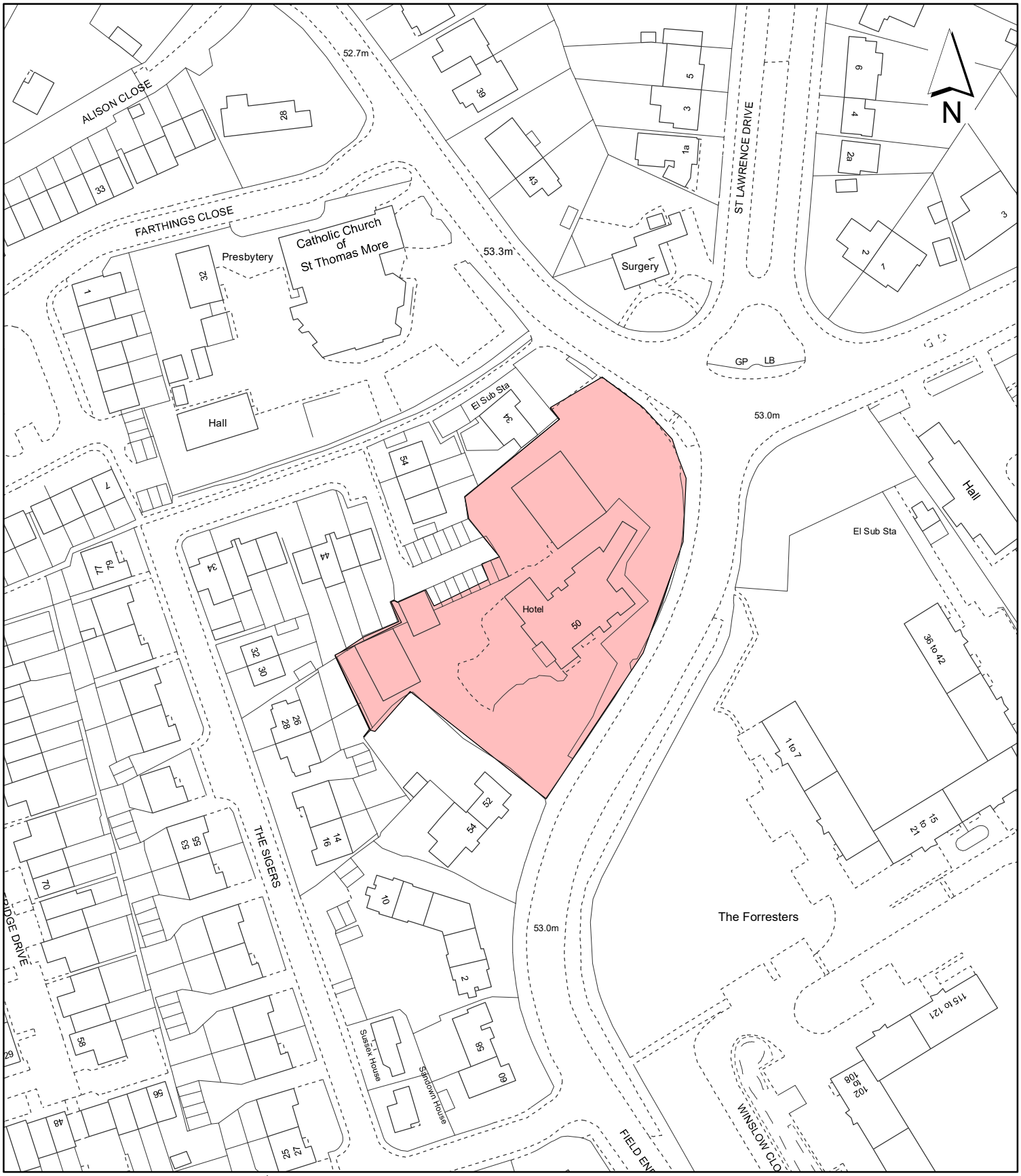
The proposed development by virtue of the large pergola together with the proposed landscaping cumulatively contributes to harm to the setting and views of the listed building. Furthermore, given the discrepancies within submitted information as well as the failure to provide an up to date Heritage Statement which clearly outlines the impact of the proposals on the setting of the designated building, the proposal has failed to provide concise justification or demonstrate clear public benefit that could outweigh the less than substantial harm to the listed building. As such, the proposal is contrary to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the National Planning Policy Framework 2023, Policies D8 and HC1 of the London Plan 2021, Policy BE1 of the Hillingdon Local Plan Part One 2012 and Policies DMHB 11, DMHB 12 and DMHB 1, DMHB 2, DMHB 4 and DME 5 of the Hillingdon Local Plan: Part Two 2020.

INFORMATIVES

1. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Local Plan Part 1,

Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

Contact Officer:	Niamh McMenamin	**Telephone No:**	01895 250230



Notes:

Site boundary

For identification purposes only.

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Site Address:

Tudor Lodge Hotel

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

Planning Application Ref:
4726/APP/2023/2218

Scale:
1:1,250

Planning Committee:
Minor

Date:
May 2024

HILLINGDON
LONDON

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Report of the Head of Development Management and Building Control

Address:	MATERIAL STORE HOUSE, PRESSING LANE BLYTH ROAD HAYES
Development:	Erection of a single storey building at second floor terrace level within existing pergola to provide ancillary gym studio for residents, along with supporting condenser unit
LBH Ref Nos:	59872/APP/2023/3016
Drawing Nos:	SKK4177/006 Rev E SKK4177/004 Rev H SKK4177/005 Rev E SKK4177/007 Rev E Acoustic Design Review Report 27236.GYM.01.RevA Design and Access Statement - 12th February 2024 Daylight and Sunlight Assessment Planning & Heritage Statement October 2023 SKK4177/001 Rev B SKK4177/002 Rev D SKK4177/003 Rev D SKK4177/008 Rev B

Date Plans received:	17-10-2023	**Date(s) of Amendments(s):**	17-10-2023 16-02-2024
Date Application valid	17-10-2023		

1. SUMMARY

Planning permission is sought for the erection of modest single storey building at second floor terrace level within existing pergola to provide ancillary gym studio for residents, along with supporting condenser unit.

It is important to note that the proposed new building would replace an existing structure within an open area available as recreation space for residents. As such the assessment of harm is based on the level of additional built form and activity upon the character and appearance of the building and the living conditions of the residents of the building.

During the process of the application revised drawings were sought to reduce the eaves height of the outbuilding to reduce harmful effects to the neighbouring properties. As well as this, a Sunlight and Daylight report was submitted to assess the impact to neighbouring properties.

Given its most scale, the revised proposal would integrate well within the surrounding area and would not cause harm to the character and appearance of the conservation area or street scene. The building would be constructed to the most up to date building regulations standards which would

include the use of noise mitigating materials. As such it would not unduly impact the amenities of neighbouring occupiers in terms of loss of light, outlook or a significant increase in noise levels.

It is notes that there is an existing gym owned and run by a private operator within close proximity at street level. Having visited site, the existing gym is mainly a climbing wall therefore offers a different experience to that which is proposed as part of this application. Additionally, the applicant has put forward evidence to demonstrate that these spaces are used as an extension to ancillary recreation space and benefit residents who live within the building.

Finally the modest gym building would be used by occupants of the residential block only therefore not giving rise to an increase in vehicle movements.

As such, the application is recommended for approval, subject to conditions.

A detailed assessment has been made in the below report.

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

SKK4177/001 Rev B
SKK4177/004 Rev H
SKK4177/005 Rev E
SKK4177/006 Rev E
SKK4177/007 Rev E
SKK4177/008 Rev B

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 (2021).

3. RES5 **General compliance with supporting documentation**

The development hereby permitted shall not be occupied until the following has been completed in

accordance with the specified supporting plans and/or documents:

Acoustic Design Review Report 27236.GYM.01.RevA
Daylight and Sunlight Assessment 5396
Planning & Heritage Statement October 2023
Design and Access Statement - 12th February 2024

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

REASON
To ensure that the development complies with the objectives of Policies.

4. NONSC **Noise Condition**

For the lifetime of the development hereby permitted the rating level (LAr) of noise caused by its operation shall not exceed: 40 dB LAr 15 min for any fifteen-minute period between 2300 and 0600, and 50 dB LAr 1 hour for any one-hour period between 0600 and 2300, determined one metre free field external to any window or door of any permanent residential, or equivalently noise sensitive premises, in accordance with 'Methods for rating and assessing industrial and commercial sound' British Standards Institution BS4142 2014.'

REASON:
To ensure that occupants of dwellings would not be exposed to noise caused by the permitted development that would be likely to cause an adverse effect on their health and quality of life with windows open for the purposes of ventilation and cooling.

5. NONSC **Noise Condition**

For the lifetime of the development hereby permitted the noise level shall not exceed 35 dB LAeq 16 hrs between 0600 and 2300 and 30 dB LAeq 8 hrs, between 2300 and 0600, measured inside any room of any adjoining dwelling.

REASON:
To ensure that occupants of the adjoining dwellings would not be exposed to noise that would be likely to cause an adverse effect on their health and quality of life. This has regard to the guidance set out in 'Guidance on Sound Insulation and Noise Reduction for Buildings' British Standard Institution BS8233: 2014.

6. NONSC **Noise Condition**

For the lifetime of the development hereby permitted the structure borne noise level caused by its operation shall not exceed 35 dB LASMax at any time measured inside any room of any adjoining dwelling.

REASON:
To ensure that occupants of adjoining dwellings affected by structure borne noise from the permitted development would not be exposed to noise that would be likely to cause an adverse effect on their health and quality of life. This has regard to the guidance set out in 'Guide to evaluation of human exposure to vibration in buildings - Vibration sources other than blasting' British Standard 6472-1:

2008.

7. COM22 **Operating Hours**

The premises shall not be used except between:-
, Mondays - 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).

8. COM7 **Materials (Submission)**

Notwithstanding what is illustrated on the submitted drawings no development shall take place until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

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

REASON
To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

9. NONSC **Fire Strategy**

Prior to development a detailed fire safety strategy compiled by a suitably qualified assessor shall be submitted and approved in writing by the Local Planning Authority.

REASON
To ensure the proposed development complies with fire safety regulations and Policy D12 of the London Plan (2021).

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

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

every opportunity to submit an application which is likely to be considered favourably.

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.

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

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

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

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

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.

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 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMHB 4	Conservation Areas
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
DMTC 3	Maintaining the Viability of Local Centres and Local Parades
DMTC 4	Amenity and Town Centre Uses
LPP D5	(2021) Inclusive design
LPP HC1	(2021) Heritage conservation and growth
NPPF12 -23	NPPF12 23 - Achieving well-designed and beautiful places
NPPF16 -23	NPPF16 23 - Conserving and enhancing the historic environment
NPPF2 -23	NPPF2 2023 - Achieving sustainable development

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the west side of Pressing Lane. It is a developed site which comprises a residential block of flats with retail frontages on the ground floor. The proposed site itself is located on the second floor terrace level and hosts an existing open pergola structure overlooking Material Walk.

The site is located within Botwell: Thorn EMI Conservation Area, the Air Quality Management and Focus Area and has a PTAL rating of 4.

3.2 Proposed Scheme

Planning permission is sought for the erection of single storey building at second floor terrace level within existing pergola to provide ancillary gym studio for residents, along with supporting condenser unit.

The proposed outbuilding would measure a maximum height of approx. 3.39m designed with a sloped mansard style roof with eaves reduced to 2.55m in height. It would measure approx. 67qm infilling the existing pergola structure. It would have a zinc shell exterior with living walls and double-glazed doors.

3.3 Relevant Planning History

59872/ADV/2023/44 Material Store House 8 Pressing Lane Hayes

Installation of 2 no. non illuminated projecting signs.

Decision: 05-02-2024 Approved

59872/APP/2012/1838 The Old Vinyl Factory Site Blyth Road Hayes

Outline planning application for a mixed use development of the Old Vinyl Factory site including the demolition of up to 12,643 sqm of buildings and construction of up to 112,953 sqm (112,953 sqm includes the retention and re-use of 784 sqm of the Power House and 901 sqm Pressing Plant) of new floorspace. Uses to include up to 510 residential units (maximum area of 49,000 sqm GEA), up to 7,886 sqm of new B1 floorspace, up to 4,000 sqm of A class uses (A1, A2, A3, A4, A5), up to 4,700 sqm of D1 and D2 uses, an energy centre (up to 950 sqm), car parking, works to access and creation of new accesses and landscaping.

Decision: 19-04-2013 Approved

59872/APP/2013/3775 The Old Vinyl Factory Site Blyth Road Hayes

Variation of Condition 4 (Phasing) of planning permission 59872/APP/2012/1838 dated 19/04/2013, to allow variations to phasing of approved development to allow the Boilerhouse and the Material Store to come forward as Phases 1 and 2, and to allow the Veneer Store and/or Record Stack carparks to come forward earlier than in the approved phasing.

Decision: 18-03-2014 Approved

59872/APP/2015/1329 The Old Vinyl Factory Blyth Road Hayes

Approval of reserved matters relating to the appearance and the landscaping of Phase 2 of The Old Vinyl Factory Masterplan: The Material Store as required by Conditions 2 and 3 of planning permission ref. 59872/APP/2013/3775.

Decision: 16-07-2015 Approved

59872/APP/2015/1330 The Old Vinyl Factory Blyth Road Hayes

Non-material Amendment to planning permission ref: 59872/APP/2013/3775, dated 31/07/2014 (Variation of condition 4 of outline planning application for a mixed use development of the Old Vinyl Factory site) to amend the approved parameter plans and Development Specification (condition 31) and amend the wording of Condition 13 (acoustic buffering) in connection with the Material Store development.

Decision: 15-06-2015 Approved

59872/APP/2015/3983 Material Store, The Old Vinyl Factory Blyth Road Hayes

Non-material amendment of planning permission ref: 59872/APP/2013/3775, dated 31/07/2014 (Variation of condition 4 of outline planning application for a mixed use development of the Old Vinyl Factory site) to amend an approved parameter plan (condition 31).

Decision: 25-11-2015 Approved

59872/APP/2015/3991 Material Store, The Old Vinyl Factory Blyth Road Hayes

Approval of reserved matters relating to the appearance and the landscaping of Phase 2 of The Old Vinyl Factory Masterplan: The Material Store as required by Conditions 2 and 3 of planning permission ref. 59872/APP/2013/3775.

Decision: 07-01-2016 Approved

59872/APP/2016/4605 The Old Vinyl Factory Blyth Road Hayes

Non-material amendment to planning application reference 59872/APP/2015/3991 (Approval of reserved matters relating to the appearance and the landscaping of Phase 2 of The Old Vinyl Factory Masterplan: The Material Store as required by Conditions 2 and 3 of planning permission ref. 59872/APP/2013/3775) to amend the approved landscaping proposals

Decision: 09-02-2017 Approved

59872/APP/2018/3398 Old Vinyl Factory Blyth Road Hayes

Change of use to allow the use of the Material Store commercial unit for Class D2 leisure use and minor external alterations.

Decision: 19-11-2018 Approved

59872/APP/2023/2879 Material Store House 8 Pressing Lane Hayes

Temporary change of use of one residential unit to provide amenity and coworking space, along with minor external changes to unit entrance including painting of existing walls and railings (amended description).

Decision: 12-12-2023 Refused

Comment on Relevant Planning History

Planning permission is sought for the erection of single storey building at second floor terrace level within existing pergola to provide ancillary gym studio for residents, along with supporting condenser unit.

4. Planning Policies and Standards

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

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:
The Local Plan Part 1 - Strategic Policies (2012)
The Local Plan Part 2 - Development Management Policies (2020)
The Local Plan Part 2 - Site Allocations and Designations (2020)
The West London Waste Plan (2015)

The London Plan (2021)

The National Planning Policy Framework (NPPF) (2023) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Local Plan Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 18 Private Outdoor Amenity Space

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

DMTC 3 Maintaining the Viability of Local Centres and Local Parades

DMTC 4 Amenity and Town Centre Uses

LPP HC1 (2021) Heritage conservation and growth

LPP D5 (2021) Inclusive design

NPPF12 - 23 NPPF12 23 - Achieving well-designed and beautiful places

NPPF16 - 23 NPPF16 23 - Conserving and enhancing the historic environment

NPPF2 - 23 NPPF2 2023 - Achieving sustainable development

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date: **29th November 2023**

5.2 Site Notice Expiry Date: Not applicable

6. Consultations

External Consultees

A site notice was displayed 09-11-23 and expired 04-12-23.
A press advertisement was displayed 08-11-23 and expired 29-11-23.

287 neighbouring properties were consulted on the application by letter dated 30-10-23. During the process of the application, revised drawings were sought and neighbouring properties and internal consultees were re-consulted for 14 days. The consultation period expired 01-03-24.

Hayes Conservation Area Advisory Panel Comment:
I am writing on behalf of Hayes Conservation Area Advisory Panel. We have no objection to the proposed alterations.

Four representations of support were received for the proposed development. The representations are summarised as:
1. The proposed gym will support healthy living and lifestyle especially for those who can't afford to pay for a gym membership.
2. I would like more options for exercise locations in the local area. Especially in this building.
3. I support the project.
4. I strongly support this planning application as the proposed facility will contribute in creating a new social space for residents and it will be beneficial for their wellbeing. The proposed location for the facility will also contribute in activating the Material Walk pedestrian route providing additional natural surveillance on the public realm.

A Cllr has requested that the application is determined at planning committee should the application be recommended for approval due to residents objections. A summary of the neighbouring objections are below:

Two objections from neighbouring properties have been received and are summarised as:
1. There is an existing gym within the building. This gym is a locally ran small business and their customers are largely residents who live nearby like myself. This planned activity would harm the local gym business and is unnecessary.
2. The revised drawings do not address the loss of light and therefore amenity to dwellings B206 and A204.
3. There are noise concerns regarding the proposed development and existing noise at the site. The noise report submitted does not address concerns. There are existing noise concerns and complaints have been made to Hillingdon Council previously.

4. The revised drawings do not improve the loss of privacy. The proposed development will increase loss of privacy due to increased footfall past bedroom windows. There will be no onsite management and presence overseeing the gym facilities during evening hours, which will increase noise during sleeping hours. Tenants will be free to leave or jam the gym doors open in the gym and create noise.
5. One of the townhouses is in use as a a permanent office for staff instead of its intended purpose as residential accommodation, this is not necessary as these staff members are not concierges and fulfil duties that could be done remotely.
6. There is no evidence regarding how the blocking of light from almost every direction will impact the micro-environment of the patio areas of the flats and what will be done to ensure that it is dry and free from mould - and how tenants are expected to air dry clothing.

OFFICER COMMENT:

1. In response to the summary of objections above, most of which are not material considerations for this planning application, a detailed response is set out in the body of this report. (Noise, daylight and sunlight and overbearing impact are covered in most detail).
2. The objection raised within point 1 of the neighbouring objections is discussed within section 07.01 of the report.
3.The objections raised within points 2,3,4 and 6 of the neighbouring objections are discussed within section 07.08 of this report.
4. The objection raised within point 5 of the neighbouring objection is not considered material to the proposed development, as such has not been discussed further.

In summary, the applicant has responded to the concerns raised regarding the potential impact upon the visual amenities of neighbouring residents (daylight, sunlight and outlook) through the submission of revised plans and supporting evidence such as a daylight and sunlight report. These documents have been assessed and demonstrate that the proposal would not lead to a significant loss of residential amenity which could justify refusal and withstand an appeal.

Internal Consultees

ACCESS OFFICER:

Further to my memorandum, and subsequent submission of drawing number SKK4177/004, the requested level access details have been reviewed and deemed satisfactory, overcoming the previous accessibility objection. Conclusion: acceptable

HIGHWAY AUTHORITY:

Site Description
The application site is located on Blyth Road, a mixed residential/commercial street which is bound by Pressing Lane to the east and Powerhouse Lane to the west with the site dissected by Material Walk which runs to the south of the site. Blyth Road is subject to single yellow line waiting restrictions Mon-Sat 8am-6.30pm interspersed with marked parking bays.

The application site is located in an area with a PTAL ranking of 4 indicating that the proposal would be located in an area with good access to public transport which would concur with National Planning Policy Framework (NPPF) 9: Promoting Sustainable Transport and The Mayor's Transport Strategy which aims to encourage people to walk, cycle and travel by public transport.

Access and Parking

The application proposes to replace a pergola on the roof terrace with a 67m2 gym for resident's use. The existing site is car free and will provide no additional parking for the proposed development, however, as the proposed gym would be unlikely to generate additional vehicle movements or parking need the application is unlikely to have a severe impact on the local highway network or highway safety, however, a condition would be required to restrict the use of the gym to residents of the Material Store House only.

Recommendation
There are no highway objections to this proposal, however, the Highway Authority would require a suitable condition being applied to any approval to restrict use of the gym to residents of the development only.

NOISE SPECIALIST:

Sufficient information has been provided by the Applicant to make a recommendation with respect to noise. It is recommended that no objection is made on noise grounds subject to the inclusion of suitable conditions which should be met based on the design information provided and considering measurement and prediction uncertainty.

'For the lifetime of the development hereby permitted the rating level (LAr) of noise caused by its operation shall not exceed: 40 dB LAr 15 min for any fifteen-minute period between 2300 and 0700, and 50 dB LAr 1 hour for any one-hour period between 0700 and 2300, determined one metre free field external to any window or door of any permanent residential, or equivalently noise sensitive premises, in accordance with 'Methods for rating and assessing industrial and commercial sound' British Standards Institution BS4142 2014.' Reason: To ensure that occupants of dwellings would not be exposed to noise caused by the permitted development that would be likely to cause an adverse effect on their health and quality of life with windows open for the purposes of ventilation and cooling.

'For the lifetime of the development hereby permitted the noise level shall not exceed 35 dB LAeq 16 hrs between 0700 and 2300 and 30 dB LAeq 8 hrs, between 2300 and 0700, measured inside any room of any adjoining dwelling' Reason: To ensure that occupants of the adjoining dwellings would not be exposed to noise that would be likely to cause an adverse effect on their health and quality of life. This has regard to the guidance set out in 'Guidance on Sound Insulation and Noise Reduction for Buildings' British Standard Institution BS8233: 2014.'

'For the lifetime of the development hereby permitted the structure borne noise level caused by its operation shall not exceed 35 dB LASMax at any time measured inside any room of any adjoining dwelling.' Reason: To ensure that occupants of adjoining dwellings affected by structure borne noise from the permitted development would not be exposed to noise that would be likely to cause an adverse effect on their health and quality of life. This has regard to the guidance set out in 'Guide to evaluation of human exposure to vibration in buildings - Vibration sources other than blasting' British Standard 6472-1: 2008.

OFFICER COMMENT:

The applicant has submitted a Noise Impact Assessment in support of the application which has been reviewed by the Council's Noise Officer. No objection is raised subject to the imposition of the suggested conditions.

DESIGN AND CONSERVATION OFFICER COMMENT:

I have no objections to the gym in principle but would like to see the flanks reduced in height to 2m with a small, pitched element as shown below, to reduce the visual impacts / outlook from the neighbouring properties at close proximity.

OFFICER COMMENT:

Revised drawings were shown to the Design Officer at a Design Surgery who states that the massing changes are sufficient and present what was requested, therefore no objection raised.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site lies outside the boundary of Hayes Town, however, is within close proximity and therefore is considered to be an edge of Town Centre location.

Policy DMTC 3 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:
A) The Council will protect and enhance the function of local centres and local shopping parades by retaining uses that support their continued viability and attractiveness to the locality they serve. In considering applications for changes of use of shops the Council will ensure that:
i) the local centre or shopping parade retains sufficient essential shop uses to provide a range and choice of shops appropriate to the size of the parade, and its function in the Borough shopping hierarchy;
ii) at least of 50% of the local centre or shopping parade is retained as Use Class A1 shops; and
iii) the surrounding residential area is not deficient in essential shop uses.

Policy DMTC 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:
Proposals for restaurants and hot food takeaways, drinking establishments, betting shops, night clubs, casinos, amusement centres, minicab offices and other similar uses will only be supported provided that they:
i) would not result in adverse cumulative impacts due to an unacceptable concentration of such uses in one area;
ii) would not cause unacceptable disturbance or loss of amenity to nearby properties by reason of noise, odour, emissions, safety and security, refuse, parking or traffic congestion; and
iii) would not detrimentally affect the character or function of an area by virtue of the proposed use or visual impact.

The main town centre uses are identified within the Glossary of the NPPF (2023):
Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

The use of a gym would be considered to be a main town centre use. It is noted that there is an existing gym on the ground floor of the Material Storehouse and includes a modest fitness studio and indoor climbing centre, albeit the majority of the space and use is taken up by the climbing centre therefore offering a different experience to the proposed development.

The proposed development would serve the occupants of the existing residential building, unlike the

ground floor space which is owned by a separate private operator and is open for general public use. The proposed gym structure would provide a private gym studio exclusively for residents of the material Storehouse which would be managed by the owners of the building. Due to the size and of the proposed gym, its location and restricted use to solely occupiers of the building it is not considered that it would detract from the Town Centre. Moreover the policies which relate to both Town Centre and commercial uses do not stipulate refer to a threshold or overconcentration of this type of use. As such the proposal is not considered to present a departure from policy.

The proposed outbuilding is modest in scale measuring approx. 67sqm. The outbuilding can be used flexibly as it is not solely restricted for use as a small fitness centre akin to what you would find in a hotel but can also be used for studio classes. It is therefore considered that the provision of this minor fitness floor space would not result in detrimental harm to the gym and climbing centre located on the ground floor.

It is considered that there would not be a loss of amenity space for the residents of the Material Store House building as the proposed gym would be for the use of the residents and would be an area for recreational/leisure purposes.

7.02 Density of the proposed development

N/A

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

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 1 states that:
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 4 states that new development, including alterations and extensions to existing buildings in Conservation Areas, 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.

Paragraph 201 of the NPPF (2023) requires consideration of the harm upon heritage assets and

paragraph 208 of the NPPF (2023) states that "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use".

The application site lies within the Botwell Thorn EMI Conservation Area. The area has undergone major improvements and development over the past 10+ years by way of new residential developments. The site and surrounding buildings range in height from 6-10 storeys.

The proposed development incudes an outbuilding structure to be used as a gym for residents of the building. During the process of the application revised drawings were sought improving the design of the outbuilding to minimise impacts to neighbouring properties. The outbuilding would be located on the second floor terrace level of the Material Store House building. It would be sited behind the metal railings and would replace an existing pergola structure. Due to its upper floor location and its screening behind existing signage, there would be minimal views of the outbuilding from ground floor level.

The proposed outbuilding would measure a maximum height of approx. 3.39m designed with a sloped mansard style roof with eaves reduced to 2.55m in height. It would measure approx. 67sqm infilling the existing pergola structure. It would have a zinc shell exterior with living walls and double-glazed doors. The materials would be in keeping with the architecture of Pressing Lane and the surrounding area. The existing planting that surrounds the pergola structure and adjoining flats would remain in place with the proposed development.

The Councils Conservation officer has no objections to the revised development.

Overall, for the reasons stated above it is considered that the proposed development would have less than substantial harm on the designated conservation area.

Taking into consideration these points the development is considered to preserve the character and appearance of the conservation area, in accordance with Policy HE1 and BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHB 4, DMHB 11, DMHB 12 and Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

7.04 Airport safeguarding

N/A

7.05 Impact on the green belt

N/A

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established

street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

The impacts of the proposed development on the Botwell Thorn EMI Conservation Area is covered within section 07.3 of this report.

With regard to the impact of the proposed development on the street scene and character and appearance of the area, the outbuilding is proposed to be located on the second floor terrace level of the Material Storehouse building and screened behind the metal railings. The outbuilding would have a zinc exterior with a mansard style roof and double glazed doors, it is considered that the materials would not appear out of keeping with the surrounding buildings. Due to its modest size, height, screening and position on the second floor terrace level it is not considered that the proposed development would have a harmful impact on the street scene nor the character and appearance of the surrounding area. As such the proposed development would comply with Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) .

7.08 Impact on neighbours

Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) states that all new development should seek to protect the amenity of surrounding land and buildings, particularly residential properties.

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

The proposed development would be located on the second floor terrace level of the Material Storehouse. Residential flats would be located adjacent to the development. There are two flats with outdoor terraces that would be located next to the proposed development labelled Unit B.206 and Unit A.204, particular attention has been given to these units given the proximity to the development.

NOISE

The applicant has submitted a noise assessment in support of the application. Whilst the proposed development could potentially generate more activity, the existing space is used for amenity purposes therefore the area would be subject to noise at present. It is noted that the noise generated at present is not enclosed within a building or structure. As such the assessment should be based on whether the proposed development would generate noise significantly above existing.

The applicant has provided an acoustic design review of the proposal. The assessment has considered airborne noise, external mechanical plant noise and airborne sounds insulation with mitigation measures. The Councils Noise specialist has been consulted and raises no objection subject to the imposition of conditions to restrict noise levels from above an

In summary there is no objection to the proposed development in terms of increased noise generation subject to certain conditions which would be added to the approval. It is therefore concluded that the proposed development would not cause a significant increase in noise to warrant refusal.

OVERBEARING IMPACT AND LOSS OF LIGHT

It is noted that the existing pergola in situ at the site is an open structure and the proposed development would infill this space. During the process of the application revised drawings have been received amending the design of the proposed gym structure. The development includes a reduced eaves height reducing any overbearing effect.

The applicant has submitted a Daylight and Sunlight Assessment following the revised design which has been completed in accordance with BRE Guidance 2022. This guidance states that where a development is proposed it should retain at least 80% of the existing light levels enjoyed by existing buildings. The report concludes that the proposed development would have no adverse impacts on neighbouring residents in terms of daylight received, the assessed windows would retain in excess of 80% of their existing values both annually and over the winter months. The neighbouring garden spaces adjacent to the proposed development would retain in excess of 80% of their existing area that received 2 hours or more of sunlight. The report clearly demonstrates that there would be a negligible increase in overshadowing/loss of sunlight and daylight. The proposed development is therefore compliant with BRE guidance in relation to sunlight impacts and therefore, would not have a significantly detrimental impact on the amenities of neighbouring properties.

There are existing planters that surround the two terrace level flats. These would remain in place giving adequate screening to the existing flats. There are no side windows that would face Unit B.206 and Unit A.204 therefore there would be no overlooking or loss of privacy created.

INCREASED ACTIVITY

The proposed gym will be used solely for the residents occupying the building. It should be noted that the existing terraced area and pergola structure can be accessed and used by these residents currently, therefore, it is considered that there would not be a significant increase in activity and disturbance than at present.

Overall, it is not considered that the proposed development would cause significant impacts to the amenities of neighbouring properties. It would therefore comply with Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) and Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020)

7.09 Living conditions for future occupiers

EXERNAL AMENITY SPACE:

Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all new residential development and conversions will be required to provide good quality and usable private outdoor amenity space.

Although not used as a residential space, the proposed outbuilding would be located within a shared outdoor amenity space for residents of the Material Storehouse.

It is not considered that there would be a substantial loss of external amenity space for existing residents within the Material Storehouse. The proposed development would infill approx. 70sqm of an existing pergola structure which would be used as a leisure facility for residents. It should also be noted that there would still be external amenity areas available for residents within the site within the public podium on level 1, shared terrace on Level 2 and public gardens on the top of each residential block. As such the development would retain sufficient outdoor amenity space for current and future occupiers of the Material Storehouse. As such, the proposed development complies with Policy

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

7.10 Traffic impact, Car/cycle parking, pedestrian safety

HIGHWAY IMPACT:

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

Policy DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that 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 (2020) states that:
A) Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity. The Council may agree to vary these requirements when:
i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or
ii) a transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations.
B) All car parks provided for new development will be required to contain conveniently located reserved spaces for wheelchair users and those with restricted mobility in accordance with the Council's Accessible Hillingdon SPD.

The existing site is a car free development and there is no proposed parking for the proposed development. The development would unlikely create addition vehicle movements as the use of the gym would be solely for the use of residents. As such, it is unlikely to have a severe impact on the local highway network or highway safety.

7.11 Urban design, access and security

ACCESS

The proposed development would be located on the second floor terrace level and would have step free access. The development would be accessible by existing lifts. The Councils access officer has been consulted on the application. Their full comments can be read in Section 06.2 of this report. In summary, the access officer is satisfied with the proposed gym arrangements and has no objections regarding accessibility.

URBAN DESIGN

Urban design matter are discussed in section 07.03 of this committee report.

7.12 Disabled access

Covered within section 06.2 of this report

7.13 Provision of affordable & special needs housing

This section is not applicable to the assessment of the application

7.14 Trees, landscaping and Ecology

Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:
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.
C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.
D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

The proposed development would not lead to the loss of any existing planting. The development would retain the existing planters surrounding the pergola structure and would retain screening to the neighbouring properties. The proposed development therefore complies with Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

7.15 Sustainable waste management

This section is not applicable to the assessment of the application

7.16 Renewable energy / Sustainability

This section is not applicable to the assessment of the application

7.17 Flooding or Drainage Issues

This section is not applicable to the assessment of the application

7.18 Noise or Air Quality Issues

Covered within Section 07.8 of this report.

The Noise specialist comments can be found within section 06.2 of this report.

7.19 Comments on Public Consultations

Covered within section 06.1 of this report.

7.20 Planning obligations

This section is not applicable to the assessment of the application

7.21 Expediency of enforcement action

This section is not applicable to the assessment of the application

7.22 Other Issues

FIRE SAFETY

Policy D12 states, in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:
1) identify suitably positioned unobstructed outside space:
a) for fire appliances to be positioned on
b) appropriate for use as an evacuation assembly point
2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures
3) are constructed in an appropriate way to minimise the risk of fire spread
4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users
5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development

The proposal is not supported by a Fire Safety Statement, however given to modest scale of the development and its location within an existing residential developed area which has been subject to recent construction, it is considered acceptable to impose a condition for a Fire Safety Statement to be submitted and approved by the Local Planning Authority. These details will need to tie in with the existing fire safety strategy for the main building but also include details of the materials which should meet the necessary building control requirements. Subject to the imposition of this condition no objection on fire safety grounds are raised.

8. Observations of the Borough Solicitor

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

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

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

Planning Conditions
Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all

other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

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

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

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

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

9. Observations of the Director of Finance

This section is not applicable to the assessment of the application

10. CONCLUSION

The application proposes a modest single storey structure to be used as a gym to serve residents of the existing residential building. Whilst the objections from residents have been noted, as set out in more detail within this report the submission of a daylight and sunlight report and amended plans are considered to address the concerns. Furthermore the scheme has been reviewed by the Councils Noise Officer who has raised no objection.

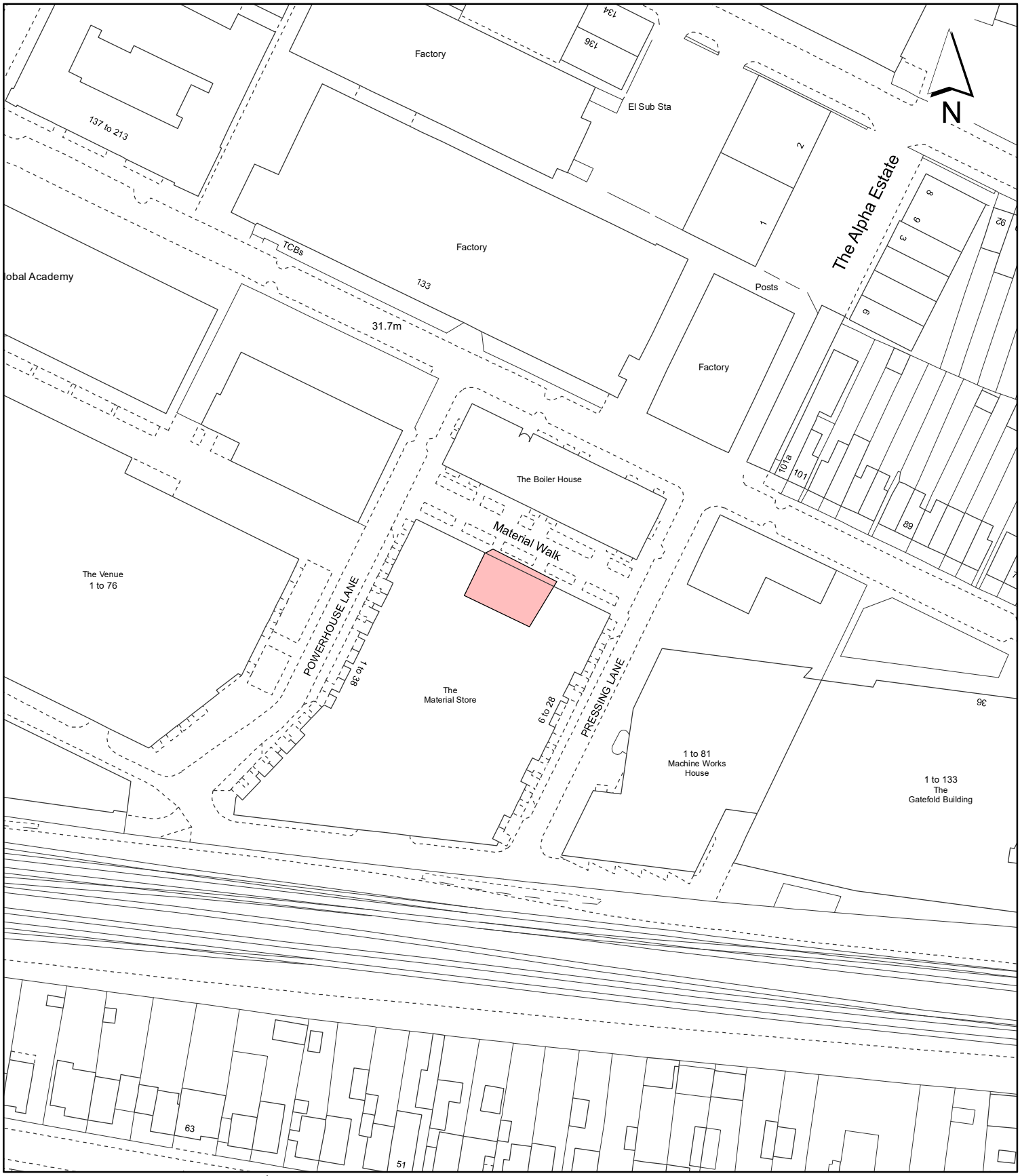
The building would integrate with the existing building from views within the terrace itself and street level. Whilst the development proposes a Town Centre use to a building outside of the Town Centre the fact that it will serve residents of the building, is modest in size and is on the edge of the Town Centre, it is not considered that the development would detract from the vitality of the Town Centre.

For the reasons set out in this report, it is considered that the proposed development would comply with national, regional, and local planning policies and guidance. Therefore, it is recommended that the application be approved.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)
The London Plan (2021)
National Planning Policy Framework (2023)

Contact Officer: Rhian Thomas **Telephone No:**



Notes:

Site boundary

For identification purposes only.

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Site Address: **Material Store House**
Pressing Lane
Blyth Road

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

Planning Application Ref:
59872/APP/2023/3016

Scale:
1:1,250

Planning Committee:
Minor

Date:
May 2024

HILLINGDON
LONDON

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Report of the Head of Development Management and Building Control

Address:	1 & 2 VERNON DRIVE HAREFIELD
Development:	Demolition of existing dwelling and erection of 2no. semi-detached properties with associated works
LBH Ref Nos:	4007/APP/2024/498
Drawing Nos:	6703-ACC-00-XX-DR-A-0003 P1 6703-ACC-00-XX-DR-A-210 P3 6703-ACC-00-XX-DR-A-212 P0 6703-ACC-00-XX-DR-A-521 T0 6703-ACC-00-XX-DR-A-110 P3 6703-ACC-00-XX-DR-A-0001 P0 6703-ACC-00-XX-DR-A-0002 P0 Cover Letter 6703-ACC-00-XX-DR-A-100 P0 6703-ACC-00-XX-DR-A-200 P0

Date Plans received:	27-02-2024	**Date(s) of Amendments(s):**	27-02-2024 01-03-2024 24-04-2024
Date Application valid	27-02-2024		

1. SUMMARY

The application proposes the erection of two semi detached properties with associated works. This application is being presented at the Borough Planning Committee given it is a Council owned property.

The application site comprises a large detached property on the northern side of Vernon Drive. Historically the building would have been used as two residential units. Up until recently, the existing dwelling had provided social housing to a single family unit however it suffered extensive fire damage which had lead to the property being vacated. The proposal to reinstate 2 larger housing units is therefore welcomed. It is considered that the principle of erecting dwellings on the site is acceptable and the addition of 2 x 5 bed units would contribute positively to the housing need for larger units within the borough. In addition, the proposal would provide two M4(3) 'wheelchair user dwellings' compliant dwellings, along with providing social housing. This optimises the potential occupants of the dwellings and will contribute towards the Council's owned housing stock which is additional benefit.

During the course of the application, amended plans were received which sought to address the Conservation Officer comments. The building would be fully brick in design and captures the gable features that appear common within the local vicinity. Whilst the scale of the building has increased significantly from the existing footprint, the overall height would be similar to the prevailing pattern. Although the width of the frontage increases from the existing arrangement, the building would remain

set in from the side boundary ensuring a level of openness. Further mitigating site factors ensures that the harm from the width is less than substantial and at the lower end of the scale, which is balanced by the provision of fully compliant wheelchair accessible social housing. Officers has concluded that the amended scheme as a whole ensures the conservation area is preserved.

In addition, the revised proposal would not unduly impact on the living conditions of neighbouring residential occupiers given the footprint position in the context of each neighbouring property.

Both dwellings would comply with the London Plan's internal space standards with sufficient room sizes, aspect, outlook and a satisfactory overall layout.It is acknowledged that the proposed gardens sizes fall short of the private amenity space standards. However, the site is within walking distance of a public park and unit 2 benefits from a side garden. It is therefore considered, on balance, that an acceptable provision of open space would be afforded to the future occupiers of the proposed development given the proximity to local open public spaces.

The Council's Highways Department is satisfied that the proposal would not present a risk to road safety, hinder the free flow of traffic, or lead to parking stress. A construction management plan has also been secured to mitigate any impact on nearby residents during the construction phase.

The proposal would deliver a high quality, family sized, social housing which would also be M4(3) compliant. It is therefore recommended that planning permission is granted, subject to the imposition of relevant planning conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

1. RES3 **Time Limit**

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

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

2. RES4 **Accordance with Approved Plans**

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

Site Location Plan
6703-ACC-00-XX-DR-A-0003 P1
6703-ACC-00-XX-DR-A-110 P3
6703-ACC-00-XX-DR-A-210 P3
6703-ACC-00-XX-DR-A-212 P0
6703-ACC-00-XX-DR-A-521 T0

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 (2021).

3. RES7 **Materials (Submission)**

Prior to the commencement of any work above damp proof course level of the development hereby approved, details of all materials and external surfaces, including details of windows, doors and roof lights, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

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

REASON
To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4. NONSC **Cycle storage compliance**

The secured and covered cycle storage (2 cycle spaces per dwelling), shall be constructed in accordance with the approved details and be retained as such.

REASON
To ensure that the proposed development will provide adequate facilities in compliance with policies DMHB 11, DMHB 12, DMHB 14, DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policies G5 and T6.1 of the London Plan (2021).

5. NONSC **Solar panels**

The solar PV equipment on the main dweling roof will not protrude more than 0.2 metres beyond the plane of the roof slope when measured from the perpendicular with the external surface of the wall or roof slope and all solar PV equipment on site will be removed as soon as reasonably practicable when no longer needed.

REASON
To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

6. OM19 **Construction Management Plan**

Prior to the commencement of any site clearance, demolition or construction work, a demolition and construction management plan and drawing shall be submitted to and approved in writing by the Local Planning Authority. The plan shall detail:
(a) The phasing of development works
(b) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours)
(c) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities)
(d) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions

for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours)
(e) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process
(f) The storage of demolition/construction materials on site
(g) The location on site of any site office
(h) The types/sizes of construction vehicles proposed to access the site
(i) The proposed timing of construction traffic
(j) Demonstration that the proposed construction vehicles will be able to satisfactorily access the site (through submission of swept path diagrams).

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON
To safeguard the amenity of surrounding areas in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

7. NONSC **Sustainable water management and water efficiency**

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management and water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall:
i. Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
ii. Include a timetable for its implementation; and
iii. Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
iv. Provide details of water collection facilities to capture excess rainwater;
v. Provide details of how rain and grey water will be recycled and reused in the development;
vi. Provide details of how the dwelling will achieve a water efficiency standard of no more than 110 litres per person per day maximum water consumption (to include a fixed factor of water for outdoor use of 5 litres per person per day in accordance with the optional requirement defined within Approved Document G of the Building Regulations).

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

REASON
To ensure the development does not increase the risk of flooding in accordance with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan Part 2 (2020) and Policies SI2 and SI 13 of the London Plan (2021).

8. NONSC **Step Free Access**

Prior to any works on site above damp proof course level, details of step free access via all points of

entry and exit shall be submitted to, and approved in writing, by the Local Planning Authority. Such provision shall remain in place for the life of the building.

REASON
To ensure housing of an inclusive design is achieved and maintained in accordance with Policies D5 and D7 of the London Plan (2021).

9. NONSC **M4(3) dwelling**

Both dwellings hereby approved shall be constructed in accordance with the technical specifications for an M4(3) dwelling.

No dwelling shall be occupied until certification of compliance with the above technical specifications has been submitted to, and approved in writing, by the Local Planning Authority. All such provisions must remain in place for the life of the buildings.

REASON
To not only allow the Building Control body to require the development to comply with the optional Building Regulations standards, but to also ensure the appropriate quantity and standard of accessible and adaptable housing is constructed and maintained in accordance with policy D7 of the London Plan.

10. NONSC **Tree protection**

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

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

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

Thereafter, the development shall be implemented in accordance with the approved details.
The fencing shall be retained in position until development is completed.
The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:
2.a There shall be no changes in ground levels;
2.b No materials or plant shall be stored;
2.c No buildings or temporary buildings shall be erected or stationed.
2.d No materials or waste shall be burnt; and.
2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning

Authority.

REASON
To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020)

11. RES10 **Tree to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON
To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

12. RES9 **Landscaping (car parking & refuse/cycle storage)**

Prior to the commencement of any works above damp proof course level of the development approved, a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
1.a Planting plans (at not less than a scale of 1:100),
1.b Written specification of planting and cultivation works to be undertaken,
1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
1.d Biodiversity enhancements including bird and bat boxes

2. Details of Hard Landscaping
2.a Means of enclosure/boundary treatments
2.b Car Parking Layouts (including one active and one passive electric charging points per dwelling)
2.c Permeable Hard Surfacing Materials

3. Details of Landscape Maintenance
3.a Landscape Maintenance Schedule for a minimum period of 5 years.
3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

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

REASON
To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12, DMHB 14, and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policy G5 of the London Plan (2021).

13. RES13 **Obscure Glazing**

Notwithstanding the details specified on the approved drawings, the first floor side windows shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON
To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

14. RES12 **No additional windows or doors**

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

REASON
To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

15. RES14 **Outbuildings, extensions and roof alterations**

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

REASON
To protect the character and appearance of the area and amenity of residential occupiers in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

INFORMATIVES

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

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

2. I23 **Works affecting the Public Highway - Vehicle Crossover**

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

3. 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).

4. I73 **Community Infrastructure Levy (CIL) (Granting Consent)**

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillingdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at:
www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

5. 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.

6. 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.

7. I6 **Property Rights/Rights of Light**

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

8. I2 **Encroachment**

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice

under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

9. IT05 **Wildlife and Countryside Act 1981**

Wildlife and Countryside Act 1981: Note that it is an offence under this act to disturb roosting bats, nesting birds or any other protected species. Therefore, if applicable, it is advisable to consult your tree surgeon / consultant to agree an acceptable time for carrying out the approved works.

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 (2021) and national guidance.

DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 10	Water Management, Efficiency and Quality
DMEI 2	Reducing Carbon Emissions
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMH 1	Safeguarding Existing Housing
DMH 2	Housing Mix
DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMHB 18	Private Outdoor Amenity Space
DMHB 4	Conservation Areas
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D12	(2021) Fire safety
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
LPP DF1	(2021) Delivery of the Plan and Planning Obligations
LPP G7	(2021) Trees and woodlands

LPP GG2	(2021) Making the best use of land
LPP GG4	(2021) Delivering the homes Londoners needs
LPP H1	(2021) Increasing housing supply
LPP H10	(2021) Housing size mix
LPP HC1	(2021) Heritage conservation and growth
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP SI2	(2021) Minimising greenhouse gas emissions
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF11 -23	NPPF11 23 - Making effective use of land
NPPF12 -23	NPPF12 23 - Achieving well-designed and beautiful places
NPPF14 -23	NPPF14 23 - Meeting the challenge of climate change, flooding and coastal change
NPPF16 -23	NPPF16 23 - Conserving and enhancing the historic environment
NPPF2 -23	NPPF2 2023 - Achieving sustainable development
NPPF4 -23	NPPF4 23 - Decision making
NPPF5 -23	NPPF5 23 - Delivering a sufficient supply of homes
NPPF9 -23	NPPF9 23 - Promoting sustainable transport

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a large detached property on the northern side of Vernon Drive. It is noted that the current dwelling provided social housing and has suffered extensive fire damage in recent times which has lead to the property being vacated. The property benefits from good sized gardens to the rear and side, with a large public parking bay to the front providing parking for a number of cars.

The street scene is residential in character and appearance comprising a mix of detached, semi-detached and terrace properties.

The site falls within Flood Zone 1 and is within the Harefield Village Conservation and is partially covered by TPO 3 to the west. The site has a Public Transport Accessibility Level rating of 1b (Very Poor).

3.2 Proposed Scheme

The application seeks to demolish the existing six bedroom dwelling house and the erection of 2 x No. semi detached properties with associated works.

The scheme has been revised during the course of the assessment based on comments received from the Conservation and Accessibility Officer.

*The footprint to the rear has been slightly altered to provide a small additional level of amenity space for the western unit.
* The roof design has been altered with the inclusion of projecting gables to front and rear
* Solar panels have been removed from the front of roof slope
* The facade would now be fully brick rather than a mix of render/brick which was initially proposed.

3.3 Relevant Planning History

Comment on Relevant Planning History

No relevant history.

4. Planning Policies and Standards

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)
The West London Waste Plan (2015)
The London Plan (2021)

Material Considerations:

The National Planning Policy Framework (NPPF) (2023) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Local Plan Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMCI 7 Planning Obligations and Community Infrastructure Levy

DMEI 10 Water Management, Efficiency and Quality

DMEI 2 Reducing Carbon Emissions

DMEI 7 Biodiversity Protection and Enhancement

DMEI 9 Management of Flood Risk

DMH 1 Safeguarding Existing Housing

DMH 2 Housing Mix

DMHB 1 Heritage Assets

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 16 Housing Standards

DMHB 17 Residential Density

DMHB 18 Private Outdoor Amenity Space

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

DMT 5 Pedestrians and Cyclists

DMT 6 Vehicle Parking

NPPF11 - 23 NPPF11 23 - Making effective use of land

NPPF12 - 23 NPPF12 23 - Achieving well-designed and beautiful places

NPPF16 - 23 NPPF16 23 - Conserving and enhancing the historic environment

NPPF14 - 23 NPPF14 23 - Meeting the challenge of climate change, flooding and coastal change

NPPF2 - 23	NPPF2 2023 - Achieving sustainable development
NPPF4 - 23	NPPF4 23 - Decision making
NPPF5 - 23	NPPF5 23 - Delivering a sufficient supply of homes
NPPF9 - 23	NPPF9 23 - Promoting sustainable transport
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
LPP GG2	(2021) Making the best use of land
LPP GG4	(2021) Delivering the homes Londoners needs
LPP DF1	(2021) Delivery of the Plan and Planning Obligations
LPP D12	(2021) Fire safety
LPP G7	(2021) Trees and woodlands
LPP H1	(2021) Increasing housing supply
LPP H10	(2021) Housing size mix
LPP HC1	(2021) Heritage conservation and growth
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP SI2	(2021) Minimising greenhouse gas emissions
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date: **7th April 2024**

5.2 Site Notice Expiry Date: Not applicable

6. Consultations

External Consultees

7 neighbours, Denham Aerodrome and Harefield Tenants and Residents Association were consulted on 05-03-24. The consultation period expired on 02-05-24. Two representations were received as below:

Harefield Tenants and Residents Association:
As the development is in the Conservation Area I am sure you will ensure it conforms to regulations. I also hope that local suppliers and tradesmen are used. It would be advantageous to Harefield if these properties are used to accommodate Harefield families.

Officers Comments: The comments from the Residents Association are noted. As indicated below, the proposal aims to provide 2 larger family sized units that would be Council owned housing for social rent and serve the local area. The design has been altered based on feedback from the Conservation Officer and is discussed within Section 7.07 of the report.

Denham Aerodrome:
We would like to draw attention to the fact that the site is within the Denham Aerodrome Traffic Zone and under the flight path. Denham is a long established Civil Aviation Authority Licensed Aerodrome providing facilities for business aviation and flying training for both fixed and rotary wing aircraft, and may be available for use at any time. It is inevitable that any occupants in this location will both hear and see aircraft operations including aircraft taking off and landing, and it is important that all concerned are aware of the juxtaposition of the sites

Officers Comments: Officers note the comments received from Denham Aerodrome. There has been a residential use on the site historically and the proposal aims to provide a better quality of residential unit based on the areas constraints. The building heights would be in line with the established height in the vicinity and Officers do not envisage any concerns in regards aviation safety. The overall standards of accommodation would also need to meet the required sound insulation under Building Regs.

Internal Consultees

Conservation, Access Officer and Highways were consulted and representations are as below:

Conservation Officer:
Concerns regarding the appearance impact on the character of the local area. Concerns regarding quality of the proposed site and building layout, and quality of the proposed landscaping.

Planning Officer comments:
Following Conservation comments, revisions were sort to alter the design of the development including the removal of solar panels, realignment of windows/doors, removal of the render element, removal of junction boxes and the introduction of a gable element that would relate with the character of development adjacent to Rickmansworth Road and existing dwelling.

Highways Officer:
The proposed site envelope is situated within a side road located off Rickmansworth Road in Harefield. It is proposed to replace the existing 6-bedroom detached dwelling with two 5-bedroom semi-detached residential units with two on-plot parking spaces per unit. The existing carriageway crossing (cc) that serves the property would be widened to serve one of the dwellings & a new second cc would be introduced to serve the other. There is an established parking lay-by fronting the site and several on-street parking spaces would be lost due to the revised cc provisions. Presumably, the lay-by serves partially as a parking facility for general visitors to 'The Green' open space that lies directly opposite the address.
The surrounding roadways are generally devoid of parking controls and neighbouring properties exhibit some degree of on-plot parking provisions. The address exhibits a Public Transport Accessibility Level (PTAL) of 1b which is considered as 'very poor' and as such greatly heightens dependency on the use of private motor transport to and from the address.

Parking Provision
Hillingdon Local Plan: Part 2 Policy - DMT 6 requires that new development will only be permitted where it accords with the council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.
London Plan (2021): Policy T6.1 (Residential Parking) requires that new residential development should not exceed the maximum parking standards as set out in table 10.3.
The maximum parking requirement for each residential unit would be in the order of up to a maximum of 1.5 on-plot spaces in order to comply with the overriding regional standard. Two spaces per unit are to be provided which is considered broadly in line with the said. One space per unit would be adaptable to disabled compliant standard which is welcomed.

Electric Vehicle Charging Points (EVCP's)
In line with the London Plan (2021), within the final parking quantum there is a requirement for a minimum of 20% 'active' EVCP provision with all remaining spaces being designated as 'passive' provisions. In this case, each dwelling should incorporate 1 'active' & 1 'passive' space. This aspect has not been acknowledged by the applicant hence a suitable planning condition should be applied.

Cycle Parking
In terms of cycle parking there should be a provision of 2 secure and accessible space for each of the new residential units to conform to the adopted borough cycle parking standard. Each dwelling is to incorporate a shed within the rear garden which could presumably accommodate two cycles but the applicant has not confirmed this point so a suitable planning condition should again be applied.

Carriageway Crossing (cc) Provision Existing cc
The cc is proposed for widening and measurements have been submitted. Although the principle of widening is considered acceptable, these measurements are considered indicative and final designs would be arranged post-permission in conformity with the council's 'Domestic Vehicle Footway Crossover' Policy (2022). It should be noted that the revised crossing would need to be constructed to an appropriate council standard executed under S184 of the Highways Act 1980 (or suitable alternative arrangement) at the applicant's/developer's expense.
New cc
Again, the principle of provision is accepted, and the same post-permission process would apply as outlined above.
As referred to earlier, several on-street parking spaces within the lay-by would be deleted as a consequence of the two cc's which is regrettable. However, in this specific case as the above crossing criteria is met, the landowner's legal rights of access to their site envelope take precedence over any existing on-street parking provision. Post-installation, provision of a painted white line 'H' marking across both dropped kerbs may also be considered to reduce the incidence of any potential obstructive parking by

general users of the lay-by.

Vehicular Trip Generation
Local Plan: Part 2 Policies DMT 1 and DMT 2 require the council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.
The proposal would raise the level of vehicular activity to and from the site as compared to the single dwelling. However peak period traffic movement into and out of the site is not expected to exceed 1-2 additional vehicle movements during the most sensitive and therefore crucial peak morning and late afternoon/evening hours. Hence this uplift is considered marginal in generation terms and therefore can be absorbed within the local road network without notable detriment to traffic congestion and road safety.

Refuse Bin Store Provision
Refuse collection would continue to be undertaken from Vernon Drive.
In order to conform to accepted 'waste collection distances' from the public highway, a bin storage area should be placed within 10m of a refuse vehicle. As refuse bins are to be positioned to the rear of both units, this parameter is exceeded. However, it is accepted that it is highly likely that an informal on-plot management regime will be established (as is likely to be the case at present) to ensure that any refuse is positioned within the above distance parameter on collection days. There are no further observations.

Construction Management Plan (CMP)
The above will be a requirement given the constraints and sensitivities of the local road network to avoid/minimise potential detriment to the private/public realm. It will need to be secured under planning condition.

Conclusion
The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Management Plan (2020) Policies DMT 1, DMT 2 & DMT 6 and Policy T4 and T6 of the London Plan (2021).

Access Officer:
This proposal seeks to replace the existing dwellings with two semi-detached houses has been reviewed with reference to London Plan Policy D7. No accessibility concerns are raised subject to the following Conditions attached to any approval:

Prior to any works on site above damp proof course level, details of step free access via all points of entry and exit shall be submitted to, and approved in writing, by the Local Planning Authority. Such provision shall remain in place for the life of the building. REASON To ensure housing of an inclusive design is achieved and maintained in accordance with Policies D5 and D7 of the London Plan (2021).

The dwellings hereby approved shall accord with the requirements of Policy D7 of the London Plan and shall not be occupied until certification of compliance with the technical specifications for an M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, has been submitted to, and approved in writing, by the Local Planning Authority. All such provisions must remain in place for the life of the building.

REASON: To not only allow the Building Control body to require the development to comply with the optional Building Regulations standards, but to also ensure the appropriate quantity and standard of accessible and adaptable housing is constructed and maintained in accordance with policy D7 of the London Plan.

Following revisions, the Access Officer has confirm both dwellings would be M4(3) compliant.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

PRINCIPLE OF DEVELOPMENT:

Paragraph 123 of the NPPF (2023) states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Policy GG4 of the London Plan (2021) seeks to ensure that more homes are delivered. This is reinforced by Policy H1 of the Local Plan: Part 1 - Strategic Policies (2012) which gives general support to housing provision to meet and exceed the Council's minimum strategic dwelling requirement, where this can be achieved in accordance with other Local Plan policies.

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) states that the Council will support development proposals that would not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas.

It is noted that the existing dwelling appears to be a single dwelling, however, there is historic information on the Council's GIS system to suggest the dwelling used to be split into two dwellings (semi-detached). The existing layout of the building which provides a single six bedroom dwelling appears overly complicated and fails to optimise the potential of the site. The reintroduction of two residential units with a more efficient layout would therefore be welcomed.

There is no objection, in principle, to the creation of an additional residential unit in this location in land use terms. However, this would be subject to the proposal being in accordance with all relevant planning policies and guidance in the Development Plan.

HOUSING MIX:

Policy H10 of the London Plan (2021) states that new development should consist of a range of unit sizes.

Policy DMH 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that the Council will require the provision of a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need. The Council's current information on housing need indicates a substantial borough-wide requirement for larger affordable and private market units, particularly 3 bedroom plus properties, as identified in the Strategic Housing Market Assessment 2016.

In accordance with Policy DMH 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), developments should demonstrate how the provision of family housing has been optimised, to address local needs.

The proposed development would provide two 5-bedroom houses, which would make a contribution

towards the Borough's need for family sized housing. Currently there is a significant need for larger residential units that are suitable for families. The current site had up until recently accommodated one family. However due to substantial fire damage, the property had to be vacated. The demolition of the existing property and re-provision of 2 family sized units would be a gain of one unit over and above the recent situation. Both these units are earmarked for social rented accommodation and as such this would represent a further benefit to the scheme in contributing toward the housing stock as well as a form of affordable social housing.

Accordingly, it is considered that the proposal would consist of an appropriate housing mix in accordance with Policy DMH 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy H10 of the London Plan (2021).

7.02 Density of the proposed development

Policy D3 of the London Plan (2021) states that all development must make the best use of land by following a design-led approach that optimises the capacity of sites. Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling. In other areas, incremental densification should be actively encouraged by Boroughs to achieve a change in densities in the most appropriate way. This should be interpreted in the context of Policy H2 of the London Plan (2021) which states that Boroughs should proactively support well-designed new homes on small sites below 0.25 hectares in size.

Numerical densities are considered to be more appropriate to larger sites and what is considered of greater significance to the determination of this application is the local contextual factors. The key consideration is therefore whether the development would acceptably integrate with the character and appearance of the area, and would respect residential amenity considerations, rather than the consideration of the numerical density of the proposal. These issues are discussed in detail at sections 7.07 and 7.08 of this report.

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

The application site is designated within Harefield Village Conservation Area. Refer to Section 7.07 of this Committee Report for further details.

7.04 Airport safeguarding

Policy DMAV 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that the Council will ensure that uses such as housing, education and hospitals are not located in areas significantly affected by aircraft noise without acceptable mitigation measures.

The application site is within 3km buffer of the Denham Aerodrome Zone. However, as the site is within an established residential area within this zone, it is considered that visibility and audibility of aircraft operations associated with Denham Aerodrome would not be of significant harm to the living conditions of future occupiers. It is therefore considered that it would be unreasonable to refuse the application on the ground of harm to the residential amenity of the future occupiers, in respect to aircraft noise associated with Denham Aerodrome.

The development if approved would also be subject to meeting building regulations criteria (Approved Document E) which deals specifically with sound insulation measures.

7.05 Impact on the green belt

The application site is not designated within the Green Belt.

7.07 Impact on the character & appearance of the area

The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the tests for dealing with heritage assets in planning decisions. S72 of this Act relates to Conservation Areas and requires Local Planning Authorities to pay special attention to 'the desirability of preserving or enhancing the character or appearance of that area'.

Paragraph 135 of the NPPF (2023) states 'Planning policies and decisions should ensure that developments:
a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

Policies D1, D3 and D4 of the London Plan (2021) require development proposals to be of high quality and to enhance the local context by delivering buildings and spaces that positively respond to local distinctiveness.

Policy HC1 of the London Plan (2021) states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.

Hillingdon Local Plan Part 1: Strategic Policies (2012) Policy BE1 states 'The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.'

Policy DMHB 4 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that new development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area.

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

Policy DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) re-emphasises the need for new development to be well integrated with the surrounding area and provides design criteria as to how this would be achieved.

SITE CONTEXT

The surrounding streetscape on Vernon Drive is a mix of detached, semi-detached and terrace dwellings. In addition, there is a mix of roof forms, notably, the application site dwelling and the neighbouring dwellings to the north west are characterised by gable roofs, bungalows, many of which have been extended by way of a gabled end to the rear. Vernon Drive lies directly east of the much busier Rickmansworth Road and is characterised by its leafy environment with Harefield Village Green situated directly opposite the application site. The street has an unusual bend in the highway close to the application boundary which provides a natural divide in the housing styles with the properties directly north-west of the site closer to Rickmansworth Road predominately characterised by a brick facade with gable feature finish. Around the bend and directly east of the site, the properties appear to be a mixture of semi-detach hipped roof dwellings with some containing a central gable feature with a render finish similar to the application property.

With the prominent bend in the highway, the existing dwelling would appear as an anomaly from the north-western side of Vernon Drive as it's render finish contrasts with the predominant brick finish of the other properties. The site's unique location and projection forward the building line to the west allows scope to incorporate a design more reflective of those north-western properties. Officers are therefore satisfied that the removal of the existing building and replacement with a dwelling finished entirely in brick would allow the application to blend in with the established brick character.

DESIGN ASSESSMENT

The initial scheme brought forward had provided a mixture of both brick and render which appeared quite visually confusing with a mismatch of materials. Following negotiations, revised drawings were submitted by the applicant showing a reduction to footprint of the dwellings and a revised design including the removal of solar panels from the front elevation, realignment of windows/doors, removal of the rendered detailing, relocation of junction boxes and the introduction of a gable roof form that would relate with the character of development adjacent to Rickmansworth Road and existing dwelling.

The proposed semi-detached dwellings would measure approximately 16.9m wide, 10.6m at its deepest point and 8.375m high. The height of the dwellings would be higher than the existing dwelling, however a street view elevation has been provided which demonstrates that it would be in line with the height of neighbouring developments to the north west. No 1C Vernon Drive would remain higher than the proposed dwellings and the overall ridge heights of the other properties along this stretch are only slightly below the application site. It is also noted that the eaves height would largely match the neighbouring properties providing a consistency between each of the properties. Therefore, when viewed against the neighbouring houses on Vernon Drive, the overall height of the proposed replacement dwellings would be reflective of the immediate context.

To accommodate two family dwellings on the site and given the constraints of the land to the rear, the

overall width and scale of the development would increase from the existing dwelling. The building would measure 16.9m wide however it would be set-in from the respective boundaries by approximately 1.1 metre (at the narrowest point). This would allow for visual gaps between buildings to be retained, which is an important characteristic feature within the area. Nevertheless, both the Conservation and Planning Officers recognise that the overall width would be greater than what is seen within the prevailing character. Although the projection gable takes inspiration from the existing dwellings in the area, this is slightly enlarged and may be interpreted as harmful. The unique plot circumstances with the highway bend gives some visual break and ensures that the dwelling would not appear visually imposing from the east and longer view points. It is also noted that a level of landscaping along this bend provides further visual relief. The stepped footprint which would have Unit 2 sited marginally forward to enable a staggered element ensures that the overall bulk and massing of the proposed dwelling would be minimised when viewed from the front. It would subtly appear as two elements which reduces its massing. As such, Officers are satisfied that the unique plot and mitigation factors helps alleviate the limited harm (lower end of less than substantial) from the increased width.

In terms of design, given that gable roofs are not uncommon features within the surrounding street scape, there is no objection to these features on the proposed dwellings. The use of brickwork and soldier coursing above (and to the sides of) the windows and entrance doors helps soften the scale of the brickwork on the facade and provide more architectural quality to the finished details. The plans also indicate that the roof would include clay slate that would be the same as the existing fabric (double roman pantiles). It is therefore considered that the architectural style of the proposed dwelling would harmonise with the street scene. The revised design and brick detailing would result in a better articulated building than initially submitted. In the event of an approval, full details of the external finishes and materials would be submitted to the Council for consideration. This would ensure that the quality of the materials are reviewed to maintain the highest standards required given its prominent location within the conservation area.

Details have been received regarding the proposed sheds which would be sited in the rear gardens. The sheds would be modest in size and scale and would accommodate cycle storage.

In addition, the proposal will involve installation of solar panels on the side and rear roof slopes, which offers a benefit in terms of sustainability. Revisions were sought to remove the solar panels from the front elevation, given the prominence of the site. The solar panels have been revised to reduce their overall coverage on the roof. These revisions ensure that the solar panels are restricted to oblique viewpoints along the flanks and would not be overly visible from the front of the property. A condition has been attached to ensure they do not protrude significantly and are removed once no longer needed (Condition 5). These amendments are considered acceptable.

DESIGN SUMMARY

Having regard to the above, it is noted that the finishes to the dwelling would match the overall established height and brick work of the properties to the north-west of Vernon Drive. The use of decorative brick work and high quality materials provides an architectural quality to the overall finish and helps preserve the character and appearance of the conservation area. It is recognised that the property would be slightly larger than the properties along this street which adds to its scale. The overall bulk and scale is diluted by its unique location on the corner (reducing longer viewpoints from the east), staggered footprint, consistent height and landscaping which provides visual relief. This helps mitigate any harm caused by the additional width.

On balance, the overall development is considered acceptable. Section 7.22 deals specifically with the Planning Balance and refers to the public benefits identified which further weigh in favour of the scheme.

7.08 Impact on neighbours

Paragraph 135 of the NPPF (2023) states 'Planning policies and decisions should ensure that developments:
f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

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

Paragraph 5.38 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that: "The Council will aim to ensure that there is sufficient privacy for residents and it will resist proposals where there is an unreasonable level of overlooking between habitable rooms of adjacent residential properties, schools or onto private open spaces. A minimum of 21 metres separation distance between windows of habitable rooms will be required to maintain levels of privacy and to prevent the possibility of overlooking. In some locations where there is a significant difference in ground levels between dwellings, a greater separation distance may be necessary."

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

Paragraph 5.41 of the Hillingdon Local Plan: Part 2 (2020) states: "The Council will aim to minimise the impact of the loss of daylight and sunlight and unacceptable overshadowing caused by new development on habitable rooms, amenity space and public open space. The Council will also seek to ensure that the design of new development optimises the levels of daylight and sunlight. The Council will expect the impact of the development to be assessed following the methodology set out in the most recent version of the Building Research Establishments (BRE) "Site layout planning for daylight and sunlight: A guide to good practice".

Number 1G (Coopers) Vernon Drive is located to the north-west of the application site and Numbers 3 and 4 Vernon Drive are located to the east of site. Both these adjoining properties would be nearest to the application site and the impact on these properties is assessed below. Further along Vernon Drive, the properties have no consistent pattern of building line but generally follow the curve of the highway with the properties further north-east at Numbers 5 and 6 Vernon Drive set further back from the highway and the gardens of these properties are visible from the application site. The site would however be situated approximately 25m away from both the curtilage of No 5 Vernon Drive and as such would not impact their amenity. Similarly, a property to the north, the dwelling known as "The Lindens" is over 30m to the site boundary and the development would therefore not impact this resident.

PRIVACY:

The front elevation windows of the proposed dwellings would front the main road with views onto the greenspace opposite which would retain an approx. 150m distance between properties and therefore are considered to cause no adverse impact to the privacy of the occupiers adjacent.

Given the positioning of the two adjoining neighbours directly north-west and east, there are no concerns raised regarding loss of privacy. The ground floor side windows would face onto both properties however it is noted that there are no windows along the gable flank wall of no 1G Coopers. Similarly the orientation of No 3 Vernon Drive ensures that the flank wall of this property faces to the front of the street. The site would also be screened the proposed 1.8m high boundary fencing. Officers are satisfied with the installation of this fencing, it would ensure the privacy of both neighbouring properties is maintained. A condition would secure the proposed side windows of the first floor to be obscure glazed and non-opening up to 1.8 metres of the finished floor level. A condition of this nature would not unduly impact the quality of internal accommodation for future occupiers given that the side windows serve as secondary windows.

Unit 2 would overlook the rear neighbouring gardens of Nos. 3 and 4 Vernon Drive. The level of overlooking would not affect the immediate outdoor space closest the rear elevation of these neighbours, where occupants generally congregate or enjoy their private space more. It is also added that the level of overlooking of the rear part of the garden space would not be too dissimilar to the current situation. On balance, Officers are satisfied it would not cause sufficient loss of amenity to both these neighbouring properties.

LIGHT AND OUTLOOK:

The proposed dwellings (Unit 1 specifically) would retain at minimum a 1.3m gap to the boundary with the neighbouring dwelling at No.1G (Coopers) and would marginally project past the rear elevation. Given the site context and orientation of the dwellings it is considered there would be no impact on the light and outlook of the neighbouring dwelling to the north west. The windows of No 1G (Coopers) would not be impacted upon due to the subtle differences in the building lines orientation from the application site. This existing footprint and building line as well as the set in from the boundary ensure that the two storey building would not breach the 45 degree line from the first floor windows. Outlook for these neighbouring windows would also remain unaffected and facing out onto their rear garden. It is considered that the proposal would not result in an overbearing impact or a sense of enclosure to No 1G.

Unit 2 would be sited closer to the neighbouring dwellings at No.3 and 4 Vernon Drive and would retain a minimum distance from the boundary of 1.1m. Officers would point out that these neighbouring properties follow a different building line pattern to the application site. The proposed rear elevation would face onto this neighbour rear garden rather than impact any windows. As such, there would be no impact on the first floor windows in terms of loss of daylight sunlight. While the site context is slightly awkward the dwelling would be sited over 8.2m from the rear elevation of No.3, with the rear elevation windows having mainly views of the application site rear gardens. Outlook for both neighbouring properties to the east would remain unaffected. It is considered that the proposal would not result in an overbearing impact or a sense of enclosure. Therefore, it is considered the proposal would not adversely impact on No.3 and 4 Vernon Drive (semi-detached dwellings to the east.

ACTIVITY AND DISTURBANCE:

The development site is located within a dense residential area with smaller and larger homes. The additional dwelling and parking would not lead to any increase in people movements that would be

out of character or harmful to residents enough to warrant refusal of the application. If the application is approved, a condition has been recommended to ensure that the construction process is managed in a manner which limits the developments impact on neighbours.

Given the separation distances involved, it is considered that the proposal would not adversely impact on the residential amenities of the properties to the rear of the site.

CONCLUSION:

In light of the above, it is considered that the proposed development would not lead to an unneighbourly form of development. The proposal would not cause undue harm to the living conditions of neighbouring occupiers, in compliance with Part B of Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy D3 of the London Plan (2021).

7.09 Living conditions for future occupiers

INTERNAL AMENITY SPACE PROVISION:

Policy D6 of the London Plan (2021) sets out the requirements for the gross internal floor area of new dwellings at a defined level of occupancy.

Within Table 3.1 of London Plan (2021) Policy D6 requires the following:
- Two storey 5-bed 7 person unit should provide a minimum of 119 square metres GIA;

Policy DMHB 15 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that the Council will require all new development to ensure safe and attractive public and private spaces by referring to the Council's latest guidance on Secured by Design principles.

Policy DMHB 16 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment. The space standards set out in Table 5.1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) are the same as those found in Table 3.1 of the London Plan (2021).

Parts 3) and 4) of Policy D6 of the London Plan (2021) require double bedrooms to have a floor area of at least 11.5 square metres, and for single bedrooms to have a floor area of at least 7.5 square metres.

The proposed development would provide the following:
Unit 1 - Two storey 5-bed 7 person unit 133.6 square metres GIA;
Unit 2 - Two storey 5-bed 7 person unit 133.3 square metres GIA;

As demonstrated above, both proposed units would meet the minimum space standard requirement set out in Policy D6 of the London Plan (2021). Based on the plans submitted, the dwellings would meet the minimum 119 square metre requirement set by Table 3.1 of the London Plan (2021). Each of the proposed double bedrooms would have a floor area of at least 11.5 square metres, and the single bedrooms have a floor area of at least 7.5 square metres.

All the habitable rooms would be served by windows fitted in the front or rear elevation, thereby providing adequate levels of light and outlook.

On the above basis, it is considered that the proposed development would provide satisfactory internal living conditions for future occupants, in accordance with Policy DMHB 16 of the Hillingdon Local Plan: Part 2 -Development Management Policies (2020) and Policy D6 of the London Plan (2021).

EXTERNAL AMENITY SPACE PROVISION:

Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all new residential development and conversions will be required to provide good quality and usable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3, which requires houses with three bedrooms should provide a minimum of 60 square metres of private useable amenity space, and four bedroom or more houses should have a minimum of 100 square metres.

The proposed development would provide the following private amenity space provision:
Unit 1 - approx. 75 square metres excluding side passage way
Unit 2 - approx. 47 square metres to the rear, approx. 118 square metres including side element

The figures quoted above do not include the side passageways leading to the rear gardens because these areas do not constitute as 'useable private amenity space'. Unit 2 does benefit from an area to the side/front which is enclosed by a hedge. Whilst this does not form apart of the 47sq.m private amenity space, Officers consider it both valuable to the aesthetic value of the front/side and potentially could provide a level of semi private space used by future occupants when landscaping matures. Nevertheless, it is not included within the private amenity space calculation and it is noted that the level of private garden space falls short of the requirements. As a result, both dwellings would fall below the standards set out in Table 5.3.

There is a public green space opposite the site. This public open space is within a safe and easy walking distance from the site. The presence of this local facility provides enhanced amenity for the future occupiers of the proposed dwellings. To a considered degree this minimises any shortfalls of external amenity space provision arising from the proposed development. Furthermore, a condition (Condition 15) would be secured removing permitted development rights from the site to ensure that external amenity space provision is not undermined by any future extensions to the proposed dwellings. Overall, taking into account the proximity to the public park, there is an acceptable provision of open space that would be afforded to the future occupiers of the proposed dwellings.

Notwithstanding the material considerations highlighted above, the proposal would conflict with Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020). This disadvantage of the scheme would need be weighed against the benefits of the scheme as part of the planning balance assessment discussed in section 7.22 of this Committee Report.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Paragraph 115 of the NPPF (2023) states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Policy T4 of the London Plan (2021) states that where appropriate, mitigation, either through direct provision of public transport, walking and cycling facilities and highways improvements or through financial contributions, will be required to address adverse transport impacts that are identified.

Policy T6 of the London Plan (2021) states that new residential development should not exceed the maximum parking standards set out in Table 10.3. All residential car parking spaces must provide infrastructure for electric or Ultra Low Emission vehicles. At least 20 per cent of spaces should have active charging facilities, with passive provision for all remaining spaces.

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

Policy DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that proposals must ensure that safe and efficient vehicular access to the highway network is provided, schemes do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents. Also, that impacts on local amenity and congestion are minimised and there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing roads.

Policy DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) requires that proposals comply with the Council's parking standards in order to facilitate sustainable development and address issues relating to congestion and amenity.

The proposed site envelope is situated within a side road located off Rickmansworth Road in Harefield. It is proposed to replace the existing 6-bedroom detached dwelling with two 5-bedroom semi-detached residential units with two on-plot parking spaces per unit. The existing carriageway crossing (cc) that serves the property would be widened to serve one of the dwellings & a new second cc would be introduced to serve the other. There is an established parking lay-by fronting the site and several on-street parking spaces would be lost due to the revised cc provisions. Presumably, the lay-by serves partially as a parking facility for general visitors to 'The Green' open space that lies directly opposite the address.

The surrounding roadways are generally devoid of parking controls and neighbouring properties exhibit some degree of on-plot parking provisions. The address exhibits a Public Transport Accessibility Level (PTAL) of 1b which is considered as 'very poor' and as such greatly heightens dependency on the use of private motor transport to and from the address.

PARKING PROVISION:

The maximum parking requirement for each residential unit would be in the order of up to a maximum of 1.5 on-plot spaces in order to comply with the overriding regional standard. Two spaces per unit are to be provided which is considered broadly in line with the said. One space per unit would be adaptable to disabled compliant standard which is welcomed.

ELECTRIC VEHICLE CHARGING POINTS (EVCP's):

In line with the London Plan (2021), within the final parking quantum there is a requirement for a minimum of 20% 'active' EVCP provision with all remaining spaces being designated as 'passive' provisions. In this case, each dwelling should incorporate 1 'active' & 1 'passive' space. This aspect would be secured by a relevant planning condition (Condition 12).

CYCLE PARKING:

In terms of cycle parking there should be a provision of 2 secure and accessible space for each of the new residential units to conform to the adopted borough cycle parking standard. Each dwelling is to incorporate a shed within the rear garden which would accommodate at least two cycles, this would be secured by a compliance condition (Condition 4).

CARRIAGEWAY CROSSING PROVISION:

The crossover is proposed for widening and measurements have been submitted. Although the principle of widening is considered acceptable, these measurements are considered indicative and final designs would be arranged post-permission in conformity with the council's 'Domestic Vehicle Footway Crossover' Policy (2022). It should be noted that the revised crossing would need to be constructed to an appropriate council standard executed under S184 of the Highways Act 1980 (or suitable alternative arrangement) at the applicant's/developer's expense.

The principle of the provision of a new crossover is accepted, and the same post-permission process would apply as outlined above.

As referred to earlier, several on-street parking spaces within the lay-by would be deleted as a consequence of the two crossover's which is regrettable. However, in this specific case as the above crossing criteria is met, the landowner's legal rights of access to their site envelope take precedence over any existing on-street parking provision. Post-installation, provision of a painted white line 'H' marking across both dropped kerbs may also be considered to reduce the incidence of any potential obstructive parking by general users of the lay-by.

VEHICULAR TRIP GENERATION:

Local Plan: Part 2 Policies DMT 1 and DMT 2 require the council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

The proposal would raise the level of vehicular activity to and from the site as compared to the single dwelling. However peak period traffic movement into and out of the site is not expected to exceed 1-2 additional vehicle movements during the most sensitive and therefore crucial peak morning and late afternoon/evening hours. Hence this uplift is considered marginal in generation terms and therefore can be absorbed within the local road network without notable detriment to traffic congestion and road safety.

CONSTRUCTION MANAGEMENT PLAN (CMP):

The above will be a requirement given the constraints and sensitivities of the local road network to avoid/minimise potential detriment to the private/public realm. It would be secured by a planning condition (Condition 6).

CONCLUSION:

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Management Plan (2020) Policies DMT 1, DMT 2 & DMT 6 and Policy T4 and T6 of the London Plan (2021).

7.11 Urban design, access and security

Covered in the other sections (sections 7.10 & 7.12) of this Committee Report.

7.12 Disabled access

Policy D5 of the London Plan (2021) seeks to ensure development proposals achieve the highest standards of accessible and inclusive design. Policy D7 of the London Plan (2021) requires for at least 10% of dwellings to meet Building Regulation requirement M4(3) 'wheelchair user dwellings', with all other dwellings meeting Category M4(2) 'accessible and adaptable dwellings'.

Having regard to the above policies, the proposal would need to provide 1 dwelling that is Building Regulation requirement M4(3) 'wheelchair user dwellings' compliant, with the remaining meeting Category M4(2) 'accessible and adaptable dwellings'. As part of the amendments sought, the dwellings would now provide dwellings which meet the accessibility requirements as set out in Part M of the Building Reg including meeting Category M4 (3) "wheelchair users dwellings". The provision of a fully compliant (wheelchair user dwelling) is very much welcomed and weighs favourably as a benefit.

The Access Officer has reviewed the scheme and raised no objections to the scheme subject to conditions. The application provides two M4(3) 'wheelchair user dwellings' compliant dwellings which would be secured by condition, in the event of an approval (Condition 9). In addition, a condition would be secured in respect to step-free access details (as per the Access Officer's recommendations- refer to Section 6 for further details) (Condition 8).

Subject to above conditions, the proposed development would comply with Policies D5 and D7 of the London Plan (2021).

7.13 Provision of affordable & special needs housing

Policy H2 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) states that housing provision is expected to include a range of housing to meet the needs of all types of households, and the Council will seek to maximise the delivery of affordable housing from all sites over the period of the Local Plan. For sites with a capacity of 10 or more units, the Council will seek to ensure that the affordable housing mix reflects housing needs in the borough, particularly the need for larger family units. This is supported by Policy DMH 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

The proposal is for less than 10 additional new residential units and therefore does not meet the threshold in order to require affordable housing provision. As such, the proposal is not contrary to Policy H2 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) and Policy DMH 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) in respect of affordable housing provision.

7.14 Trees, landscaping and Ecology

TREES AND LANDSCAPING:

Policy G1 of the London Plan (2021) states that development proposals should incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that landscaping and tree planting should enhance amenity, biodiversity and green

infrastructure. This is supported by Policy DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) which 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.

Currently there are some trees to the west boundary and a street tree to the front of the site which contribute significantly to the visual amenities of the area and Harefield Village Conservation Area. The application does not indicate works to the trees would be required to facilitate the development. In the event of an approval, a condition would be secured requiring details of tree protections measures to be submitted to the Council for consideration (Condition 10). No specific details regarding hard and soft landscaping have been submitted therefore a condition pertaining to further landscaping details is also proposed to be attached to the decision notice if minded to approve the application (Condition 12).

Subject to the above conditions, it is considered that the proposed development would not cause harm to any trees. The proposal would therefore accord with Policy G1 of the London Plan (2021) and Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), in this respect.

ECOLOGY:

Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that if development is proposed on or near to a site considered to have features of ecological or geological value, applicants must submit appropriate surveys and assessments to demonstrate that the proposed development will not have unacceptable effects. The development must provide a positive contribution to the protection and enhancement of the site or feature of ecological value.

The site does not contain any ponds, open woodland or dense scrub and shrubbery. It is therefore considered that the likelihood of protected species being present at the site is low, despite the eastern boundary of the site adjoining designated Green Belt land. As such, an ecology assessment is not required. This position would be in accordance with 'Circular 06/05: Biodiversity and Geological Conservation- Statutory Obligations and their Impact within the Planning System' which states that, "...bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development."

In the event of an approval, an informative would be secured advising that should protected species be found at the site, the applicant(s) must fulfil their duties under the Wildlife and Countryside Act 1981.

7.15 Sustainable waste management

Policy DMHB 11 part (d) of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

Refuse collection would continue to be undertaken from Vernon Drive.

In order to conform to accepted 'waste collection distances' from the public highway, a bin storage area should be placed within 10m of a refuse vehicle. As refuse bins are to be positioned to the rear of both units, this parameter is exceeded. However, it is accepted that it is highly likely that an informal on-plot management regime will be established (as is likely to be the case at present) to ensure that any refuse is positioned within the above distance parameter on collection days. This is considered acceptable and the Highways Officer has raised no objections.

7.16 Renewable energy / Sustainability

Policy DMEI 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) requires all developments to make the fullest contribution to minimising carbon dioxide emissions in accordance with London Plan targets.

The proposal includes some solar panels along the flanks and rear roof slopes of the which ensures that the scheme contributes in some way to more cleaner energy whilst balancing this requirement with its overall visual impact on the conservation area. The positioning of the panels ensure the visual impact is limited.

It is also noted a Air Source Heat Pump would be situated within the rear gardens sufficiently set in from the neighbouring property to cause limited noise disturbance. Both these additions would help contribute towards reducing carbon emissions.

Policy DMEI 10 of the London Plan (2021), inter alia, requires water efficiency measures in new development. These measures include the collection and reuse of rain water and grey water, as well as a requirement for water usage rates to not exceed 105 litres/person/day. In the event of an approval, these requirements would be secured by condition (Condition 7).

Subject to these conditions, the proposal would be compliant with Policies DMEI 2 and DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

7.17 Flooding or Drainage Issues

Policy SI 12 of the London Plan (2021) states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. Policy SI 13 of the London Plan (2021) states that development proposals 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 DMEI 9 of the Hillingdon Local Plan: Part 2 - Development Management Policies (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.

Policy DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020 states that development within areas identified at risk from surface water flooding which fail to make adequate provision for the control and reduction of surface water runoff rates will be refused.

The site lies within Flood Zone 1 of the Environment Agency's Flood Risk Map. This means the site is classified as being at low risk and defined as having a less than 1 in 1,000 probability of fluvial and tidal flooding. As such, there are no restrictions on development, including more vulnerable uses such as Use Class C3 (dwellinghouses), in this location, in terms of fluvial and tidal flood risk.

In the event of an approval, a condition would be secured requiring the submission of a sustainable water management scheme, that incorporates sustainable urban drainage systems (SuDs), to be submitted to the Council for consideration (Condition 7). Also, the landscaping condition has been worded in such a manner to ensure that permeable hard surfacing is used for the parking areas serving the proposed dwellings (Condition 12).

Subject to the recommended conditions, it is considered that the proposed development would not increase the risk of flooding on the site or elsewhere in accordance with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policies SI 12 and SI 13 of the London Plan (2021).

7.18 Noise or Air Quality Issues

NOISE:

Policy D14 of the London Plan (2021) states that in order to reduce, manage and mitigate noise to improve health and quality of life, residential and non-aviation development proposals should manage noise by avoiding significant adverse noise impacts on health and quality of life.

The site would be used in an exclusively residential capacity. As such, in terms of the operational phase of the proposed development, no significant issues are considered to be raised by the proposal, in respect to noise.

In the event of an approval, a condition would be secured requiring the submission of a Construction Management Plan to minimise noise and other emissions caused during the construction phase as far as practicable (Condition 6).

AIR QUALITY:

Policy SI1 of the London Plan (2021) and Policy DMEI 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) require development proposal to be at least "air quality neutral".

According to the Council's GIS, the site is not designated within an Air Quality Management Zone. As such, there is no need to secure an Air Quality Management Plan, in the event that planning permission were to be granted.
The proposal would provide 4 on-site parking spaces which does not exceed the maximum standards contained within the London Plan. In addition the proposed heating system would be air source heat pumps (zero emission). Therefore in accordance with London Plan Guidance: Air Quality Neutral, in respect to minor applications, the proposal would have acceptable transport and building emissions, and is considered air quality neutral.

In addition, a condition is included requiring the submission of a Construction Management Plan, which would mitigate air and other emissions during the construction phase.

7.19 Comments on Public Consultations

Covered in other sections of this Committee Report.

7.20 Planning obligations

Policy DMCI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that to ensure development is sustainable, planning permission will only be granted for development

that clearly demonstrates there will be sufficient infrastructure of all types to support it. Infrastructure requirements will be predominantly addressed through the Council's Community Infrastructure Levy (CIL).

The Council adopted its own Community Infrastructure Levy (CIL) on 1st August 2014. The Hillingdon CIL charge for residential developments is £95 per square metre of additional floor space. This is in addition to the Mayoral CIL charge of £60 per square metre. CIL rates are index linked. The proposal involves the erection of new dwellings and is therefore CIL liable, if planning permission were to be granted.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

OTHER MATTERS:

In the event of an approval, a condition would be secured removing permitted development rights from the site to ensure that garages, sheds or other outbuildings, nor extensions or roof alterations to the proposed dwellings at the site are erected without the written consent of the Council. This is considered to be necessary in the interest of safeguarding the character and appearance of the area and amenity of residential occupiers.

PLANNING BALANCE:

Paragraph 205 of the NPPF states that great weight should be given to the asset's conservation irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 208 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Section 7.07 has thoroughly assessed the replacement dwellings and noted that on balance is acceptable from a design perspective. It is noted that the less than substantial harm identified from the larger width would largely be balanced by the unique site circumstances and mitigating factors including the staggered footprint, reduced visibility from the east and the landscaping which provide a level of visual relief. Any remaining harm is balanced by the public benefits from the scheme.

As set out in Section 7.01 (Principle) of the report, the proposal would reintroduce two larger family sized units to the local area. The site has been vacated for a period of time and the creation of two large family units would optimise the use of the land. The application form confirms that both these units would be Council housing stock which would be social rent tenure.

Furthermore, from recent studies there is a demand for larger type of housing proposed (5 bedroom). Planning policies also make reference to the housing need for larger family dwelling units. The provision of 2 x 5 bedroom units would help alleviate this demand. In addition to the social housing provision, both dwellings would provide fully compliant M4(3) 'wheelchair user dwellings'. This further optimises the site and ensures that the properties are flexible and suitable for all potential occupants. It also ensures compliances with the Equalities Act. Both of these factors are considered significant public benefits to the scheme that would outweigh any of the remaining harm.

It is acknowledged that both units 1 and 2, the proposed gardens sizes fall short of the private amenity space standards found in Table 5.3 which weights against the scheme. However, the site is within walking distance of a public park and unit 2 benefits from a side garden which provides a level of semi-private amenity when landscaping matures. This shortfall in private amenity is counter balanced by the sites location with easy access to public parks.

In summary, It is therefore considered, on balance, that the proposal would deliver a high quality, family sized, social housing which would also be M4(3) compliant. While not strictly in accordance with the relevant planning policies and guidance in the Development Plan, the public benefits of the scheme significantly outweigh the concerns.

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

For the reasons set out in this Committee Report, it is considered that the proposal would comply with the objectives of national, regional and local planning policies and guidance. It is therefore recommended that the application be approved, subject to the imposition of the conditions set out in Section 2 of the Committee Report.

11. Reference Documents

National Planning Policy Framework (2023)
The London Plan (March 2021)
Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)
Hillingdon Local Plan Accessible Hillingdon Supplementary Planning Document (September 2017)
Planning Obligations Supplementary Planning Document (July 2014)
Technical Housing Standards - Nationally Described Space Standard (March 2015)
Government Circular: Biodiversity and Geological Conservation- Statutory Obligations and their Planning System (2005)

Contact Officer:	Emilie Bateman	**Telephone No:**	01895 250230

Notes:

Site boundary

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Site Address:

1 & 2 Vernon Drive
Harefield

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

Planning Application Ref:
4007/APP/2024/498

Scale:
1:1,250

Planning Committee:
Minor Page 174

Date:
May 2024

HILLINGDON
LONDON

Report of the Head of Development Management and Building Control

Address: 46 GREAT CENTRAL AVENUE RUISLIP

Development: Retention of single storey side extension and external rear alterations

LBH Ref Nos: **78266/APP/2024/160**

Drawing Nos: Location Plan
013-03200
013-03210
013-03220
013-03221
013-03222
013-03230
013-03226

Date Plans received: 22-01-2024 **Date(s) of Amendments(s):**

Date Application valid 22-01-2024

RECOMMENDATION: Approval subject to Conditions

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a single storey bungalow-type end of terrace dwelling located on the southern side of Great Central Avenue, Ruislip. The property is attached to No. 48 Great Central Avenue to the eastern boundary and forms a row of three attached bungalows in this section. The dwelling benefits from front and rear gardens and a relatively generous sized side garden.

The property falls within a residential area of Hillingdon, which is characterised opposite and further to the east by a row of terraced bungalow-type dwellings that are of a similar size, design and form to that of the application property. The properties are set back from the main road to incorporate a front garden with a uniform low brick wall as the front boundary treatment.

The site is not subject to any heritage designation, not being a statutory or locally listed building, nor falling within a designated conservation area.

1.2 Proposed Scheme

Planning permission is sought for the erection of a single storey side extension. This extension has already been constructed, and therefore this application is retrospective.

The proposed side extension measures a width of 3 metres and has a length of 5.92 metres. The

extension has a slightly pitched roof to a maximum height of 3 metres, with eaves to 2.85 metres. One small window features in the side elevation and one larger window is added to the rear elevation.

It is also proposed to enclose a partially open back porch to provide more floor area for the kitchen.

This application has been referred to the planning committee for determination as the applicant is the London Borough of Hillingdon.

1.3 Relevant Planning History

78266/APP/2023/2630 46 GREAT CENTRAL AVENUE RUISLIP

Erection of a single storey extension to side (Application for a Certificate of Lawful Development for a Proposed Development).

Decision: 05-01-2024 Refused **Appeal:**

Comment on Planning History

An application for a Lawful Development Certificate for a proposed single-storey side extension was refused in January 2024 (ref. 78266/APP/2023/2630). The proposal was not considered permitted development as the proposed eaves on the side extension would exceed the height of the eaves of the original bungalow. Therefore, planning permission is required.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: Not Applicable

2.2 Site Notice Expiry Date: Not applicable

3. Comments on Public Consultations

PUBLIC CONSULTATION

16no. neighbours were consulted on 30.01.2024, with the consultation period expiring on 20.02.2024. One representation was received objecting to the development, with comments summarised as follows:
-The extension has already been built; and
-Unsightly and out of keeping with the design of the original property.

Planning Officer Comments: Duly noted. Full consideration of the design is included in the main body of this committee report. The proposal description has been updated in part to reflect the retrospective nature of the application. Given that the description update provides clarity on the proposal (but the proposed drawings remain unchanged) it is not considered necessary to re-consult.

South Ruislip Residents Association: No representation received.

INTERNAL CONSULTEES

Highways Officer: There are no highway related implications with this proposal, hence there is no comment made.

4. Local Plan Designation and London Plan

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

Part 1 Policies:

PT1.BE1	(2012) Built Environment

Part 2 Polices:

DMHB 11	Design of New Development
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
NPPF12 -23	NPPF12 23 - Achieving well-designed and beautiful places

5. MAIN PLANNING ISSUES

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

CHARACTER & APPEARANCE
Paragraph 135 of the NPPF (2023) states that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires all development to be designed to the highest standards and incorporate principles of good design, either complementing or improving the character and appearance of the area. Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to protect and improve the public realm, including streets.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) 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.

In specific regard to rear extensions, paragraph A1.10 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that "the size and width of a side extension should not dominate the original property and should appear subordinate to the main house. It should also reflect the architectural style of the main building." In respect to the subject single storey side extension,

Policy DMHD 1 (Alterations and Extensions to Residential Developments), Part C (i) sets out that "side extensions should not exceed half the width of the original property;

The single-storey side extension extends approximately 5.92m along the original side elevation of the dwelling. The width of the extension spans 3m, which is less than half the width of the original dwelling which is approximately 6.7m wide. The maximum height is 3m.

Officers note that there exists a pleasing consistency and uniformity to the surrounding built form, with specific reference to the row of terraced, bungalow dwellings, opposite, and to the east to which the application dwelling is related. The application dwelling forms a row of three bungalows on the southern side of Great Central Avenue and is mirrored by an identical row of three bungalows to the east, separated by Priors Gardens. There is also regularity in the plot ratios, with a similar lawned area retained to each end terrace bungalow which adds to the established character and appearance of this section of the streetscene.

The side extension would be in accordance with the parameters set out in Policy DMHD 1 relating to side extensions, not exceeding half the width of the original bungalow. As such, it is considered that the proposed resulting single-storey side extension would appear as a sufficiently subordinate addition when compared to the size and scale of the host dwelling.

Officers consider that the proposed side extension would generally harmonise with the scale, form and proportions of the original host dwelling. Officers note the representation raising objection to the side extension relating to concerns that the extension is out of keeping with the streetscene and host dwelling. Officers acknowledge that it is regrettable that fenestration is not included to the front elevation to give some balance to this particular facade.

During the course of the assessment, officers sought further information from the applicant regarding the reasoning for the front elevation to be shown without any fenestration and officers understand that the internal layout has dictated this to a large extent. The side extension accommodates an additional bedroom and bathroom, with the latter featured to the front. The lack of fenestration to the front and alternative reliance on the addition of a side window would afford greater privacy to the user of the dwelling, especially to a wheelchair user. The positioning of the extension set back from the principal front elevation of the dwelling and the use of good-quality materiality in the form of matching brick type and colour to the original dwelling, in combination, are other matters to be considered positively in the balancing exercise.

Whilst the side extension would introduce built form to the side of the dwelling which does not exist on the rest of the row of bungalows on the southern side of Great Central Avenue, officers do not find the overall scale and design to be unduly excessive. It is also of note that the application site is not subject to any restrictive land use designations, meaning a similar form of development could be achieved under permitted development.

Given the modest scale, the single storey side extension would acceptably maintain the spaciousness of the plot.

It is considered that the proposed single-storey side extension would not appear unduly dominant to the existing dwelling. On balance, officers consider that side extension would broadly reflect the architectural style of the original dwelling.

In respect to the enclosure of the back porch, this is considered a logical addition to provide more usable internal floor space. The proposed infill and materials would integrate appropriately with the appearance of the original dwelling.

The proposed development would broadly complement the character and appearance of the original dwelling. Therefore, the proposed development is found to be in accordance with Policy DMHB 4 and Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), as well as Paragraph 135 of the National Planning Policy Framework (2023).

IMPACT UPON NEIGHBOURING AMENITY

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

No. 48 Great Central Avenue is the attached bungalow to the east. The single-storey side extension is attached to the western flank wall of the host dwelling. As such, it would not impact upon the living conditions of the neighbouring occupiers at No.48 Great Central Avenue which is located to the east of the site.

To the southwest and west of the application property, No. 44 immediately adjacent and No. 42 further westwards, are each set back at some distance to be positioned in broad alignment with the rear of the application dwelling. The access driveway associated with No. 44 runs along the western perimeter closest to the application dwelling. It is, therefore, considered that the proposed single storey side extension would not adversely impact the residential amenities currently enjoyed by the occupiers of either No.42 or 44 Great Central Avenue.

No other properties would be affected by the proposal and given separation distances, and its single storey height would not give rise to loss of privacy and overlooking.

The proposal complies with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) in terms of residential amenity.

OTHER MATTERS

STANDARD OF ACCOMMODATION

Light and Outlook

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 D6 of the London Plan (2021).

EXTERNAL AMENITY SPACE

Policy DMHD 1 (appendix A, Part A) vi), states that for alterations and extensions to residential dwellings; adequate garden space should be retained.

Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development

Management Policies (2020) sets out that 2-bedroom dwellings should have 60sqm of external amenity space. The resulting development would retain approximately 60 square metres of private external amenity space and so would comply in this respect.

The proposal would therefore not undermine the provision of external amenity space for the occupants of the host dwelling, in accordance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

PARKING & HIGHWAY SAFETY

The proposal would result in an increase in the number of bedrooms within the application property as a result of the increased footprint, with an increase of 1no. double sized bedroom.

No significant highway safety concerns are raised given the scale of the development. As such, it is considered that the proposed development would not significantly exacerbate the demand for on-street parking or prejudice highway safety, in compliance with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

CONCLUSION

The main body of this committee report demonstrates that the proposed development complies with the aims and objectives of the relevant policies set out in the National Planning Policy Framework (2023), the London Plan (2021), Hillingdon's Local Plan: Part One Strategic Policies (2012) and Part Two - Development Management Policies (2020).

It is concluded that the proposal complies with the development plan, and taking all matters into account, that planning permission should be granted, subject to the recommended conditions.

6. RECOMMENDATION

APPROVAL subject to the following:

1. HO1 Time Limit

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

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

2. HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans: Location Plan, 013-03200, 013-03210, 013-03220, 013-03221, 013-03222, 013-03230 and 013-03226.

REASON
To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

3. HO4 Materials

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

REASON
To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

4. HO5 No additional windows or doors

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

REASON
To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

5. HO6 Obscure Glazing

The side elevation window serving the shower room shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON
To prevent overlooking to adjoining properties/ to protect the privacy of the occupier of the application site in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

INFORMATIVES

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

2. 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.

Standard Informatives

1. The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it Article 6 (right to a fair hearing); Article 8 (right to

respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

Part 1 Policies:

PT1.BE1	(2012) Built Environment

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
NPPF12 -23	NPPF12 23 - Achieving well-designed and beautiful places

3. You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4. You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control that is considered to cause harm to local amenity.

5. Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).

6. You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto

the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

7. The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
- build on the boundary with a neighbouring property;
- in some circumstances, carry out groundworks within 6 metres of an adjoining building.
Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning Services Civic Centre, Uxbridge, UB8 1UW.

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

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

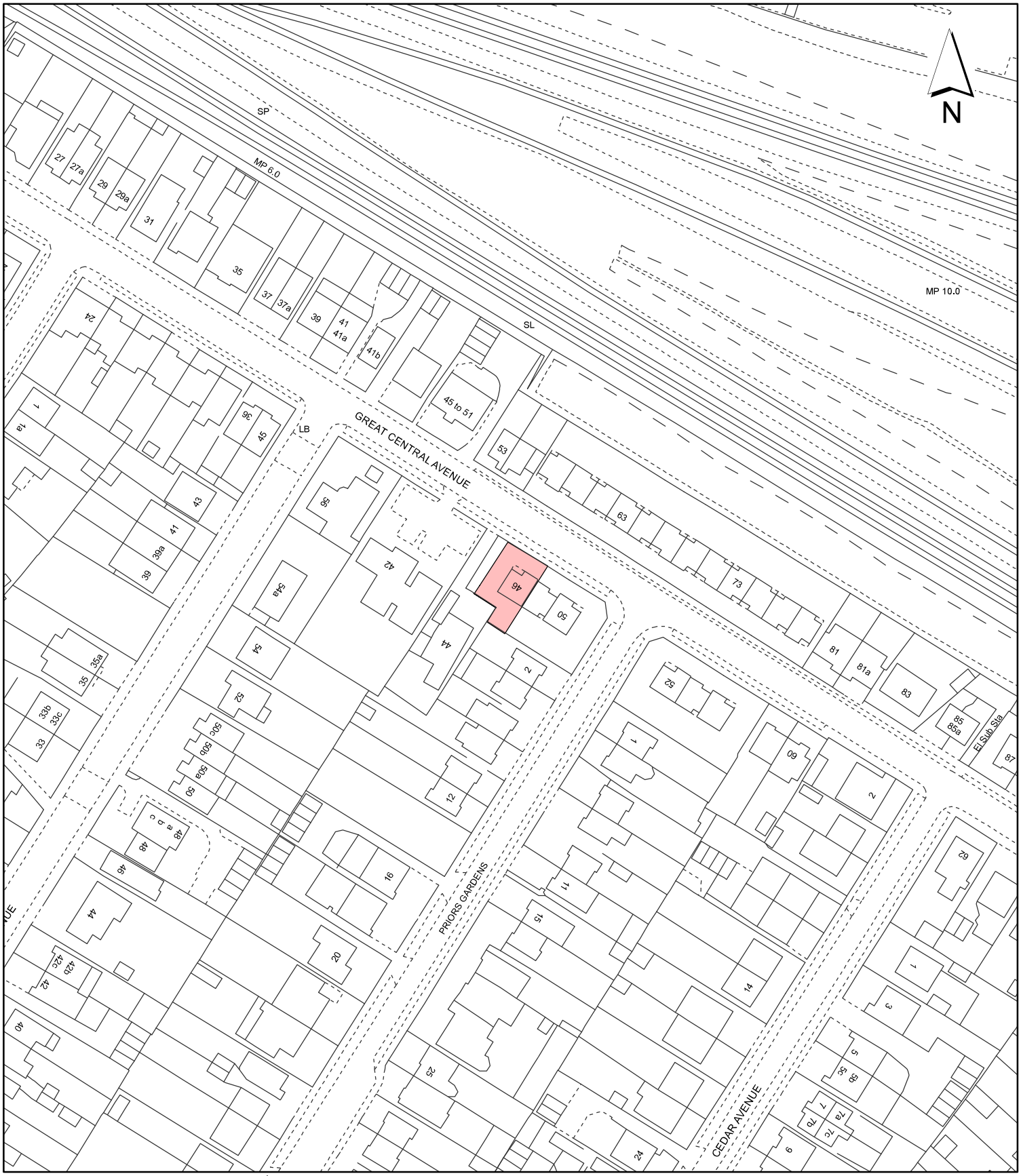
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

10. You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.

11. To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

12. You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road,
Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer:	Helen Harris	**Telephone No:**	01895 250230



Notes:

Site boundary

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Site Address:

46 Great Central Avenue Ruislip

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

Planning Application Ref:
78266/APP/2024/160

Scale:
1:1,250

Planning Committee:
Minor

Date:
May 2024

HILLINGDON
LONDON

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Hillingdon Planning Committee

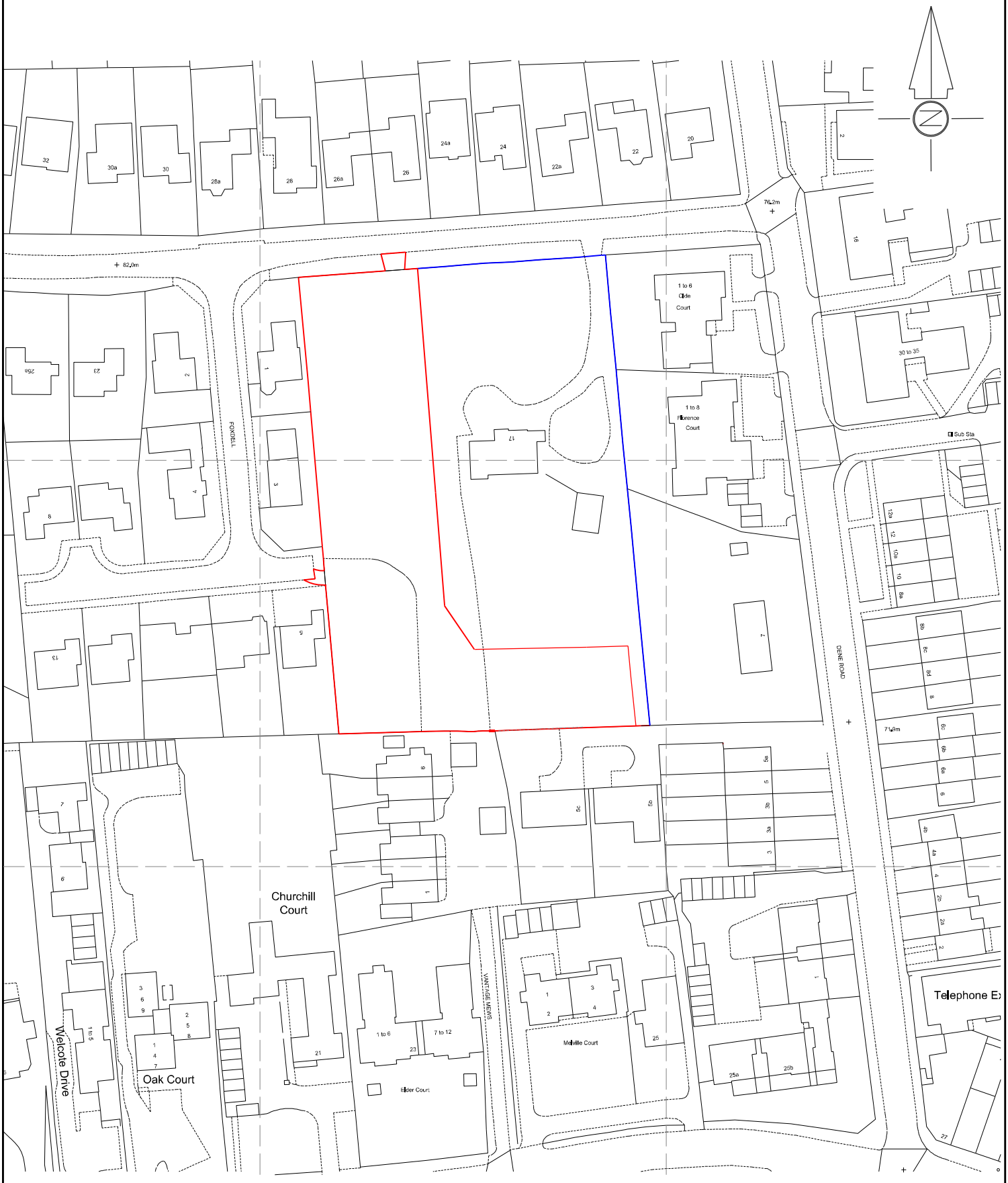
Wednesday 8th May 2024

HILLINGDON
LONDON

www.hillingdon.gov.uk

Report of the Head of Development Management and Building Control

Address:	LAND TO SOUTH OF GREENEND 17 DENE ROAD NORTHWOOD
Development:	Erection of 6 dwellings with new access to Foxdell and erection of 3 dwellings with new access to Dene Road with associated landscaping and parking.
LBH Ref Nos:	73243/APP/2022/2535



Notes / Revisions

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RIBA Chartered Practice

Client: AJA TAYLOR & Co Ltd
Status: Planning
Project: RESIDENTIAL DEVELOPMENT

Location: Land Adj Green End, 17 Dene Road, Northwood, HA6 2BS
Drawing Title: Site Location
Dwg No: 22 GEDR SL1
Rev: -
Drawn By: ML
Scale: 1:1250 @ A4
Date: 03/06/2022
dpa

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Notes/Revisions:
Rev B - 14/09/2022 ML Rear gate to Plot 2 removed
Rev C - 22/05/2023 ML Plots 3+4 repositioned to planning officer comments
Rev D - 01/02/2024 ML Plots 3+4 and parking repositioned to planning officer comments

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RIBA Chartered Practice

Client: AJA TAYLOR & Co Ltd
Status: Sketch
Project: RESIDENTIAL DEVELOPMENT
Location: Land Adj Green End, 17 Dene Road, Northwood, HA6 2BS
Drawing Title: Context site plan
Dwg N: 22 GEDR SP2D
Rev: D
Drawn By: ML
Scale: 1:500 @ A1
Date: 31/03/2022
01/02/2024

dpa

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Rev E 01.02.2024 ML Position og Plots 3-9 and access drives and parking amended to planning officer comments.
Rev D 22.05.2023 ML Bin Store and gardens to Plots 7-9 amended. Garages to plots 1 & 2 amended. Rear gate removed from Plot 2.
Notes / Revisions Rev C 14.09.2022 ML Rear gate removed from Plot 2.

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RIBA Chartered Practice

Client: AJA TAYLOR & Co Ltd
Status: Planning
Project: RESIDENTIAL DEVELOPMENT

Location: Land Adj Green End, 17 Dene Road, Northwood, HA6 2BS
Drawing Title: Site Proposals with Existing Ground Contours
Dwg N: 22 GEDR SP3E
Rev: E
Drawn By: ML
Scale: 1:200 @ A1
Date: 31.03.2022
01.02.2024
dpa

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NEW TREE & PLANT SCHEDULE

Category	Quantity	Latin Name	Common Name	Notes
Bulbs	39	Allium Globemaster		Bulbs
Grasses	11	Carex Testacea Prairie Fire		2L
Grasses	16	Miscanthus Starlight		5L
Grasses	3	Pennisetum Hameln		3L
Grasses	58	Stipa tenuissima		2L
Hedges	99	Prunus lusitanica	Portuguese Laurel	150-175cmH
Hedges	312	Taxus baccata hedge	Yew	150cmH
Perennials	43	Erynigium planum Blue Hobbit		2L
Perennials	5	Heuchera Berry Smoothie		2L
Perennials	9	Heuchera Frosted Violet		2L
Perennials	13	Heuchera Lime Marmalade		2L
Perennials	33	Salvia nem. Ostfriesland		2L
Shrubs	24	Berberis thun. Aurea		5L
Shrubs	47	Berberis Admiration		5L
Shrubs	23	Berberis Helmond Pillar		7.5L
Shrubs	17	Crataegus lae. Gireoudii		10L
Shrubs	4	Elaeagnus ebbingei Limelight		20L
Shrubs	6	Euphorbia char Wulfenii		5L
Shrubs	10	Fatsia japonica		10L
Shrubs	8	Ilex aquifolium Cone		120-150cmH
Shrubs	26	Ilex Argenteomarginata ball 60	Holly ball	60cm diameter
Shrubs	17	Ilex Argenteomarginata ball 80	Holly ball	80cm diameter
Shrubs	6	Ilex crenata ball		60cm diameter
Shrubs	58	Lavandula angustifolia 'Hidcote'		2L
Shrubs	9	Mahonia Winter Sun		7.5L
Shrubs	3	Olivia Rose Austin		David Austin shrub rose
Shrubs	14	Pittosporum Golf Ball		10L
Shrubs	11	Pittosporum Tom Thumb		10L
Shrubs	12	Pyracantha coccinea Red Cushion		Shrub form
Shrubs	4	Pyracantha Mohave Silver		Shrub form
Shrubs	8	Rhododendron Goldflimmer		Large
Shrubs	2	Rhododendron Gomer Waterer		Large
Shrubs	32	Rhododendron mixed varieties		Large
Shrubs	8	Rhododendron Nova Zembla		Large
Shrubs	14	Rosa Ballerina		David Austin shrub rose
Shrubs	2	Rosa Tranquility		David Austin shrub rose
Shrubs	3	Spiraa jap Goldflame		5L
Shrubs	2	Viburnum tinus Eve Price		20L
Trees	2	Betula pendula	Silver birch	16-18cm full std, 4mH+
Trees	1	Ca FF	Carpinus betulus Frans Fontaine - Hornbeam	18-20cm girth STD form, 4,5mH+
Trees	2	Ce De	Cedrus Deodora - Himalayan Cedar	Feathered, 4mH+
Trees	1	COT	Cotoneaster cornubia	30L pot, 3,5mH+
Trees	1	Eu Gu	Eucalyptus - Cider Gum	18-20cm girth, 4,5mH+
Trees	4	Ix Ca	Chesinut leaved Holly	14-16cm girth, 4mH+
Trees	3	Ix NS	Pyramidical Holly	14-16cm girth, 4mH+
Trees	3	Li Wo	Liquidambar Worplesden - Sweet Gum	18-20cm girth STD form, 4mH+
Trees	8	Ligustrum japonicum full STD	Japanese Privet tree	16-18cm full std, 4mH+
Trees	3	Malus Snowcloud	Crab apple	30L pot, 3,5mH+
Trees	1	Mg Gr	Bull Bay Magnolia	16-18cm girth full std, 4mH+
Trees	1	Py Ch	Pyrus chanticleer - Ornamental Pear	18-20cm girth, STD form, 5mH+
Trees	22	Qu Ix	Quercus Ilex - Evergreen Holm Oak	14-16cm girth, 4mH+
Trees	14	Qu Ix pleach	Quercus Ilex - Evergreen Holm Oak (Pleached)	16-18cm girth, 4mH+

NEW TREES OUTLINED IN PINK = 85 IN TOTAL, COMPRISING 13 DIFFERENT SPECIES - SEE KEY BELOW

KEY:

- UTILITY PAVING
- BARK MULCH
- LOOSE GRAVEL
- PERMEABLE BOUND GRAVEL
- PLANTED AREAS
- GRASS
- PERMEABLE DRIVEWAY SCTTS
- YORK STONE PAVING
- MIXED LARGE SHRUBS

TREES

- Ca FF = CARPINUS BETULUS FRANS FONTAINE (HORNBEAM)
- RELOCATED SILVER BIRCH
- Eu Gu = EUCALYPTUS GUNNII (CIDER GUM)
- Qu Ix = QUERCUS ILEX (EVERGREEN HOLM OAK)
- Qu Ix pleach = QUERCUS ILEX PLEACHED
- Ix Ca = ILEX CASTANEIFOLIA (CHESTNUT LEAVED HOLLY)
- Ix NS = ILEX NELLIE STEVENS (HOLLY - PYRAMIDICAL)
- Li Wo = LIQUIDAMBAR STYRACIFLUA WORPLESDON (SWEET GUM)
- Py Ch = PYRUS CALLERYANA CHANTICLEER (ORNAMENTAL PEAR)
- Ce De = CEDRUS DEODORA (HIMALAYAN CEDAR)
- Mg Gr = MAGNOLIA GRANDIFLORA (BULL BAY)
- COT = COTONEASTER CORNUBIA
- MALUS SNOWCLOUD
- LIGUSTRUM JAPONICAUM FULL STD
- BETULUS PENDULUS

Client Name:	JANE & MARCUS TAYLOR	Drawing No:	1192.L09
Site Name:	GREEN END, NORTHWOOD	Date:	9 MAY 2023
Scale:	1:200 ON A0	Date of revision:	13 FEB 2024
Drawing Name:	LANDSCAPE PLAN	Drawn by:	Juliet Staddon

Juliet Staddon, Professional Garden Design & Consultancy
1 Denhams Lane, Loudwater, High Wycombe, Bucks HP10 9RH
M: 07740 104459

All measurements must be checked on site and not scaled from this drawing

©2024 Juliet Staddon

0m 10m

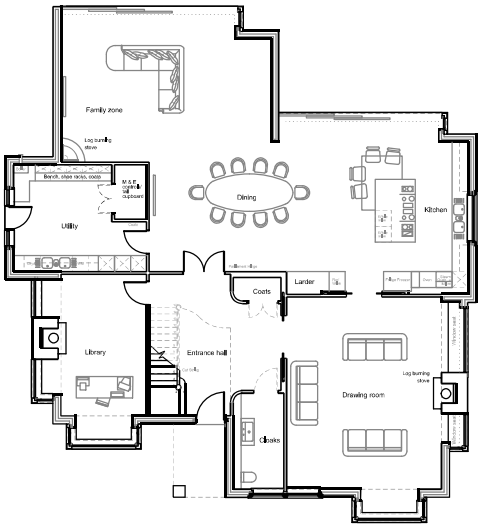
Scale 1:100 @ A1

Plot 1 Front Elevation

Plot 1 RHS Elevation

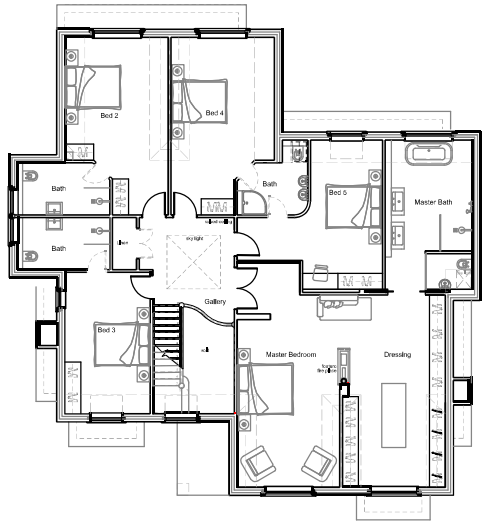
Plot 1 Rear Elevation

Plot 1 LHS Elevation

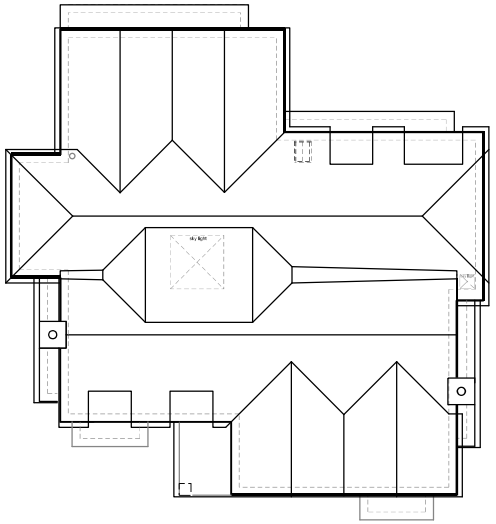


Ground Floor

PLOT 1 – 5 bed (10p) Flat - NDSS = 128 m2 Floor area = 443.25 m2 4770 sq ft



First Floor



Roof Plan

Notes/Revisions:
A

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RIBA Chartered Practice

Client: AJA TAYLOR & Co Ltd
Status: Planning
Project: RESIDENTIAL DEVELOPMENT
Location: Land Adj Green End, 17 Dene Road, Northwood, HA6 2BS
Drawing Title: Plot 1 Plans and Elevations
Dwg N: 22 GEDR P1
Rev: -
Drawn By: ML
Scale: 1:100 @ A1
Date: 31/03/2022

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0m 10m

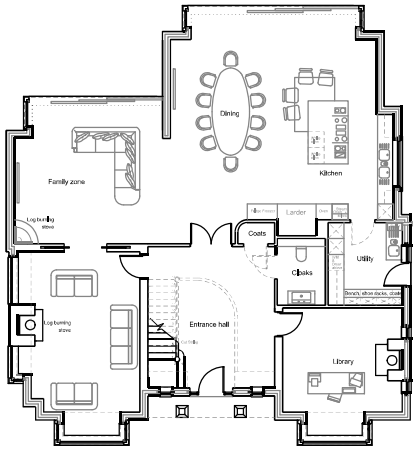
Scale 1:100 @ A1

Plot 2 Front Elevation

Plot 2 RHS Elevation

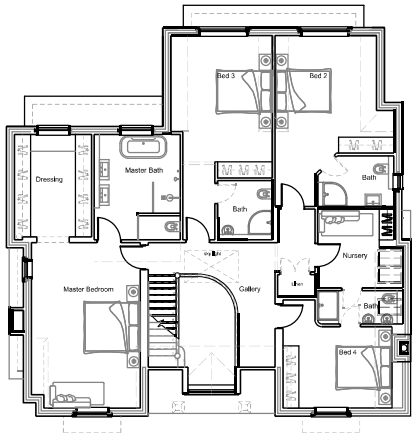
Plot 2 Rear Elevation

Plot 2 LHS Elevation

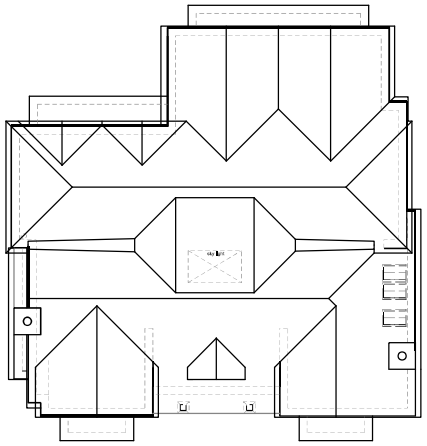


Ground Floor

PLOT 2 – 4 bed (8p) Flat – NDSS = 124m2 Floor area = 351.79 m2 3785 sq ft



First Floor



Roof Plan

Notes/Revisions:
-

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RIBA Chartered Practice

Client: AJA TAYLOR & Co Ltd

Status: Planning

Project: RESIDENTIAL DEVELOPMENT

Location: Land Adj Green End, 17 Dene Road, Northwood, HA6 2BS

Drawing Title: Plot 2 Plans and Elevations

Dwg N: 22 GEDR P2

Rev: -

Drawn By: ML

Scale: 1:100 @ A1

Date: 31/03/2022

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0m 10m

Scale 1:100 @ A1

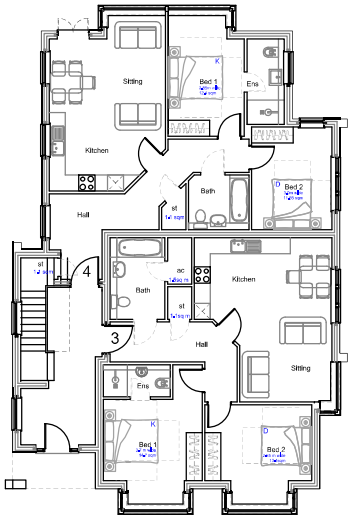
Front Elevation

RHS Elevation

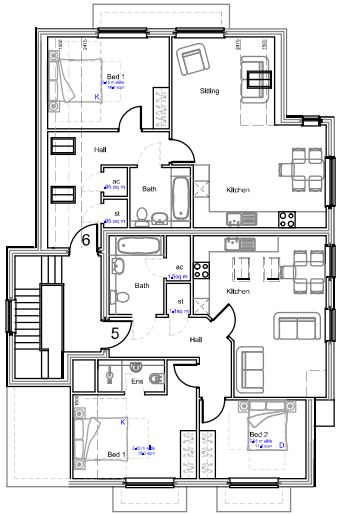
LHS Elevation

Rear Elevation

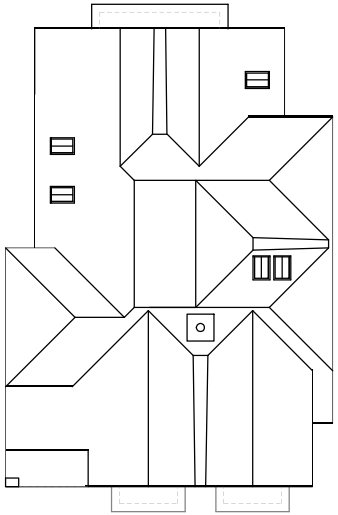
UNIT 3 = 2 bed (4p) Flat=NDSS = 70m2 Floor area = 78.4 m2 843 sq ft
UNIT 4 = 2 bed (4p) Flat=NDSS = 70m2 Floor area = 78.4 m2 843 sq ft
UNIT 5 = 2 bed (4p) Flat=NDSS = 70m2 Floor area = 75.9 m2 817 sq ft
UNIT 6 = 1 bed (2p) Flat=NDSS = 50m2 Floor area = 66.3 m2 714 sq ft



Ground Floor



First Floor



Roof Plan

Notes/Revisions:
-
-

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RIBA Chartered Practice

Client: AJA TAYLOR & Co Ltd
Status: Planning
Project: RESIDENTIAL DEVELOPMENT
Location: Land Adj Green End, 17 Dene Road, Northwood, HA6 2BS
Drawing Title: Plots 3-6 Flats Plans and Elevations
Dwg N: 22 GEDR P3-6B
Rev: -
Drawn By: ML
Scale: 1:100 @ A1
Date: 31/01/2021
31/03/2022

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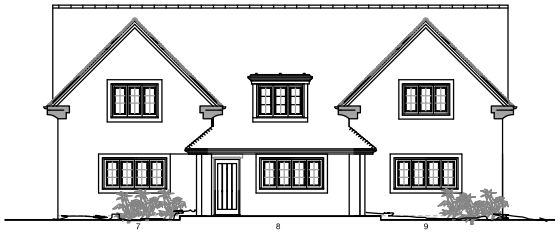
0m 10m

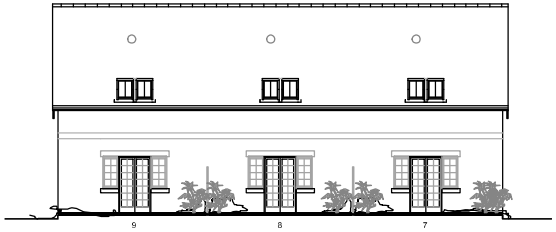
Scale 1:100 @ A1



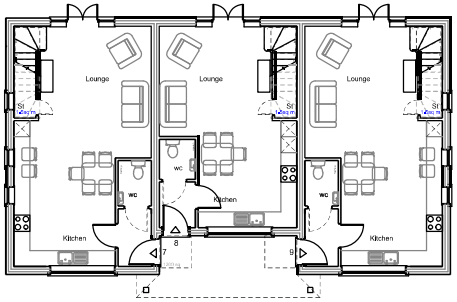
FRONT ELEVATION - East

RH ELEVATION - North

LH ELEVATION - South

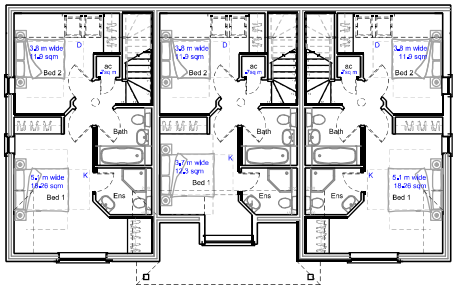


REAR ELEVATION - West

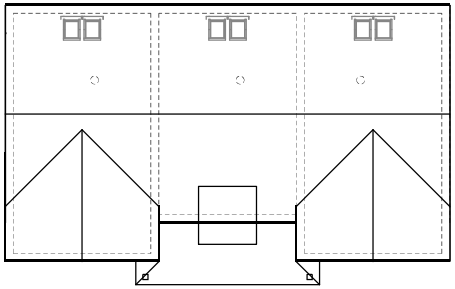


GROUND FLOOR

UNIT 7 - 2 bed (4p) Mews House - NDSS = 79m2 Floor area = 92.7 m2 998 sq ft
UNIT 8 - 2 bed (4p) Mews House - NDSS = 79m2 Floor area = 79.1 m2 851 sq ft
UNIT 9 - 2 bed (4p) Mews House - NDSS = 79m2 Floor area = 92.7 m2 998 sq ft



FIRST FLOOR



ROOF PLAN

Notes/Revisions:
-

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RIBA Chartered Practice

Client: AJA TAYLOR & Co Ltd
Status: Planning
Project: RESIDENTIAL DEVELOPMENT
Location: Land Adj Green End, 17 Dene Road, Northwood, HA6 2BS
Drawing Title: Plots 7-9 Plans and Elevations
Dwg N: 22 GEDR P7-9B
Rev: -
Drawn By: ML
Scale: 1:100 @ A1
Date: 31/01/2022
31/03/2022

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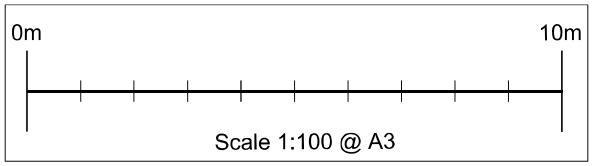
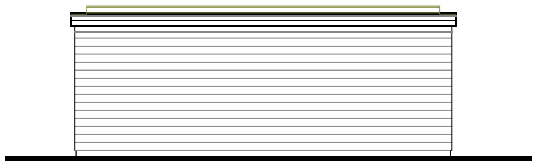
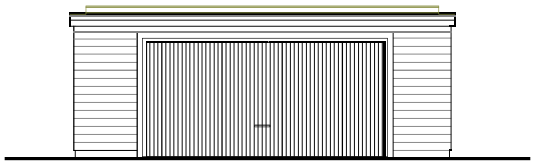
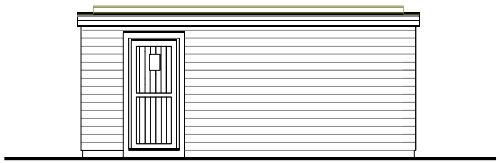




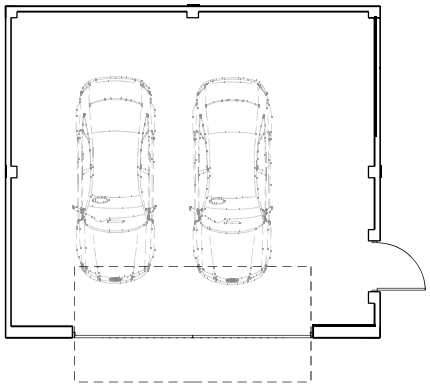
REAR ELEVATION



FRONT ELEVATION

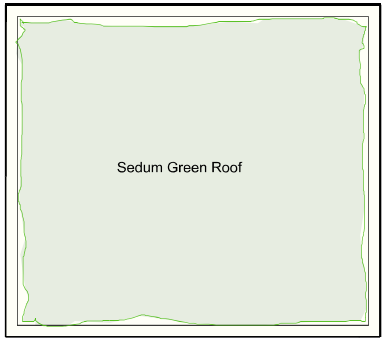


RHS ELEVATION

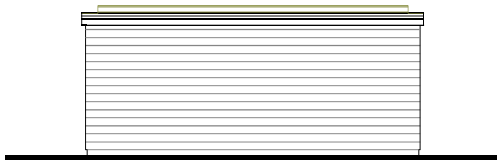


GROUND FLOOR

GARAGE - 39.63 SQ M



ROOF PLAN



LHS ELEVATION

Notes / Revisions
A ML 21.04.2023 Garage roofs amended to sedum roofs

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Client: AJA TAYLOR & Co Ltd
Status: PLANNING
Project: RESIDENTIAL DEVELOPMENT

Land Adj Green End, 17 Dene Road, Northwood, HA6 2BS
Drawing Title: PROPOSED GARAGE PLOT 1
Dwg N°: 22 GEDR G1A -
Rev:
Drawn By: ML
Scale: 1:100 @ A3
Date: 31st March 2022

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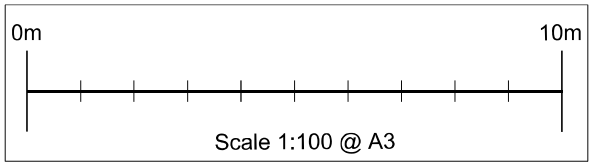
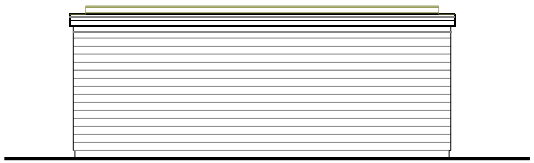
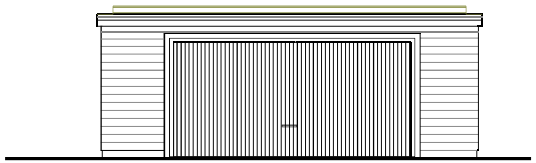
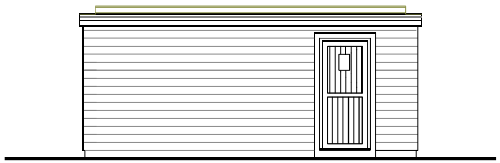




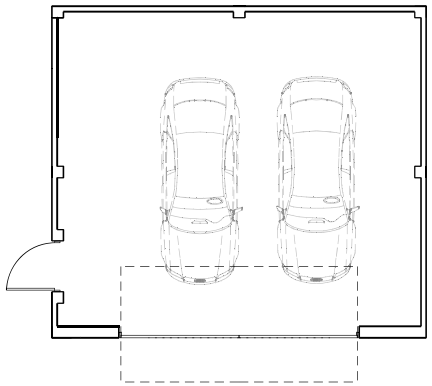
REAR ELEVATION



FRONT ELEVATION

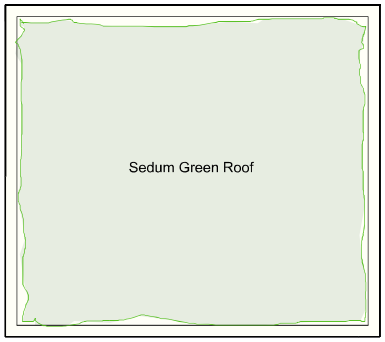


LHS ELEVATION

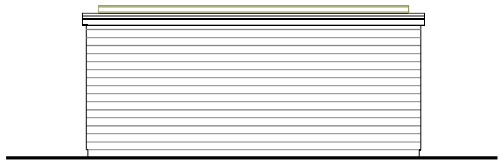


GROUND FLOOR

GARAGE - 39.63 SQ M



ROOF PLAN



RHS ELEVATION

Notes / Revisions
A ML 21.04.2023 Garage Roof changed to Secum Flat roof

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Client: AJA TAYLOR & Co Ltd
Status: PLANNING
Project: RESIDENTIAL DEVELOPMENT

Land Adj Green End, 17 Dene Road, Northwood, HA6 2BS
Drawing Title: PROPOSED GARAGE PLOT 2
Dwg N: 22 GEDR G2A -
Rev:
Drawn By: ML
Scale: 1:100 @ A3
Date: 31.03.2022

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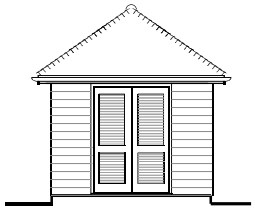
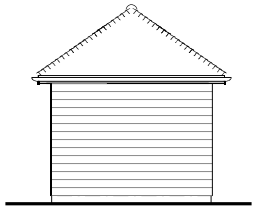
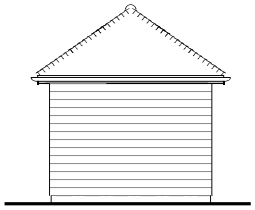


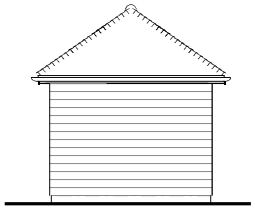
FRONT ELEVATION



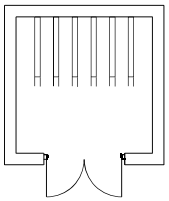
LHS ELEVATION

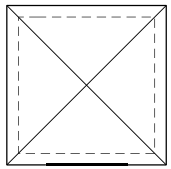


REAR ELEVATION



RHS ELEVATION

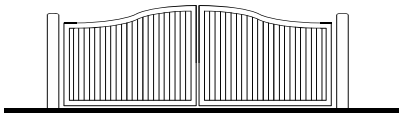




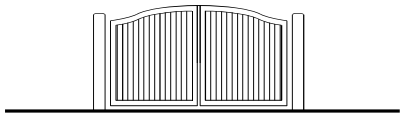
Plots 3-6 Bike Store

The Bike Storage Co - Semi Vertical Cycle Rack
For 6 cycles

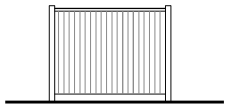
TOTAL - 6.5 SQ M



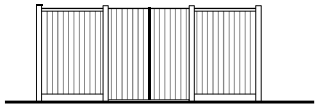
Timber gates large



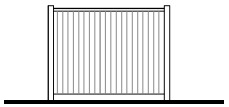
Timber gates small



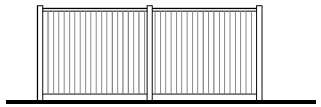
LHS ELEVATION



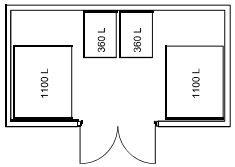
FRONT ELEVATION



RHS ELEVATION

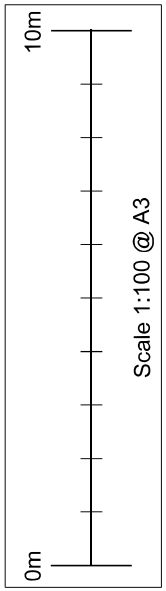


REAR ELEVATION



Refuse: 1 x 1100L bins
Mixed Recycling: 1 x 1100L + 1 x 360L bins
Food: 1 x 360L

Plots 3-6 Bin Store



Notes / Revisions
X

dp architects
design | planning | architecture
The Old Brewery Tap
3 Shilburn Street
Wallingford
Oxfordshire OX49 5BU
Tel: 01491 613088
Fax: 01491 614017
Email: mail@dparchitects.co.uk
Web: www.dparchitects.co.uk
RIBA

Client: AJA TAYLOR & Co Ltd
Status: PLANNING
Project: RESIDENTIAL DEVELOPMENT

Land Adj Green End, 17 Dene Road, Northwood, HA6 2BS
Drawing Title: Bin and Bike Stores and gates
Dwg N°: 22 GEDR SD1
Rev: A
Drawn By: ML
Scale: 1:100 @ A3
Date: 04/03/2022

dpa

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Notes:

Site boundary

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Site Address:

Land to the South of Greenend, 17 Dene Road

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

Planning Application Ref:
73243/APP/2022/2535

Scale:
1:1,250

Planning Committee:
Minor Page 200

Date:
May 2024

HILLINGDON
LONDON

Report of the Head of Development Management and Building Control

Address: TUDOR LODGE HOTEL, 50 FIELD END ROAD EASTCOTE PINNER

Development: Alteration to car parking layout, resurfacing and expansion of hardstanding. Installation of a sunken paving area with pergola and a standalone outbuilding for WC and store. Installation of a staff cycle shelter. Erection of a boundary fence and planting against Field End Road. Various landscape planting and paving to external pergola sitting area. (Application for Planning Permission)

LBH Ref Nos: 4726/APP/2023/2216

Alteration to car parking layout, resurfacing and expansion of hardstanding. Installation of a sunken paving area with pergola and a standalone outbuilding for WC and store. Installation of a staff cycle shelter. Erection of a boundary fence and planting against Field End Road. Various landscape planting and paving to external pergola sitting area. (Application for Listed Building Consent)

LBH Ref Nos: 4726/APP/2023/2218

01 LOCATION PLAN
1:1250 @ A3

0 10 1:1250@A3 50M

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Weybridge
KT13 8NA

EXTERNAL WORK / JULY 2023
PLANNING APP 01

FOR CLIENT
CONFIRM ALL DESIGN WITH CLIENT ON SITE
BUILDING CONTROL APPROVAL TBC
ALL DIMENSIONS TO BE CHECKED ON SITE

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Rev	Date	Note
P1	13-03-24	PLANNING ISSUE
P4	15-03-24	PLANNING ISSUE

PROJECT
Tudor Lodge Hotel, 50 Field End Road HA5 2QN

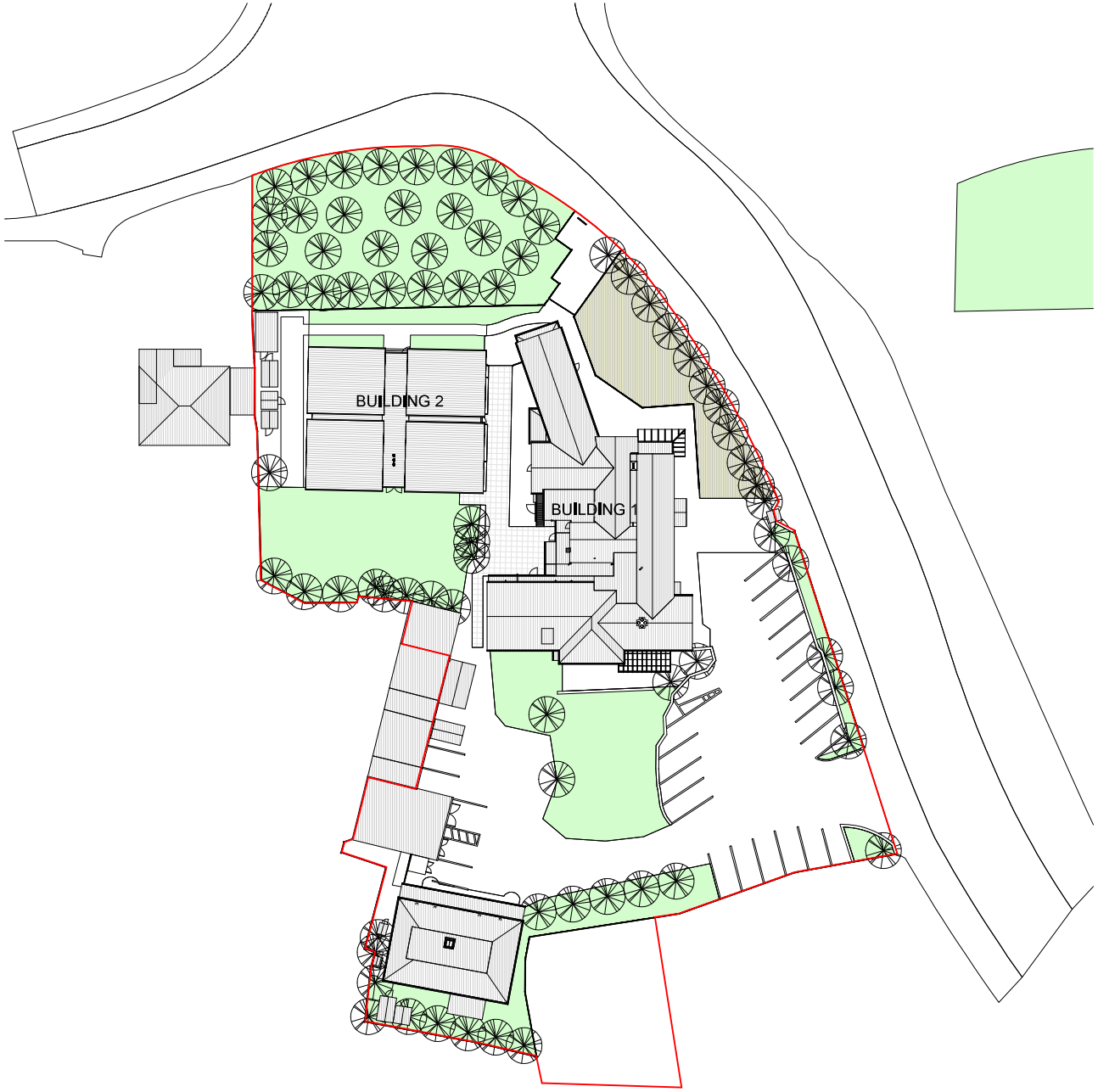
DRAWING TITLE
LOCATION PLAN

STATUS
PLANNING APPLICATION

DRAWN BY Author
CHECKED BY Checker

PROJECT NO.	DATE	SCALE
1921	JAN 2023	1:1250@A3

DRAWING NO. A001
REVISION P4



01 EXISTING BLOCK PLAN
1:500 @ A3

0 1:500@A3 10 20M

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PLANNING ISSUE 03

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Rev	Date	Note
P1	12-12-22	PLANNING ISSUE
P2	20-09-23	PLANNING ISSUE
P3	11-09-23	PLANNING ISSUE

PROJECT
Tudor Lodge Hotel, 50 Field End Road HA5 2QN

DRAWING TITLE
EXISTING BLOCK PLAN

STATUS
PLANNING APPLICATION

DRAWN BY Author | CHECKED BY Checker

PROJECT NO.	DATE	SCALE
1921	DEC 2022	1:500@A3

DRAWING NO. A09 | REVISION P3

REFER TO DRAWING 11

ALL BUILDING DIMENSION ARE INDICTIVE SUBJECT TO SITE SURVEY BY CONTRACTOR

LEGEND

SU	BUILT-IN STORAGE UNIT
W	WARDROB
RL	PROPOSED ROOFLIGHT
	INDICATIVE STEEL (SE DESIGN)
	SITE BOUNDARY
	EXISTING WALL
	PROPOSED WALL
	SITE & BUILDING ENTRANCE
TP	TIMBER PERGOLA
PW	PROPOSED ALUMINIUM WINDOW
PD	PROPOSED ALUMINIUM SLIDING DOOR
PB	BRICK WALL TO MATCH EXISTING BUILDING
GD	METAL GARAGE DOOR IN DARK GREY
RT	ROOF TILE TO MATCH EXISTING
TD	PAINTED TIMBER DOOR
EL	EXTERNAL DOWNLIGHTER
RWP	METAL HOPPER AND SQUARE RWP PIPE

0 1 1:200@A3 5M

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PLANNING ISSUE 03

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BUILDING CONTROL APPROVAL TBC
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Rev	Date	Note
P1	12-12-22	PLANNING ISSUE
P2	20-02-23	PLANNING ISSUE
P3	11-09-23	PLANNING ISSUE

PROJECT
Tudor lodge Hotel, 50 Field End Road HA5 2QN

DRAWING TITLE
EXISTING GF PLAN 1 OF 2

STATUS
PLANNING APPLICATION

DRAWN BY Author CHECKED BY Checker

PROJECT NO.	DATE	SCALE
1921	DEC 2022	1:200 @ A3

DRAWING NO. A10 REVISION P3

01 EXISTING GF PLAN 1/2
1:200 @ A3

ALL BUILDING DIMENSION ARE INDICTIVE
SUBJECT TO SITE SURVEY BY CONTRACTOR

LEGEND

SU	BUILT-IN STORAGE UNIT
W	WARDROB
RL	PROPOSED ROOFLIGHT
	INDICATIVE STEEL (SE DESIGN)
	SITE BOUNDARY
	EXISTING WALL
	PROPOSED WALL
	SITE & BUILDING ENTRANCE
TP	TIMBER PERGOLA
PW	PROPOSED ALUMINIUM WINDOW
PD	PROPOSED ALUMINIUM SLIDING DOOR
PB	BRICK WALL TO MATCH EXISTING BUILDING
GD	METAL GARAGE DOOR IN DARK GREY
RT	ROOF TILE TO MATCH EXISTING
TD	PAINTED TIMBER DOOR
EL	EXTERNAL DOWNLIGHTER
RWP	METAL HOPPER AND SQUARE RWP PIPE

0 1 1:200@A3 5M

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PLANNING ISSUE 03

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Rev	Date	Note
P1	12-12-22	PLANNING ISSUE
P2	20-02-23	PLANNING ISSUE
P3	11-09-23	PLANNING ISSUE

PROJECT
Tudor lodge Hotel, 50 Field End Road HA5 2QN

DRAWING TITLE
EXISTING GF PLAN 2 OF 2

STATUS
PLANNING APPLICATION

DRAWN BY Author CHECKED BY Checker

PROJECT NO.	DATE	SCALE
1921	DEC 2022	1:200 @ A3

DRAWING NO. A11 REVISION P3

REFER TO DRAWING 11

01 EXISTING GF PLAN 1/2
1:200 @ A3

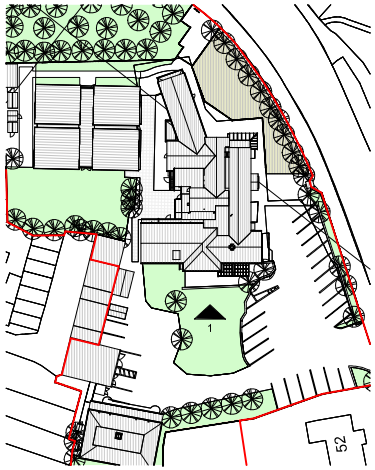
01 EXISTING FRONT S/W ELEVATION
1:200 @ A3

ALL BUILDING DIMENSION ARE INDICTIVE
SUBJECT TO SITE SURVEY BY CONTRACTOR

LEGEND

SU	BUILT-IN STORAGE UNIT
W	WARDROB
RL	PROPOSED ROOFLIGHT
	INDICATIVE STEEL (SE DESIGN)
	SITE BOUNDARY
	EXISTING WALL
	PROPOSED WALL
	SITE & BUILDING ENTRANCE
TP	TIMBER PERGOLA
PW	PROPOSED ALUMINIUM WINDOW
PD	PROPOSED ALUMINIUM SLIDING DOOR
PB	BRICK WALL TO MATCH EXISTING BUILDING
GD	METAL GARAGE DOOR IN DARK GREY
RT	ROOF TILE TO MATCH EXISTING
TD	PAINTED TIMBER DOOR
EL	EXTERNAL DOWNLIGHTER
RWP	METAL HOPPER AND SQUARE RWP PIPE

02 EXISTING FRONT S/W ELEVATION
1:100 @ A3



03 KEY PLAN
1:500 @ A3

0 1 1:200@A3 5M
0 1 1:100@A3 5M

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PLANNING ISSUE 03

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CONFIRM ALL DESIGN WITH CLIENT ON SITE
BUILDING CONTROL APPROVAL TBC
ALL DIMENSIONS TO BE CHECKED ON SITE

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Rev	Date	Note
P1	12-12-22	PLANNING ISSUE
P2	20-03-23	PLANNING ISSUE
P3	11-09-23	PLANNING ISSUE

PROJECT
Tudor lodge Hotel, 50 Field End Road HA5 2QN

DRAWING TITLE
EXISTING FRONT ELEVATION

STATUS
PLANNING APPLICATION

DRAWN BY Author
CHECKED BY Checker

PROJECT NO.	DATE	SCALE
1921	DEC 2022	1:200 @ A3 1:100 @ A3

DRAWING NO. A20
REVISION P3

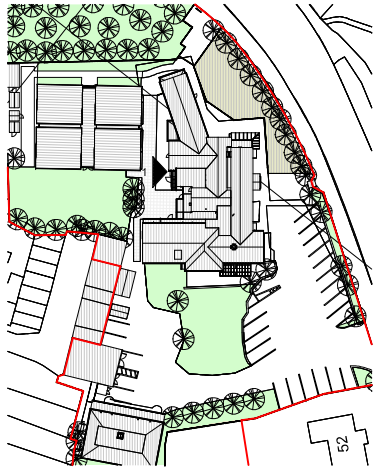
01 EXISTING SIDE / NW ELEVATION
1:200 @ A3

ALL BUILDING DIMENSION ARE INDICTIVE
SUBJECT TO SITE SURVEY BY CONTRACTOR

LEGEND

SU	BUILT-IN STORAGE UNIT
W	WARDROB
RL	PROPOSED ROOFLIGHT
	INDICATIVE STEEL (SE DESIGN)
	SITE BOUNDARY
	EXISTING WALL
	PROPOSED WALL
	SITE & BUILDING ENTRANCE
TP	TIMBER PERGOLA
PW	PROPOSED ALUMINIUM WINDOW
PD	PROPOSED ALUMINIUM SLIDING DOOR
PB	BRICK WALL TO MATCH EXISTING BUILDING
GD	METAL GARAGE DOOR IN DARK GREY
RT	ROOF TILE TO MATCH EXISTING
TD	PAINTED TIMBER DOOR
EL	EXTERNAL DOWNLIGHTER
RWP	METAL HOPPER AND SQUARE RWP PIPE

02 EXISTING SIDE / NW ELEVATION
1:100 @ A3



03 KEY PLAN
1:500 @ A3

0 1 1:200@A3 5M
0 1 1:100@A3 5M

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Rev	Date	Note
P1	12-12-22	PLANNING ISSUE
P2	20-09-23	PLANNING ISSUE
P3	11-09-23	PLANNING ISSUE

PROJECT
Tudor Lodge Hotel, 50 Field End Road HA5 2QN

DRAWING TITLE
EXISTING SIDE / WEST ELEVATION

STATUS
PLANNING APPLICATION

DRAWN BY Author
CHECKED BY Checker

PROJECT NO.	DATE	SCALE
1921	DEC 2022	1:200 @ A3 1:100 @ A3

DRAWING NO. A21
REVISION P3

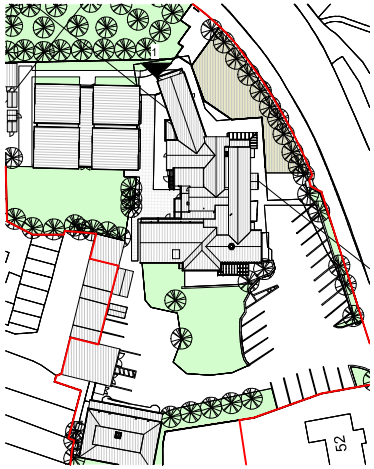
ALL BUILDING DIMENSION ARE INDICTIVE
SUBJECT TO SITE SURVEY BY CONTRACTOR

LEGEND

SU	BUILT-IN STORAGE UNIT
W	WARDROB
RL	PROPOSED ROOFLIGHT
	INDICATIVE STEEL (SE DESIGN)
	SITE BOUNDARY
	EXISTING WALL
	PROPOSED WALL
	SITE & BUILDING ENTRANCE
TP	TIMBER PERGOLA
PW	PROPOSED ALUMINIUM WINDOW
PD	PROPOSED ALUMINIUM SLIDING DOOR
PB	BRICK WALL TO MATCH EXISTING BUILDING
GD	METAL GARAGE DOOR IN DARK GREY
RT	ROOF TILE TO MATCH EXISTING
TD	PAINTED TIMBER DOOR
EL	EXTERNAL DOWNLIGHTER
RWP	METAL HOPPER AND SQUARE RWP PIPE

01 EXISTING REAR / NORTH ELEVATION
1:200 @ A3

02 EXISTING REAR / NORTH ELEVATION
1:100 @ A3



03 KEY PLAN
1:500 @ A3

0 1 1:100@A3 5M

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Rev	Date	Note
P1	12-12-22	PLANNING ISSUE
P2	20-03-23	PLANNING ISSUE
P3	11-05-23	PLANNING ISSUE

PROJECT
Tudor Lodge Hotel, 50 Field End Road HA5 2QN

DRAWING TITLE
EXISTING REAR ELEVATION

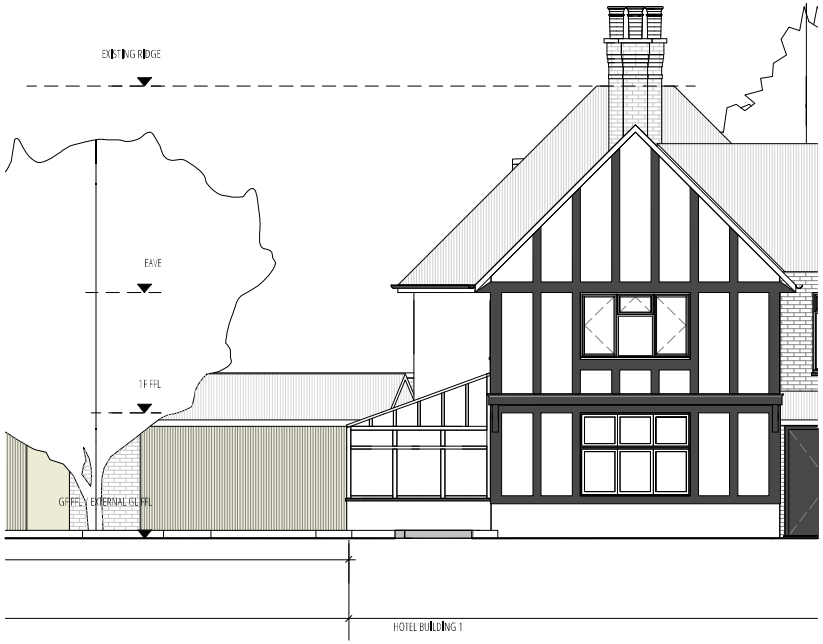
STATUS
PLANNING APPLICATION

DRAWN BY Author CHECKED BY Checker

PROJECT NO.	DATE	SCALE
1921	DEC 2022	1:200 @ A3 1:100 @ A3

DRAWING NO. A22 REVISION P3

01 EXISTING SIDE / EAST ELEVATION
1:200 @ A3

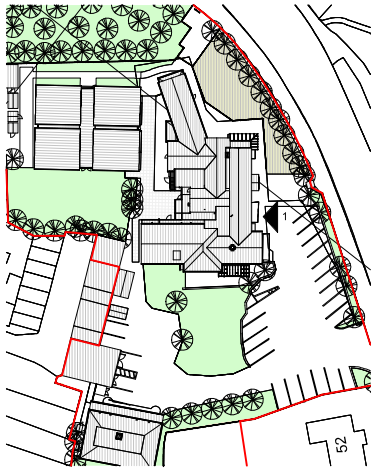


01 EXISTING SIDE / EAST ELEVATION
1:100 @ A3

ALL BUILDING DIMENSION ARE INDICITVE SUBJECT TO SITE SURVEY BY CONTRACTOR

LEGEND

SU	BUILT-IN STORAGE UNIT
W	WARDROB
RL	PROPOSED ROOFLIGHT
	INDICATIVE STEEL (SE DESIGN)
	SITE BOUNDARY
	EXISTING WALL
	PROPOSED WALL
	SITE & BUILDING ENTRANCE
TP	TIMBER PERGOLA
PW	PROPOSED ALUMINIUM WINDOW
PD	PROPOSED ALUMINIUM SLIDING DOOR
PB	BRICK WALL TO MATCH EXISTING BUILDING
GD	METAL GARAGE DOOR IN DARK GREY
RT	ROOF TILE TO MATCH EXISTING
TD	PAINTED TIMBER DOOR
EL	EXTERNAL DOWNLIGHTER
RWP	METAL HOPPER AND SQUARE RWP PIPE



03 KEY PLAN
1:500 @ A3

0 1 1:200@A3 5M
0 1 1:100@A3 5M

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PLANNING ISSUE 03

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P2	20-09-23	PLANNING ISSUE
P3	11-09-23	PLANNING ISSUE

PROJECT
Tudor Lodge Hotel, 50 Field End Road HA5 2QN

DRAWING TITLE
EXISTING SIDE / EAST ELEVATION

STATUS
PLANNING APPLICATION

DRAWN BY Author
CHECKED BY Checker

PROJECT NO.	DATE	SCALE
1921	DEC 2022	1:200 @ A3 1:100 @ A3

DRAWING NO. A23
REVISION P3

01 PROPOSED BLOCK PLAN
1:500 @ A3

PROPOSED DEVELOPMENT DESCRIPTION

P1. EXTERNAL SOCIAL AREA
P2. 11X11M GARDEN PERGLOA WITH LIVING MEADOW ROOF. TOTAL HEIGHT CIRCA 2.8M
P3. OUTDOOR GUEST AMENITY AREA
P4. 2M HIGH IVY SCREEN TO PERIMETER
P5. TIMBER FRAME + TIMER-CLAD KITCHEN PANTRY
P6. ASSOCIATED SOFT AND HARD LANDSCAPING
P7. REARRANGEMENT OF EXISTING CAR PARKING
P8. SOFT AND HARD LANDSCAPING FOR OUTDOOR DINING AREA
P9. 2.5M HIGH TRADITIONAL PERGOLA WITH GLASS ROOF + GLASS SCREEN
P10. TIMBER-CLAD OUTDOOR BAR STRUCTURE WITH TILE PITCHED ROOF.
P11. MATURE HEDGE PRIVACY SCREEN PLANTING
P12. FENCED REFUSE AREA
P13. EXTERNAL STAIR AND RAMP
P14. EXISTING 1M HIGH FENCE TO BE MADE GOOD
P15. EXISTING 2M HIGH FENCE TO BE MADE GOOD
P16. EIGHT NO. OF EXTERNAL LIGHTING ON POSTS.
P17. SUNKEN PAVED OUTDOOR DINING AREA
P19. PROPOSED SINGLE STOREY PLANT / STORE ROOM
P20. STAFF CYCLE SHELTER

N

0 1:500@A3 10 20M

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EXTERNAL WORK / JULY 2023
PLANNING APP 01

FOR CLIENT
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Rev	Date	Note
P1	13-07-23	PLANNING ISSUE
P2	08-09-23	PLANNING ISSUE

PROJECT
Tudor Lodge Hotel, 50 Field End Road HA5 2QN

DRAWING TITLE
PROPOSED BLOCK PLAN

STATUS
PLANNING APPLICATION

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PROJECT NO.	DATE	SCALE
1921	JAN 2023	1:500 @ A3

DRAWING NO. A99 | REVISION P2

Applications
4726/APP/2023/2218 &
4726/APP/2023/2216

REFER TO DRAWING 101

LEGEND

POD	TIMBER POD WITH GLASS ROOF	RWP	RAINWATER GOODS TO MATCH EXISTING
PLT 1	REFER TO STUDIO LOCI PLANTING PLAN	LGT 1	EXTERNAL WALL DOWNLIGHTER
PLT 2	REFER TO STUDIO LOCI PLANTING PLAN	LGT 2	EXTERNAL PATH DOWNLIGHTER
PLT 3	REFER TO STUDIO LOCI PLANTING PLAN	MG	METAL DRAINAGE GRATING
PLT 4	REFER TO STUDIO LOCI PLANTING PLAN	TNS 1	11X11M GARDEN PERGLOA WITH LINING MEADOW
PLT 5	REFER TO STUDIO LOCI PLANTING PLAN	TF	TIMBER FEATURE TO MATCH EXISTING
PLT 6	REFER TO STUDIO LOCI PLANTING PLAN		EXISTING STRUCTURE
TF 1	2M IVY FENCE		SITE BOUNDARY
TD	PAINTED TIMBER DECKING		EXISTING WALL
PP	PERMEABLE STONE PAVER		PROPOSED WALL
EV	ELECTRICAL VEHICULAR CHARGER		SITE & BUILDING ENTRANCE
PVG	PERMEABLE PAVING	PS	TIMBER CLAD PREP STORE
PW	PROPOSED WINDOW TO MATCH EXISTING	WC	TIMBER CLAD WC / STORE
PD	PROPOSED DOOR TO MATCH EXISTING	RT	ROOF TILE TO MATCH EXISTING
BS	SHELTERED BIKE STAND WITH GREENROOF	PB	BRICK WALL TO MATCH EXISTING BUILDING

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0 1 1:200@A3 5M

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Rev	Date	Note
P1	13-07-23	PLANNING ISSUE
P2	08-09-23	PLANNING ISSUE

PROJECT
Tudor Lodge Hotel, 50 Field End Road HA5 2QN

DRAWING TITLE
PROPOSED GF PLAN 1 OF 2

STATUS
PLANNING APPLICATION

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PROJECT NO.	DATE	SCALE
1921	JAN 2023	1:200 @ A3

DRAWING NO. A100 | REVISION P2

Applications
4726/APP/2023/2218 &
4726/APP/2023/2216

01 PROPOSED GF PLAN 1/2
1:200 @ A3

LEGEND

POD	TIMBER POD WITH GLASS ROOF	RWP	RAINWATER GOODS TO MATCH EXISTING
PLNT	REFER TO STUDIO LOCI PLANTING PLAN	LGT 1	EXTERNAL WALL DOWNLIGHTER
PLT 2	REFER TO STUDIO LOCI PLANTING PLAN	LGT 2	EXTERNAL PATH DOWNLIGHTER
PLT 3	REFER TO STUDIO LOCI PLANTING PLAN	MG	METAL DRAINAGE GRATING
PLT 4	REFER TO STUDIO LOCI PLANTING PLAN	TNS1	11X11M GARDEN PERGLOA WITH LIVING MEADOW
PLT 5	REFER TO STUDIO LOCI PLANTING PLAN	TF	TIMBER FEATURE TO MATCH EXISTING
PLT 6	REFER TO STUDIO LOCI PLANTING PLAN		EXISTING STRUCTURE
TF 1	2M IVY FENCE		SITE BOUNDARY
TD	PAINTED TIMBER DECKING		EXISTING WALL
PP	PERMEABLE STONE PAVER		PROPOSED WALL
EV	ELECTRICAL VEHICULAR CHARGER		SITE & BUILDING ENTRANCE
PVG	PERMEABLE PAVING	PS	TIMBER CLAD PREP STORE
PW	PROPOSED WINDOW TO MATCH EXISTING	WC	TIMBER CLAD WC / STORE
PD	PROPOSED DOOR TO MATCH EXISTING	RT	ROOF TILE TO MATCH EXISTING
BS	SHELTERED BIKE STAND WITH GREENROOF	PB	BRICK WALL TO MATCH EXISTING BUILDING

0 1 1:200@A3 5M

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PROJECT
Tudor Lodge Hotel, 50 Field End Road HA5 2QN

DRAWING TITLE
PROPOSED GF PLAN 2 OF 2

STATUS
PLANNING APPLICATION

DRAWN BY Author | CHECKED BY Checker

PROJECT NO.	DATE	SCALE
1921	JAN 2023	1:200 @ A3

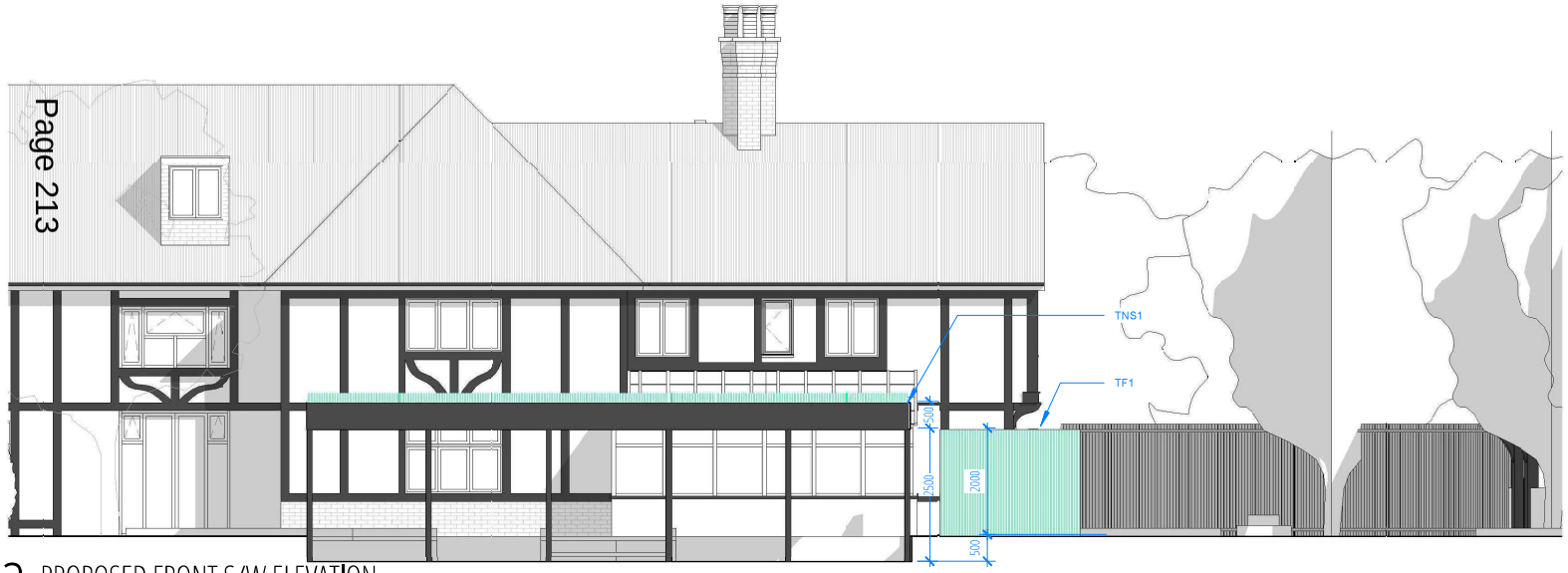
DRAWING NO. A101 | REVISION P2

Applications
4726/APP/2023/2218 &
4726/APP/2023/2216

01 PROPOSED GF PLAN 1/2
1:200 @ A3

REFER TO DRAWING 100

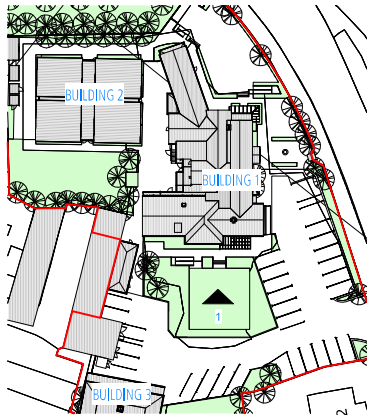
01 PROPOSED FRONT S/W ELEVATION
1:200 @ A3



02 PROPOSED FRONT S/W ELEVATION
1:100 @ A3

LEGEND

POD	TIMBER POD WITH GLASS ROOF	RWP	RAINWATER GOODS TO MATCH EXISTING
PLT 1	REFER TO STUDIO LOCI PLANTING PLAN	LGT 1	EXTERNAL WALL DOWNLIGHTER
PLT 2	REFER TO STUDIO LOCI PLANTING PLAN	LGT 2	EXTERNAL PATH DOWNLIGHTER
PLT 3	REFER TO STUDIO LOCI PLANTING PLAN	MG	METAL DRAINAGE GRATING
PLT 4	REFER TO STUDIO LOCI PLANTING PLAN	TNS1	11X11M GARDEN PERGLOA WITH LIVING MEADOW
PLT 5	REFER TO STUDIO LOCI PLANTING PLAN	TF	TIMBER FEATURE TO MATCH EXISTING
PLT 6	REFER TO STUDIO LOCI PLANTING PLAN		EXISTING STRUCTURE
TF 1	2M HIGH FENCE		SITE BOUNDARY
TD	PAINTED TIMBER DECKING		EXISTING WALL
PP	PERMEABLE STONE PAVER		PROPOSED WALL
EV	ELECTRICAL VEHICULAR CHARGER		SITE & BUILDING ENTRANCE
PVG	PERMEABLE PAVING	PS	TIMBER CLAD PREP STORE
PW	PROPOSED WINDOW TO MATCH EXISTING	WC	TIMBER CLAD WC / STORE
PD	PROPOSED DOOR TO MATCH EXISTING	RT	ROOF TILE TO MATCH EXISTING
BS	SHELTERED BIKE STAND WITH GREENROOF	PB	BRICK WALL TO MATCH EXISTING BUILDING



03 KEY PLAN
1:500 @ A3

0 1:50@A3 1 2M
0 1 1:100@A3 5M

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P1	13-07-23	PLANNING ISSUE
P2	08-09-23	PLANNING ISSUE

PROJECT
Tudor Lodge Hotel, 50 Field End Road HA5 2QN

DRAWING TITLE
PROPOSED FRONT ELEVATION

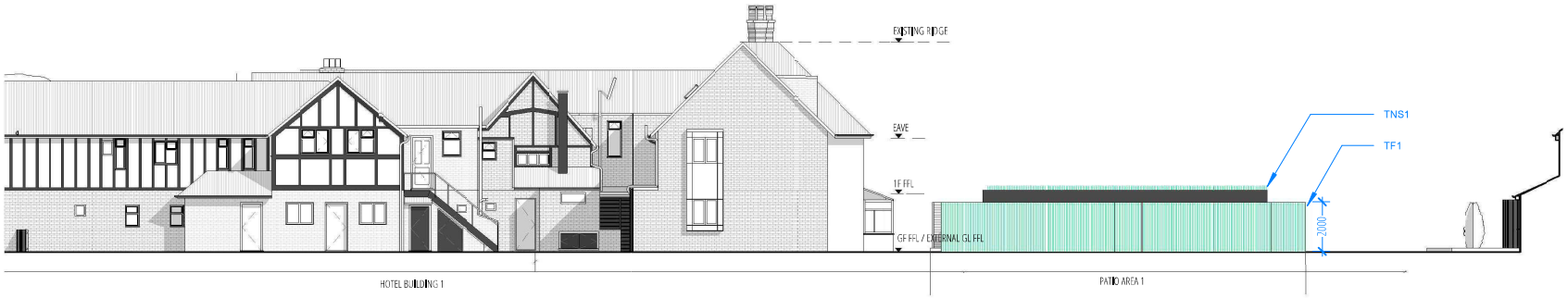
STATUS
PLANNING APPLICATION

DRAWN BY Author
CHECKED BY Checker

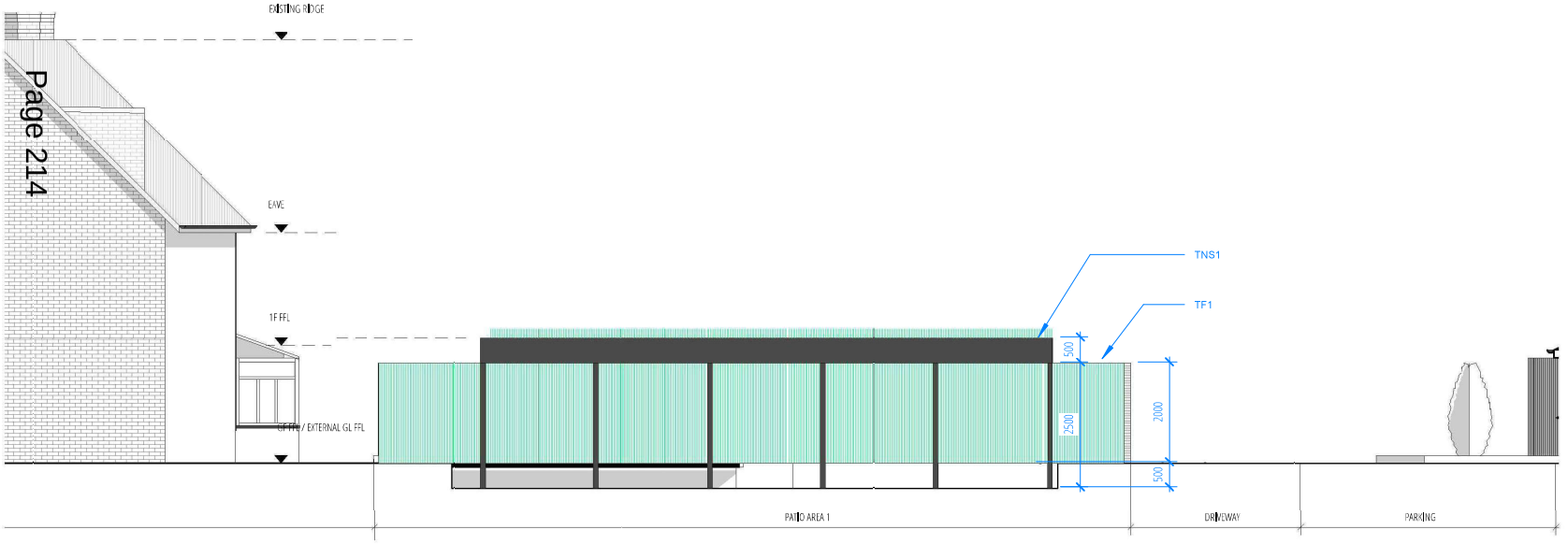
Applications
4726/APP/2023/2218 &
4726/APP/2023/2216

PROJECT NO.	DATE	SCALE
1921	JAN 2023	1:200 @ A3

DRAWING NO. A200
REVISION P2



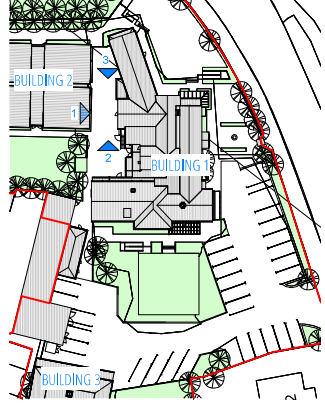
01 PROPOSED SIDE / NW ELEVATION
1:200 @ A3



02 PROPOSED SIDE / NW ELEVATION
1:100 @ A3

LEGEND

POD	TIMBER POD WITH GLASS ROOF	RWP	RAINWATER GOODS TO MATCH EXISTING
PLT 1	REFER TO STUDIO LOCL PLANTING PLAN	LGT 1	EXTERNAL WALL DOWNLIGHTER
PLT 2	REFER TO STUDIO LOCL PLANTING PLAN	LGT 2	EXTERNAL PATH DOWNLIGHTER
PLT 3	REFER TO STUDIO LOCL PLANTING PLAN	MG	METAL DRAINAGE GRATING
PLT 4	REFER TO STUDIO LOCL PLANTING PLAN	TNS1	11X11M GARDEN PERGLOA WITH LIVING MEADOW
PLT 5	REFER TO STUDIO LOCL PLANTING PLAN	TF	TIMBER FEATURE TO MATCH EXISTING
PLT 6	REFER TO STUDIO LOCL PLANTING PLAN		EXISTING STRUCTURE
TF 1	2M JW FENCE		SITE BOUNDARY
TD	PAINTED TIMBER DECKING		EXISTING WALL
PP	PERMEABLE STONE PAVER		PROPOSED WALL
EV	ELECTRICAL VEHICULAR CHARGER		SITE & BUILDING ENTRANCE
PVG	PERMEABLE PAVING	PS	TIMBER CLAD PREP STORE
PW	PROPOSED WINDOW TO MATCH EXISTING	WC	TIMBER CLAD WC / STORE
PD	PROPOSED DOOR TO MATCH EXISTING	RT	ROOF TILE TO MATCH EXISTING
BS	SHELTERED BIKE STAND WITH GREENROOF	PB	BRICK WALL TO MATCH ENSTING BUILDING



03 KEY PLAN
1:500 @ A3

0 1:50@A3 1 2M
0 1 1:100@A3 5M

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EXTERNAL WORK / JULY 2023
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Rev	Date	Note
P1	13-07-23	PLANNING ISSUE
P2	08-09-23	PLANNING ISSUE

PROJECT
Tudor Lodge Hotel, 50 Field End Road HA5 2QN

DRAWING TITLE
PROPOSED SIDE / WEST ELEVATION

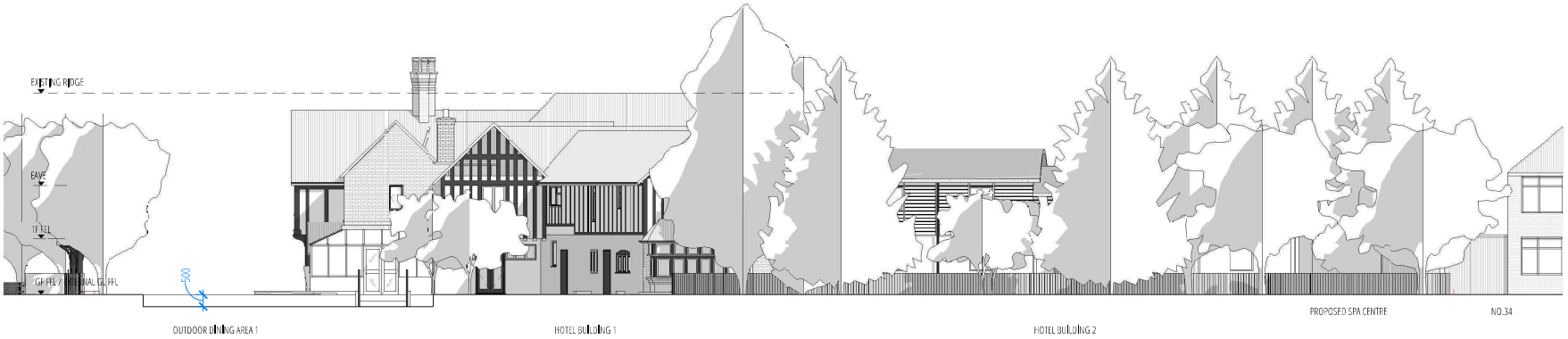
STATUS
PLANNING APPLICATION

DRAWN BY Author
CHECKED BY Checker

Applications
4726/APP/2023/2218 &
4726/APP/2023/2216

PROJECT NO.	DATE	SCALE
1921	JAN 2023	1:200 @ A3 1:100 @ A3

DRAWING NO. A201
REVISION P2

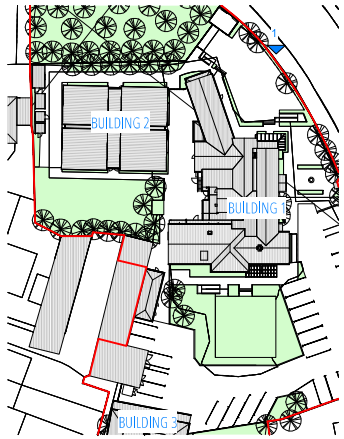


01 PROPOSED REAR / NORTH ELEVATION
1:200 @ A3

02 PROPOSED REAR / NORTH ELEVATION
1:100 @ A3

LEGEND

POD	TIMBER POD WITH GLASS ROOF	RWP	RAINWATER GOODS TO MATCH EXISTING
PLT 1	REFER TO STUDIO LOCI PLANTING PLAN	LGT 1	EXTERNAL WALL DOWNLIGHTER
PLT 2	REFER TO STUDIO LOCI PLANTING PLAN	LGT 2	EXTERNAL PATH DOWNLIGHTER
PLT 3	REFER TO STUDIO LOCI PLANTING PLAN	MG	METAL DRAINAGE GRATING
PLT 4	REFER TO STUDIO LOCI PLANTING PLAN	TNS1	11X11M GARDEN PERGLOA WITH LIVING MEADOW
PLT 5	REFER TO STUDIO LOCI PLANTING PLAN	TF	TIMBER FEATURE TO MATCH EXISTING
PLT 6	REFER TO STUDIO LOCI PLANTING PLAN		EXISTING STRUCTURE
TF 1	2M JW FENCE		SITE BOUNDARY
TD	PAINTED TIMBER DECKING		EXISTING WALL
PP	PERMEABLE STONE PAVER		PROPOSED WALL
EV	ELECTRICAL VEHICULAR CHARGER		SITE & BUILDING ENTRANCE
PVG	PERMEABLE PAVING	PS	TIMBER CLAD PREP STORE
PW	PROPOSED WINDOW TO MATCH EXISTING	WC	TIMBER CLAD WC / STORE
PD	PROPOSED DOOR TO MATCH EXISTING	RT	ROOF TILE TO MATCH EXISTING
BS	SHELTERED BIKE STAND WITH GREENROOF	PB	BRICK WALL TO MATCH EXISTING BUILDING



03 KEY PLAN
1:500 @ A3

0 1 1:200@A3 5M

0 1 1:100@A3 5M

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EXTERNAL WORK / JULY 2023
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Rev	Date	Note
P1	13-07-23	PLANNING ISSUE
P2	08-09-23	PLANNING ISSUE

PROJECT
Tudor Lodge Hotel, 50 Field End Road HA5 2QN

DRAWING TITLE
PROPOSED REAR ELEVATION

STATUS
PLANNING APPLICATION

DRAWN BY Author
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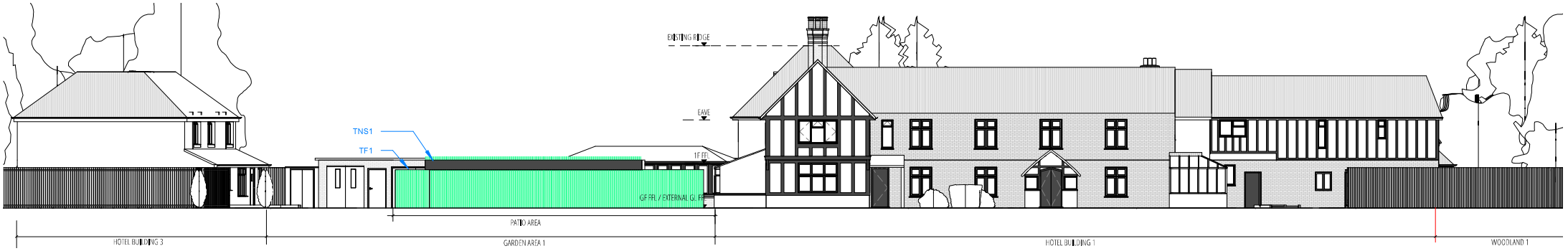
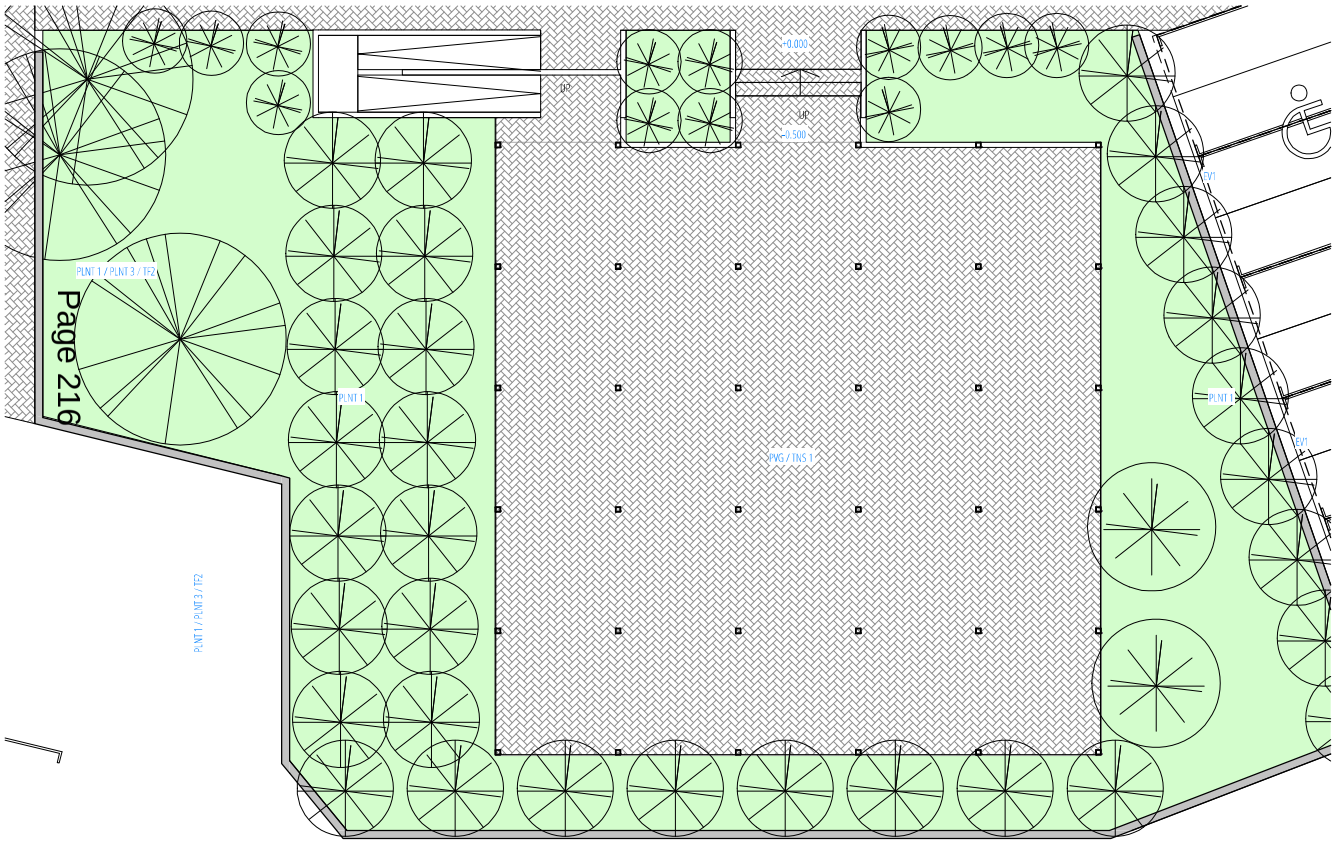
PROJECT NO.	DATE	SCALE
1921	JAN 2023	1:200 @ A3 1:100 @ A3

DRAWING NO. A202
REVISION P2

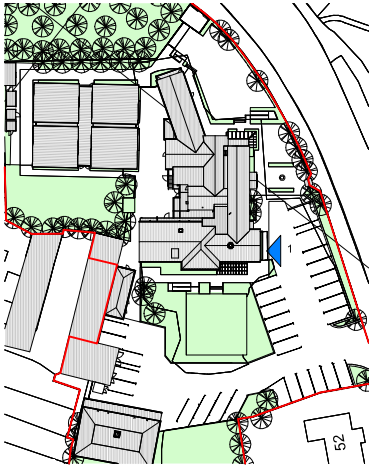
Applications
4726/APP/2023/2218 &
4726/APP/2023/2216



01 PROPOSED SIDE / EAST ELEVATION
1:200 @ A3



02 PROPOSED PODS LAYOUT
1:100 @ A3



03 KEY PLAN
1:500 @ A3

LEGEND

POD	TIMBER POD WITH GLASS ROOF	RWP	RAINWATER GOODS TO MATCH EXISTING
PLT 1	REFER TO STUDIO LOCI PLANTING PLAN	LGT 1	EXTERNAL WALL DOWNLIGHTER
PLT 2	REFER TO STUDIO LOCI PLANTING PLAN	LGT 2	EXTERNAL PATH DOWNLIGHTER
PLT 3	REFER TO STUDIO LOCI PLANTING PLAN	MG	METAL DRAINAGE GRATING
PLT 4	REFER TO STUDIO LOCI PLANTING PLAN	TNS1	11X11M GARDEN PERGLOA WITH LIVING MEADOW
PLT 5	REFER TO STUDIO LOCI PLANTING PLAN	TF	TIMBER FEATURE TO MATCH EXISTING
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TF 1	2M IVY FENCE		SITE BOUNDARY
TD	PAINTED TIMBER DECKING		EXISTING WALL
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EV	ELECTRICAL VEHICULAR CHARGER		SITE & BUILDING ENTRANCE
PVG	PERMEABLE PAVING	PS	TIMBER CLAD PREP STORE
PW	PROPOSED WINDOW TO MATCH EXISTING	WC	TIMBER CLAD WC / STORE
PD	PROPOSED DOOR TO MATCH EXISTING	RT	ROOFTILE TO MATCH EXISTING
BS	SHELTERED BIKE STAND WITH GREENROOF	PB	BRICK WALL TO MATCH EXISTING BUILDING

0 1:50@A3 1 2M
0 1 1:200@A3 5M
0 1 1:100@A3 5M

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Rev	Date	Note
P1	13-07-23	PLANNING ISSUE
P2	08-09-23	PLANNING ISSUE

PROJECT
Tudor Lodge Hotel, 50 Field End Road HA5 2QN

DRAWING TITLE
PROPOSED SIDE / EAST ELEVATION

STATUS
PLANNING APPLICATION

DRAWN BY Author
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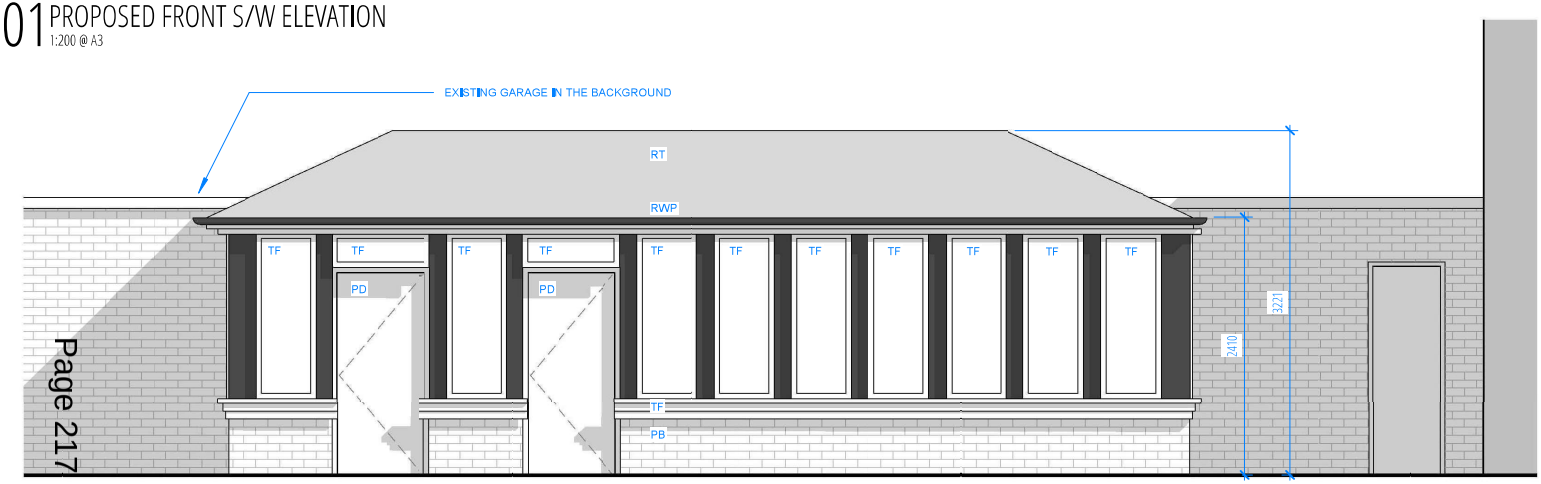
PROJECT NO.	DATE	SCALE
1921	JAN 2023	1:50 @ A3 1:200 @ A3 1:100 @ A3

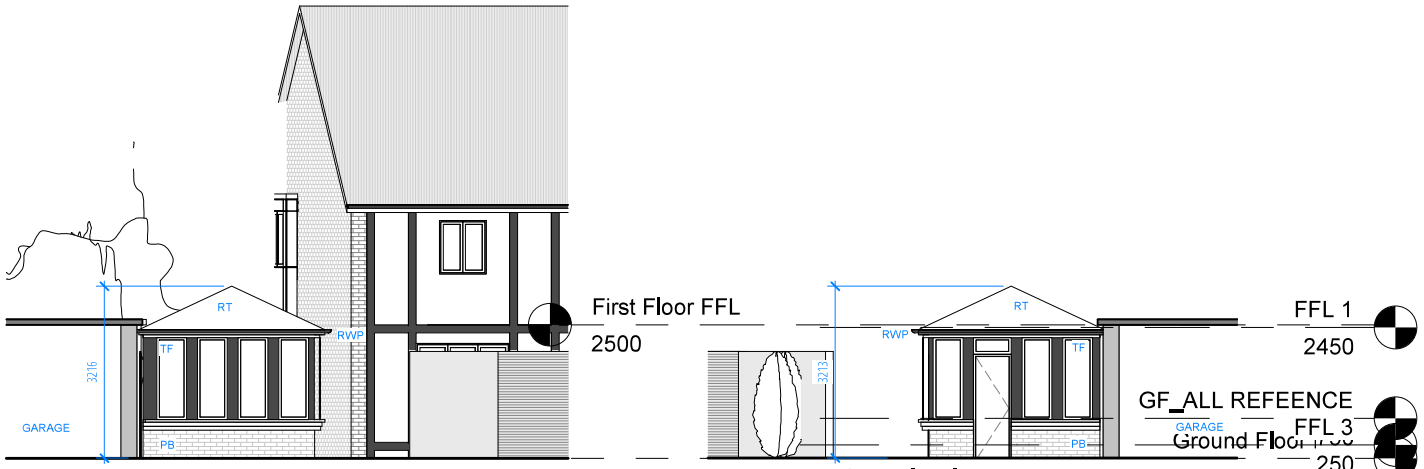
DRAWING NO. A203
REVISION P2

Applications
4726/APP/2023/2218 &
4726/APP/2023/2216

01 PROPOSED FRONT S/W ELEVATION
1:200 @ A3



03 PROPOSED FRONT ELEVATION - PREP / WC / STORE
1:50 @ A3



04 PROPOSED SIDE ELEVATION - WC / STORE / PREP STORE
1:100 @ A3

02 PROPOSED SIDE ELEVATION - WC / STORE / PREP STORE
1:100 @ A3

LEGEND

POD	TIMBER POD WITH GLASS ROOF	RWP	RAINWATER GOODS TO MATCH EXISTING
PLT 1	REFER TO STUDIO LOCI PLANTING PLAN	LGT 1	EXTERNAL WALL DOWNLIGHTER
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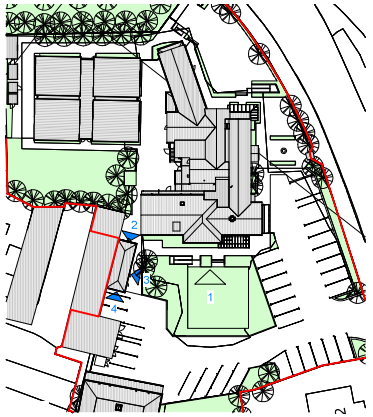
PLT 5	REFER TO STUDIO LOCI PLANTING PLAN	TF	TIMBER FEATURE TO MATCH EXISTING
PLT 6	REFER TO STUDIO LOCI PLANTING PLAN		EXISTING STRUCTURE
TF 1	2M JW FENCE		SITE BOUNDARY
TD	PAINTED TIMBER DECKING		EXISTING WALL
PP	PERMEABLE STONE PAVER		PROPOSED WALL
EV	ELECTRICAL VEHICULAR CHARGER		SITE & BUILDING ENTRANCE
PVG	PERMEABLE PAVING	PS	TIMBER CLAD PREP STORE
PW	PROPOSED WINDOW TO MATCH EXISTING	WC	TIMBER CLAD WC / STORE
PD	PROPOSED DOOR TO MATCH EXISTING	RT	ROOF TILE TO MATCH EXISTING
BS	SHELTERED BIKE STAND WITH GREENROOF	PB	BRICK WALL TO MATCH EXISTING BUILDING



03 KEY PLAN
1:500 @ A3

0 1:50@A3 1 2M

0 1 1:100@A3 5M

J79 STUDIO
T:+44 (0)7742 071 052
W: info@j79studio.co.uk

Unit 312
Wey House
15 Church Street
Weybridge
KT13 8NA

EXTERNAL WORK / JULY 2023
PLANNING APP 01

FOR CLIENT

CONFIRM ALL DESIGN WITH CLIENT ON SITE
BUILDING CONTROL APPROVAL TBC
ALL DIMENSIONS TO BE CHECKED ON SITE

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Rev	Date	Note
P1	13-07-23	PLANNING ISSUE
P2	08-09-23	PLANNING ISSUE

PROJECT
Tudor lodge Hotel, 50 Field End Road HA5 2QN

DRAWING TITLE
PROPOSED FRONT ELEVATION 2

STATUS
PLANNING APPLICATION

DRAWN BY Author | CHECKED BY Checker

PROJECT NO.	DATE	SCALE
1921	JAN 2023	1:200 @ A3 1:100 @ A3

DRAWING NO. A204 | REVISION P2

Applications
4726/APP/2023/2218 &
4726/APP/2023/2216

F1 Existing White picket fence circa 2m high

F2 Existing close board fence circa 2m high

F3 Existing close board fence circa 2m high + 1m trellis to western boundary

A Existing tarmac parking court

B Existing Cypress hedge units crica 1.8m spacings to allow permeability through fence-line

C Proposed 2m high instant ivy screen

D 11x11m garden pergloa with living meadow roof. Total height circa 2.8m (2.2m internal + 500-600mm structural build-up)

E Narrow crown evergreen trees that are beneficial for wildlife eg Oak leaf Holly, set within woodland associated low planting eg ferns, eg Ferns, Hostas, Fox gloves and Anemones (High pollinating for wildlife)

F Existing mature trees retained. New under planting - Tough ground covers eg vinca minor

G Brick and clay paviors - Sympathetic choice of materials which compliment existing Architecture

H Stone paved areas high quality eg york stone

I Artificial grass removed and replaced with new stone paving eg yorkstone around existing water foundation. Gate way arch retained

J New garden with managed lawn and lush verdant planting to boundaries. Western Boundary to include native planting and more silver birch trees

K Existing sheds

L Gravelled area

M Pyracantha hedge - Evergreen/berries for wildlife

Tarmac surfaces

Clay/brick paviors

Stone paving eg yorkstone

Gravelled surfaces

New shrub and herbaceous planting. High pollinators to be introduced to mixes

Hedge planting maintained at height of fence eg 1.8m high

Grass lawn

Biodiverse meadow roofs

Proposed trees

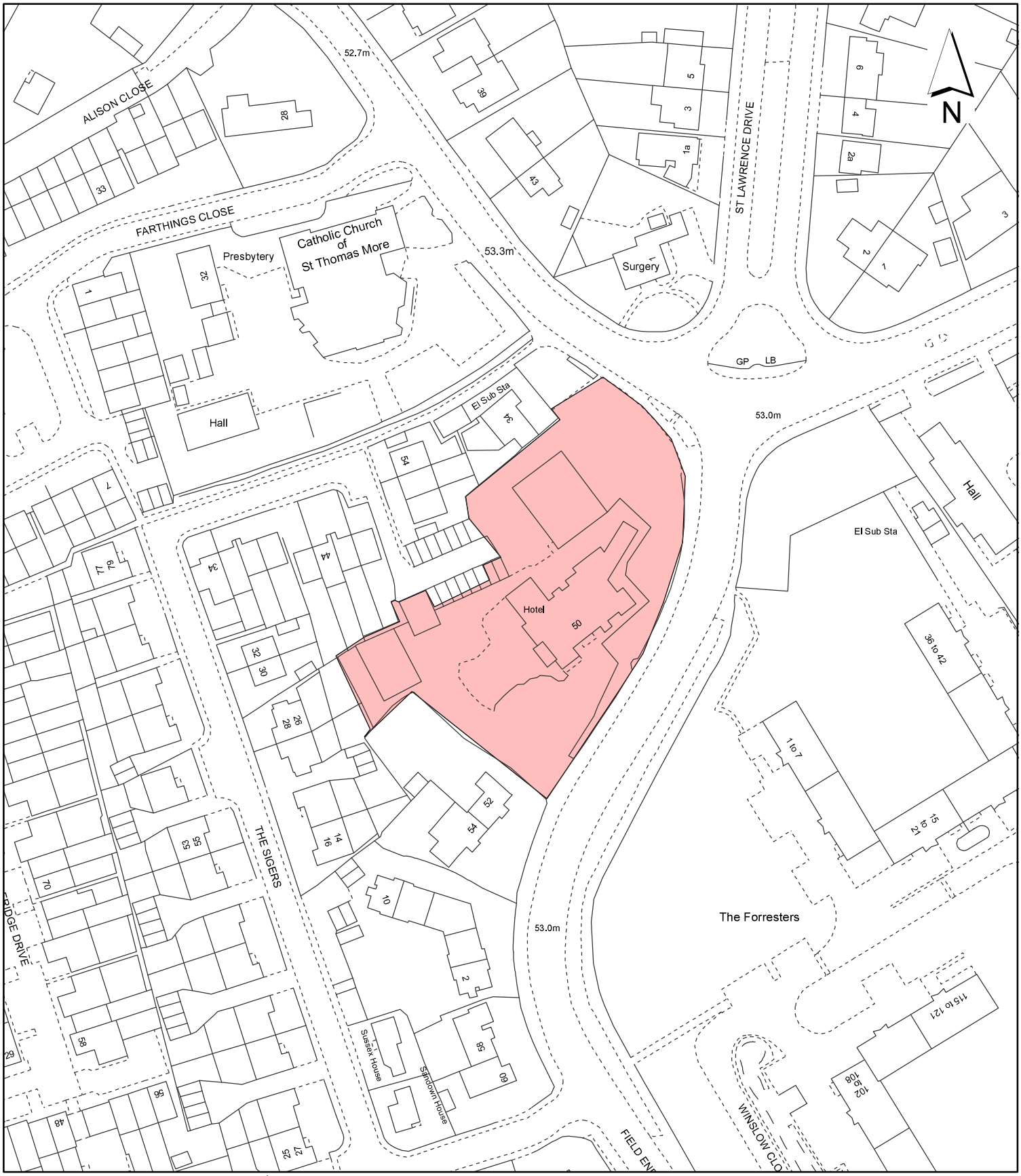
Existing trees retained

Existing trees removed

10465A TUDOR HOTEL -GA-01-LANDSCAPE DESIGN CONCEPT

A2 PAPER SIZE

STUDIO LOCI



Notes:

Site boundary

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Site Address:

Tudor Lodge Hotel

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

Planning Application Ref:
4726/APP/2023/2216

Scale:
1:1,250

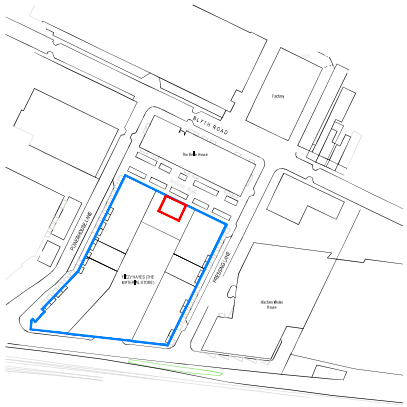
Planning Committee:
Minor

Date:
May 2024

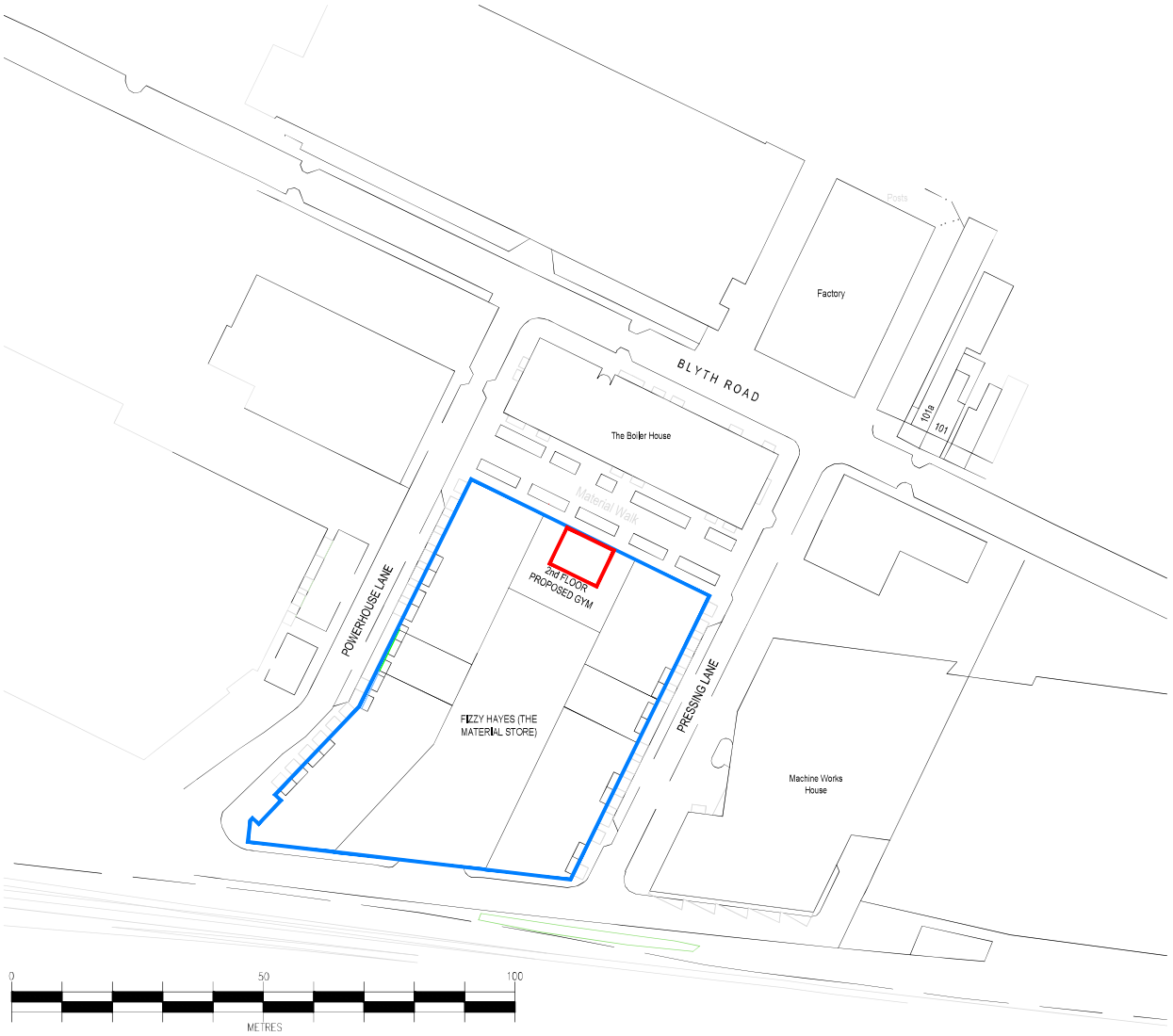
HILLINGDON
LONDON

Report of the Head of Development Management and Building Control

Address:	MATERIAL STORE HOUSE, PRESSING LANE BLYTH ROAD HAYES
Development:	Erection of a single storey building at second floor terrace level within existing pergola to provide ancillary gym studio for residents, along with supporting condenser unit (amended drawings)
LBH Ref Nos:	59872/APP/2023/3016



LOCATION PLAN – SCALE 1:1250



SITE PLAN – SCALE 1:500

NOTES

N

REV.	DATE	PURPOSE	DRAWN
D	29/09/22	ISSUED FOR PLANNING	VP
A	21/09/22	ISSUED TO CLIENT	AC

CLIENT GREY PEAR / FIZZY HAYES
PROJECT 8 PRESSING LANE, HAYES, UB3 1DR
TITLE SITE AND LOCATION PLAN

REVISION	DWG No.	PAPER SIZE
B	SKK4177/001	SHOWN @ A3
DATE	DRAWN	CHECKED
SEP '22	VP	APP

SKK DESIGN

INTERIOR, ARCHITECTURAL & RETAIL DESIGN

The Mill
Stortford Road
Hatfield Heath
CM22 7DL

Tel: 01279 873010
www.skkinteriors.com

NOTES

N

REV.	DATE	PURPOSE	DRAWN
D	21/10/23	ANNOTATION AMENDED	AC
C	27/09/23	ISSUED FOR PLANNING	VP
B	28/08/23	ISSUED TO DCS FOR COMMENTS	VP
A	18/08/23	ISSUED TO CLIENT	AC

CLIENT GREYSTAR REZY LIVING

PROJECT 8 PRESSING LANE, HAYES, UB3 1DR

TITLE EXISTING PERGOLA STRUCTURE & KEY PLAN

REVISION D | DWG No. SKK4177/002 | SCALE AS SHOWN @ A3

DATE OCT 23 | DRAWN AC | CHECKED APP

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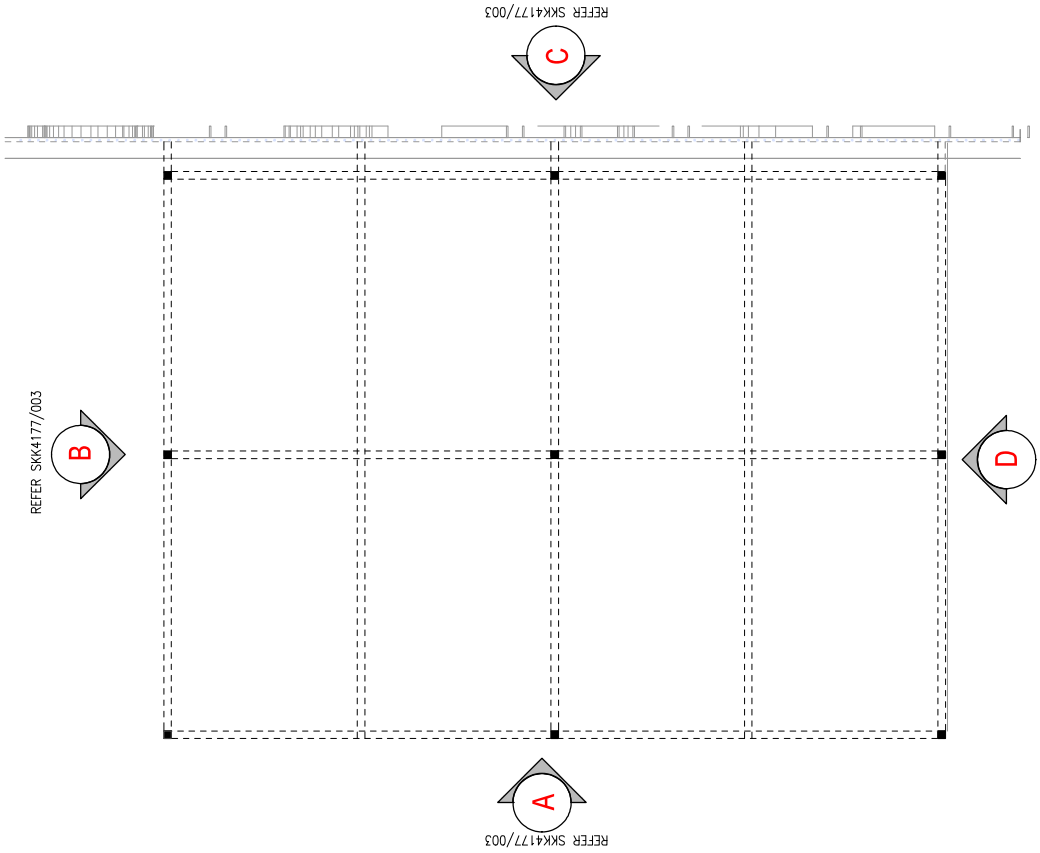
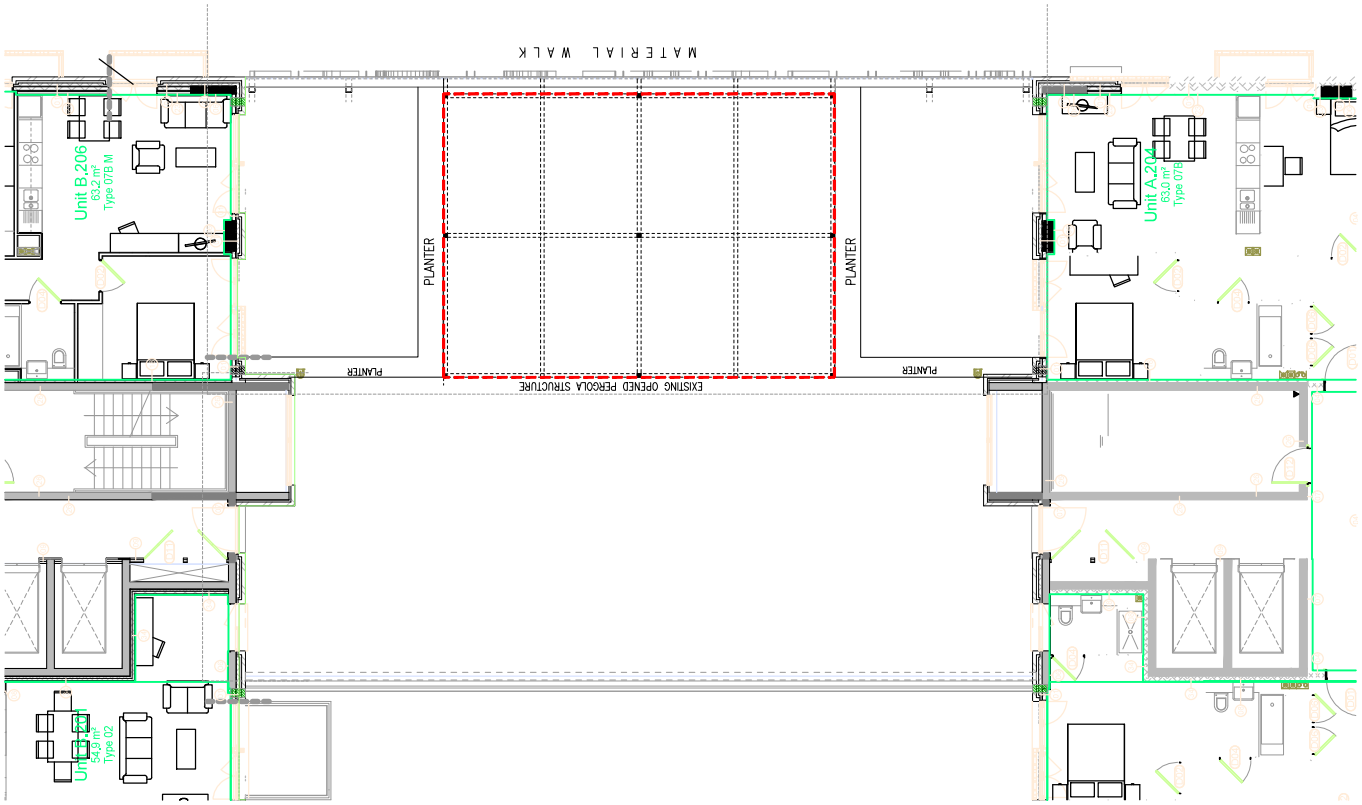
Hatfield Heath
CM22 7DL
Tel: 01279 873010
www.skkinteriors.com



EXISTING OPENED PERGOLA STRUCTURE

SCALE 1:50

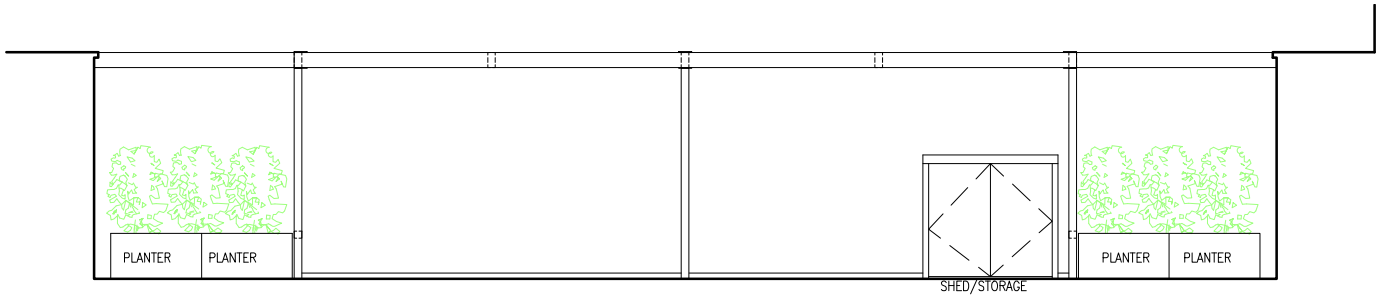
0 1m 3m 5m 7m



KEY PLAN - SECOND FLOOR

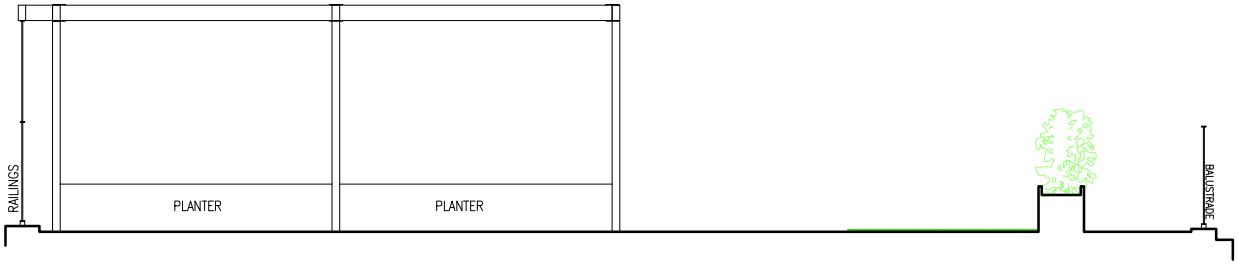
SCALE 1:100

0 1m 3m 5m 7m



ELEVATION A

NOTE: EXISTING REAR RAILINGS OMITTED FOR CLARITY



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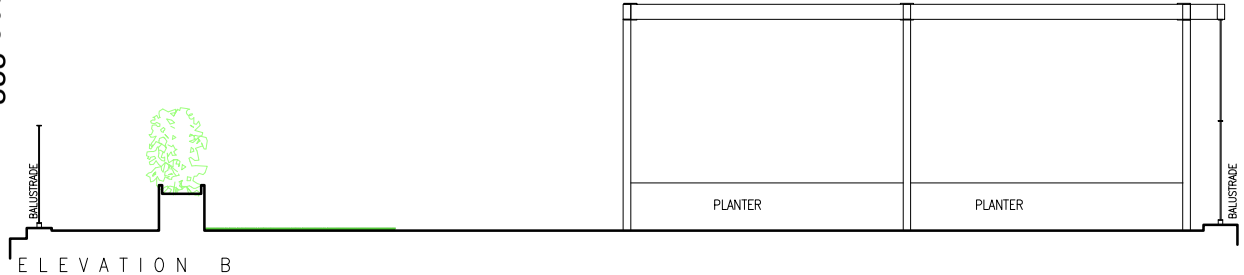

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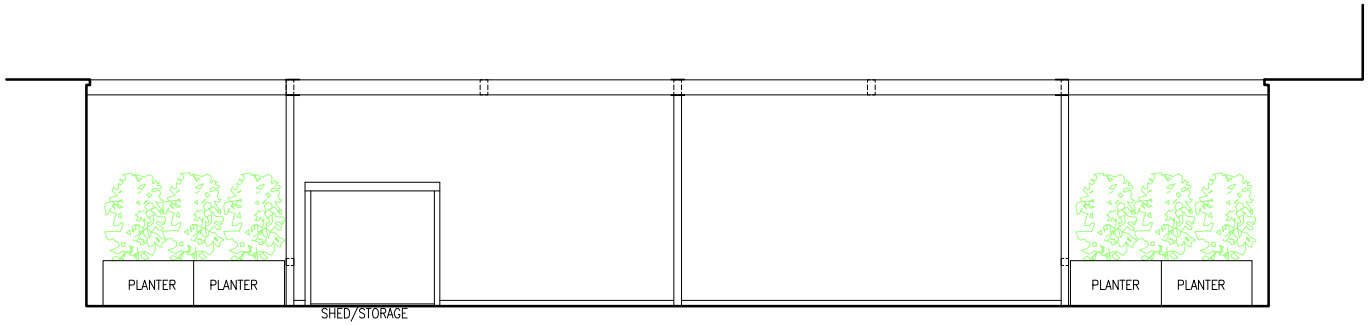
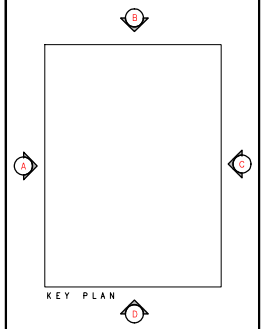


ELEVATION D

NOTE: EXISTING REAR RAILINGS OMITTED FOR CLARITY

SCALE 1:50

NOTES



KEY PLAN

REV.	DATE	PURPOSE	DRAWN
D	12/10/23	SCALE BAR ADDED	AC
C	09/10/23	ISSUED FOR PLANNING	VP
B	27/09/23	ISSUED ICEN FOR COMMENTS	VP
A	21/09/23	ISSUED TO CLIENT	AC

CLIENT GREYSTAR, FIZZY LIVING

PROJECT 8 PRESSING LANE, HAYES, UB3 1DR

TITLE EXISTING PERGOLA ELEVATIONS

REVISION	DWG No.	SCALE
D	SKK4177/003	1:50 @ A2
DATE: OCT '23	DRAWN: AC	CHECKED: APF

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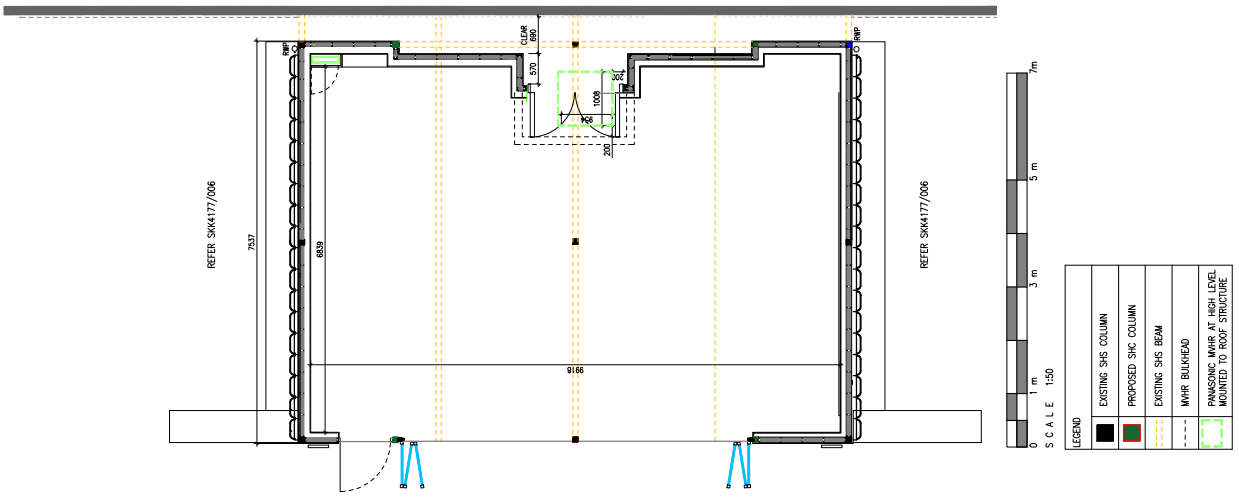
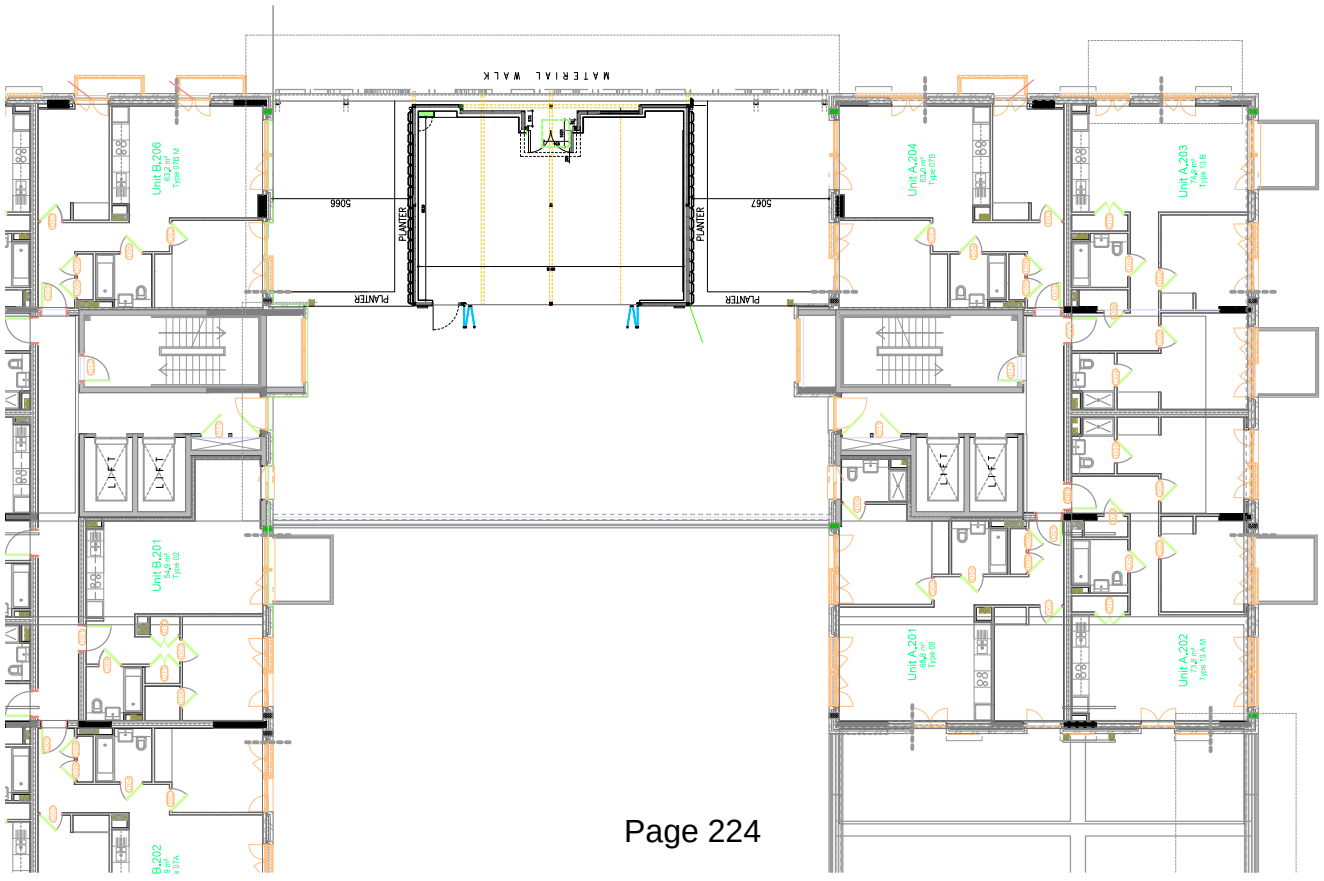
INTERIOR, ARCHITECTURAL & RETAIL DESIGN

The Mill
Stortford Road
Hatfield Heath
CM22 7DL

Tel: 01279 873010
www.senkenken.com

NOTES

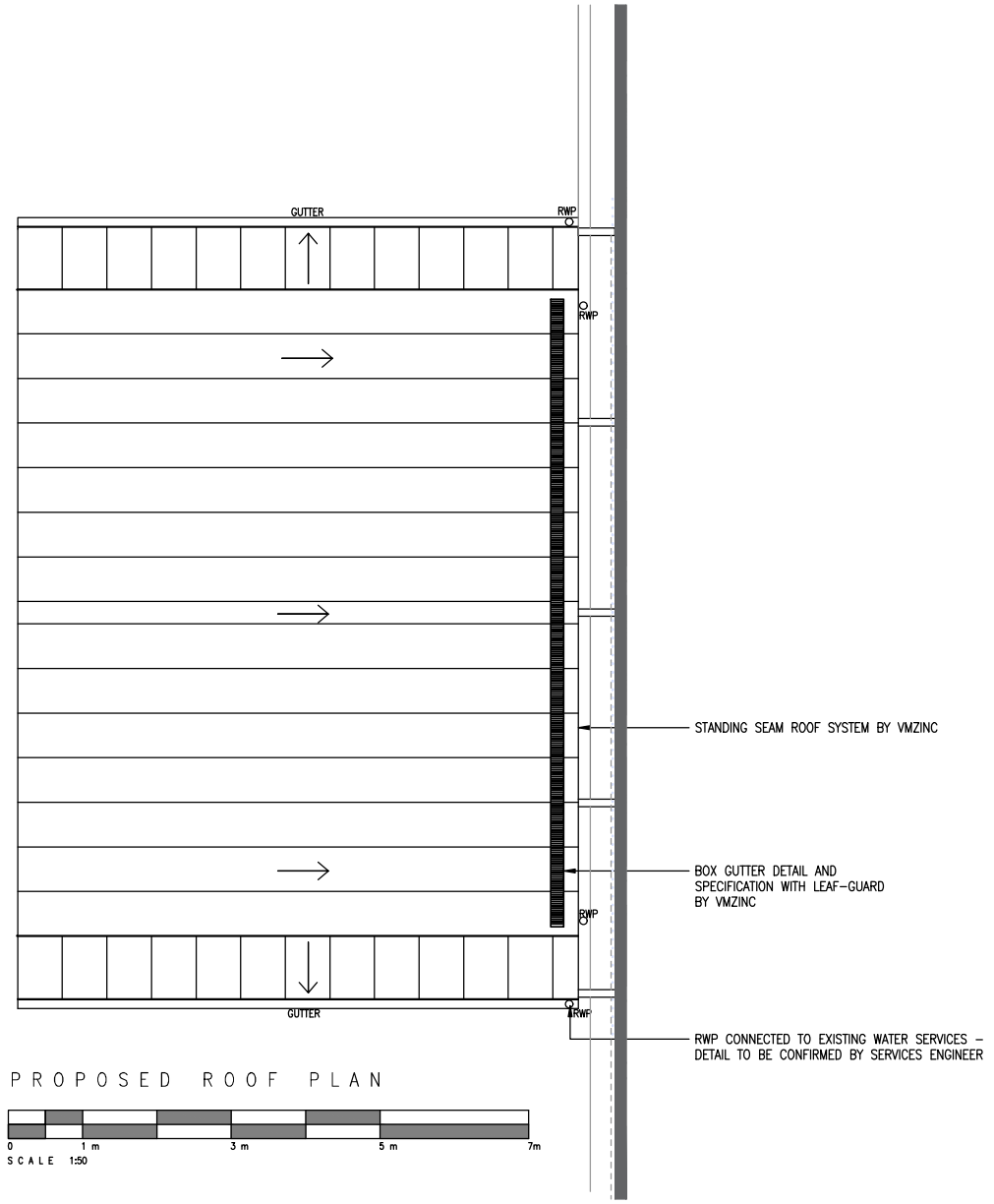




KEY PLAN - SECOND FLOOR

SCALE 1:100

NOTES



PROPOSED ROOF PLAN

0 1 m 3 m 5 m 7m

SCALE 1:50

REV.	DATE	PURPOSE	DRAWN
E	09/02/24	REVISED TO SUIT LA COMMENTS	VP
D	12/10/23	ANNOTATIONS AMENDED	AC
C	09/10/23	ISSUED FOR PLANNING	VP
B	27/09/23	ISSUED (CEN) FOR COMMENTS	VP
A	21/09/23	ISSUED TO CLIENT	AC

CLIENT GREYSTAR, FIZZY LINING

PROJECT 8 PRESSING LANE, HAYES, UB3 1DR

TITLE PROPOSED ROOF PLAN

REVISION	DWG No.	SCALE
E	SKK4177/005	1:50 @ A2
DATE	DRAWN	CHECKED
OCT '23	AC	APF

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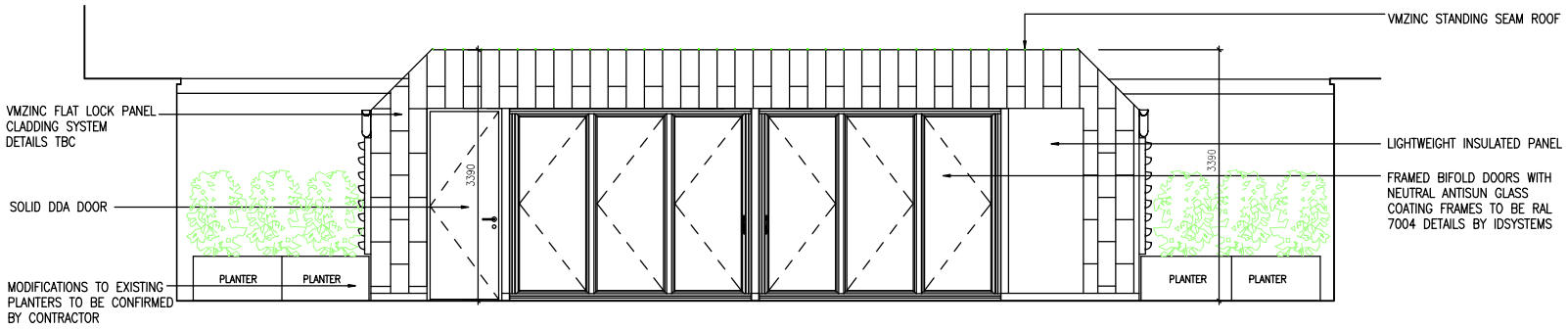

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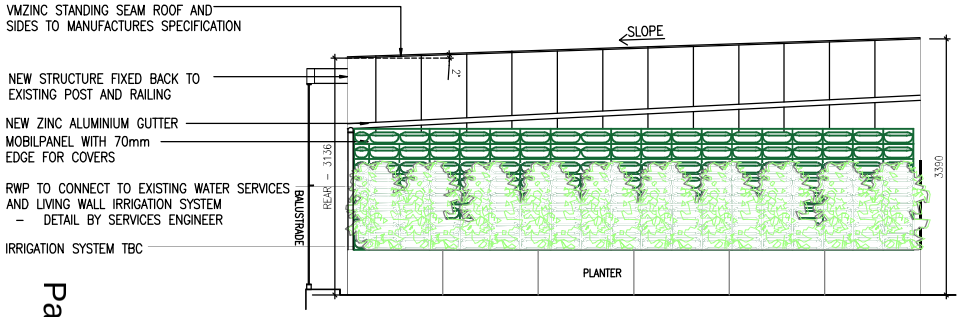

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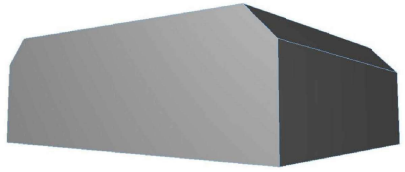
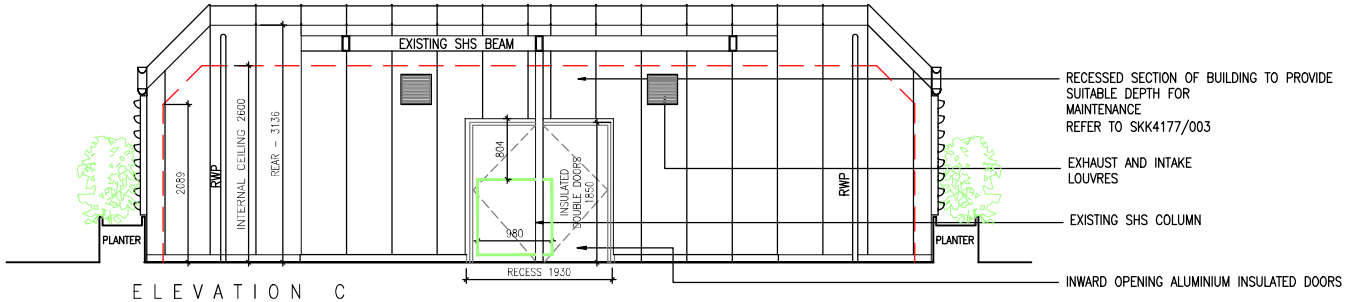


SKETCH – FOR INFORMATION ONLY



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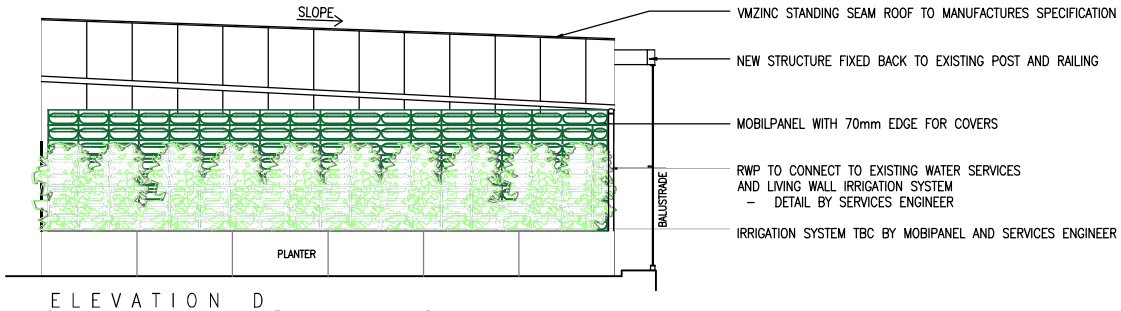
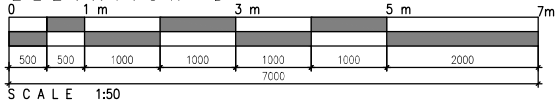


ELEVATION D



SCALE 1:50

NOTES

REV.	DATE	PURPOSE	DRAWN
E	09/02/24	REVISED TO SUIT LA COMMENTS	VP
D	12/10/23	ANNOTATIONS AMENDED	AC
C	09/10/23	ISSUED FOR PLANNING	VP
B	27/09/23	ISSUED ICEN FOR COMMENTS	VP
A	21/09/23	ISSUED TO CLIENT	AC

CLIENT GREYSTAR, FIZZY LIVING
PROJECT 8 PRESSING LANE, HAYES, UB3 1DR
TITLE PROPOSED EXTERNAL ELEVATIONS GYM

REVISION	DWG No.	SCALE
E	SKK4177/006	1:50 @ A2
	DATE OCT '23 / DRAWN AC / CHECKED APF	

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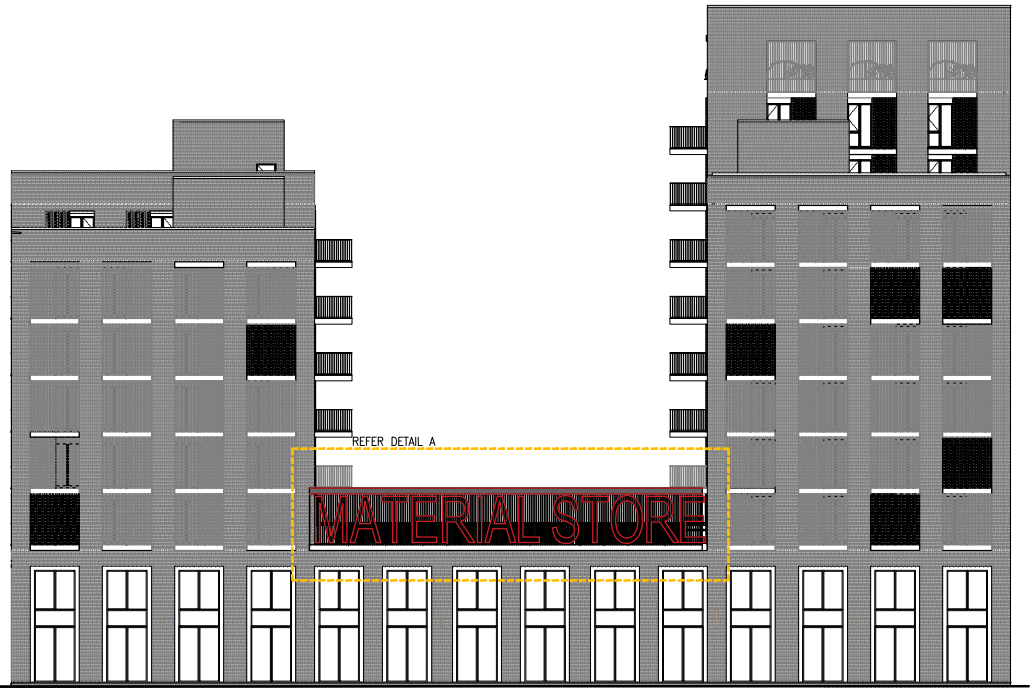
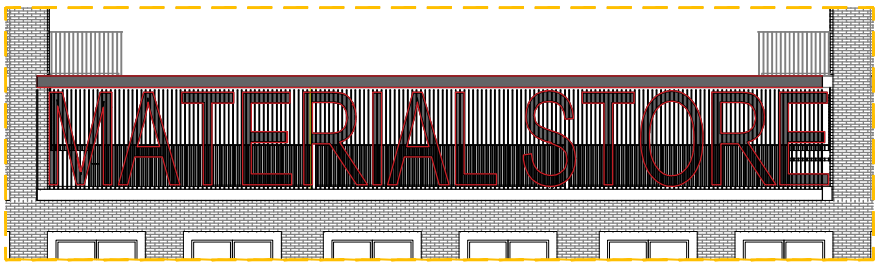
www.senkenken.com



EXISTING NORTH ELEVATION – MATERIAL WALK

0 1m 3m 5m 7m

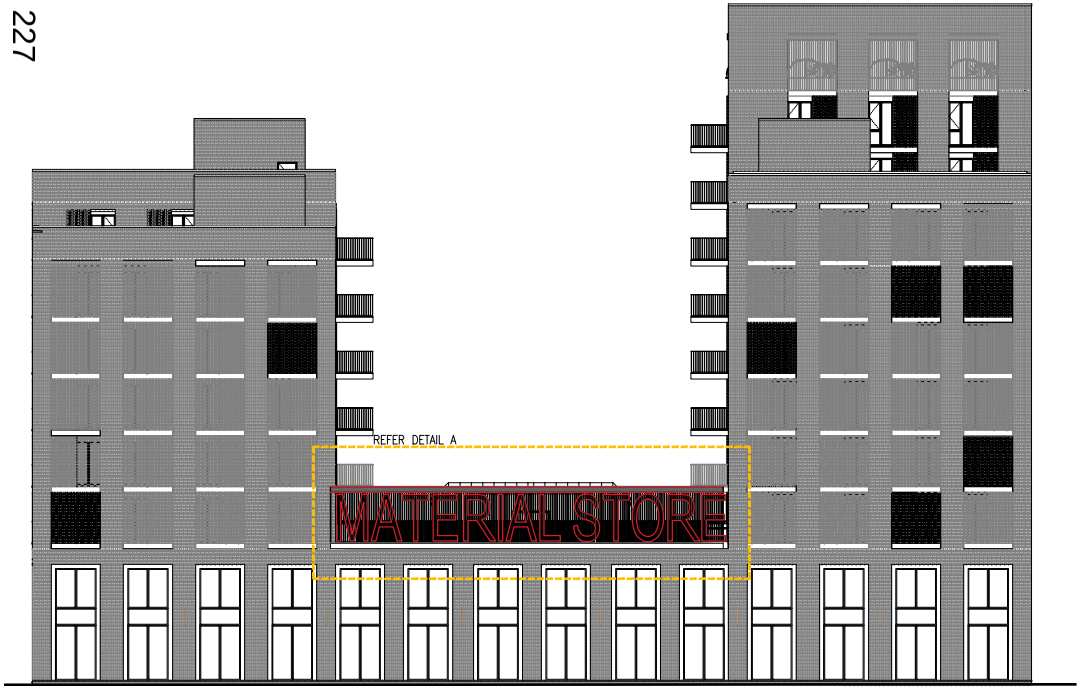
SCALE 1:100



DETAIL A
EXISTING NORTH ELEVATION – MATERIAL WALK

0 1m 3m 5m 7m

DETAIL A
SCALE 1:50



PROPOSED NORTH ELEVATION – MATERIAL WALK

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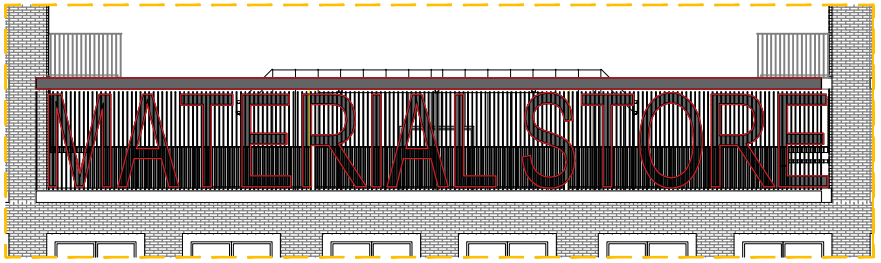
SCALE 1:100



DETAIL A
PROPOSED NORTH ELEVATION – MATERIAL WALK

0 1m 3m 5m 7m

DETAIL A
SCALE 1:50

NOTES

E	04/07/17	PLANNING RESUBMISSION AMENDMENTS	AP
D	19/06/17	PLANNING SUBMISSION AMENDED	AP
C	04/05/17	PLANNING SUBMISSION	AP
B	27/04/17	PLANNING AMENDMENTS	AP
A	21/04/17	PLANNING ISSUE	AP
REV	DATE	PURPOSE	BY/CHK

CLIENT: BRIGHTON ALGIS AUDLEY

PROJECT: 9 PINE GROVE, HAYWARDS HEATH, WEST SUSSEX, RH16 1LL

TITLE: EXISTING AND PROPOSED NORTH ELEVATIONS

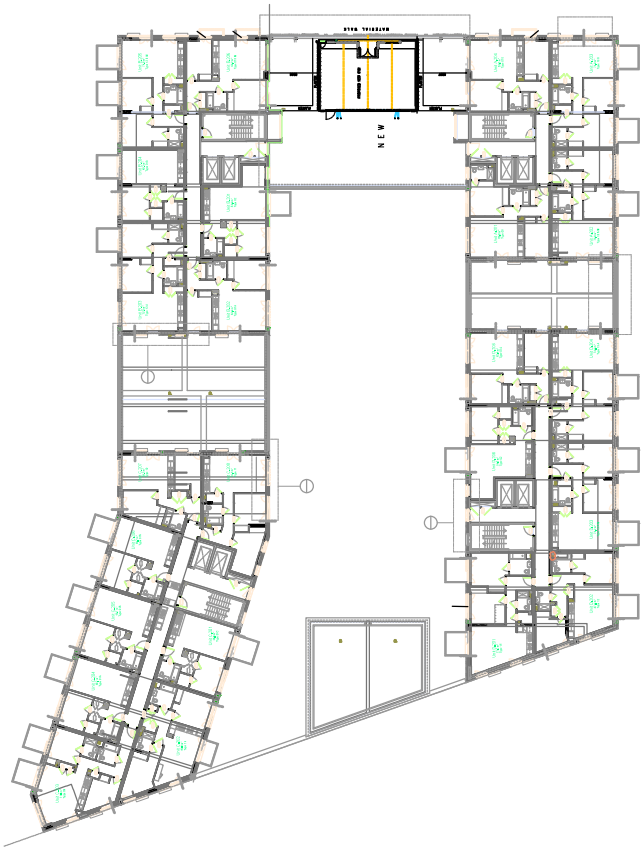
STATUS: PLANNING	SKK417/P07	REVISION: E
SCALE: 1:100 @ A1	DRAWN: AP	CHECKED: MC

SKK DESIGN

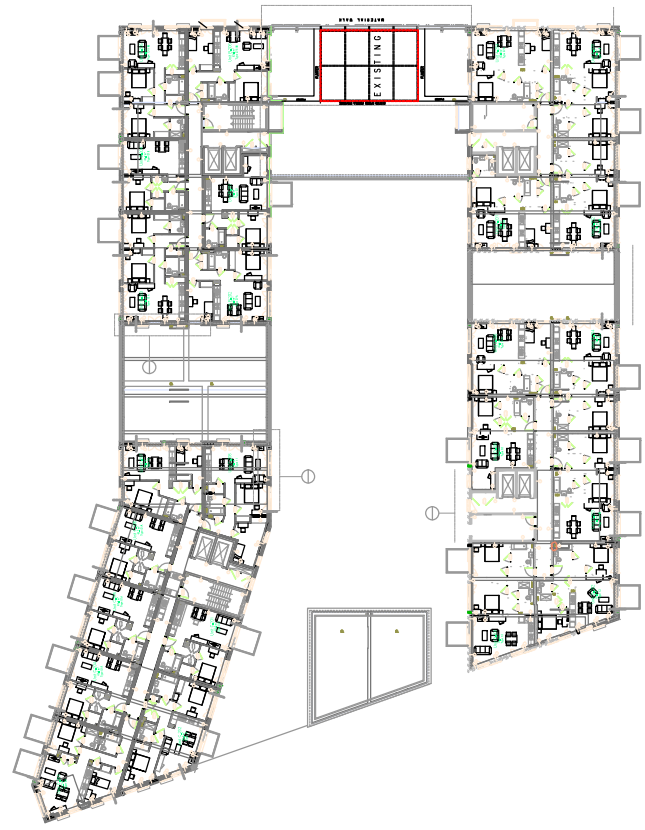
Interiors, architectural & retail design

Top Gill
Stanford Road
Hurstpierpoint
West Sussex
BN6 9TR

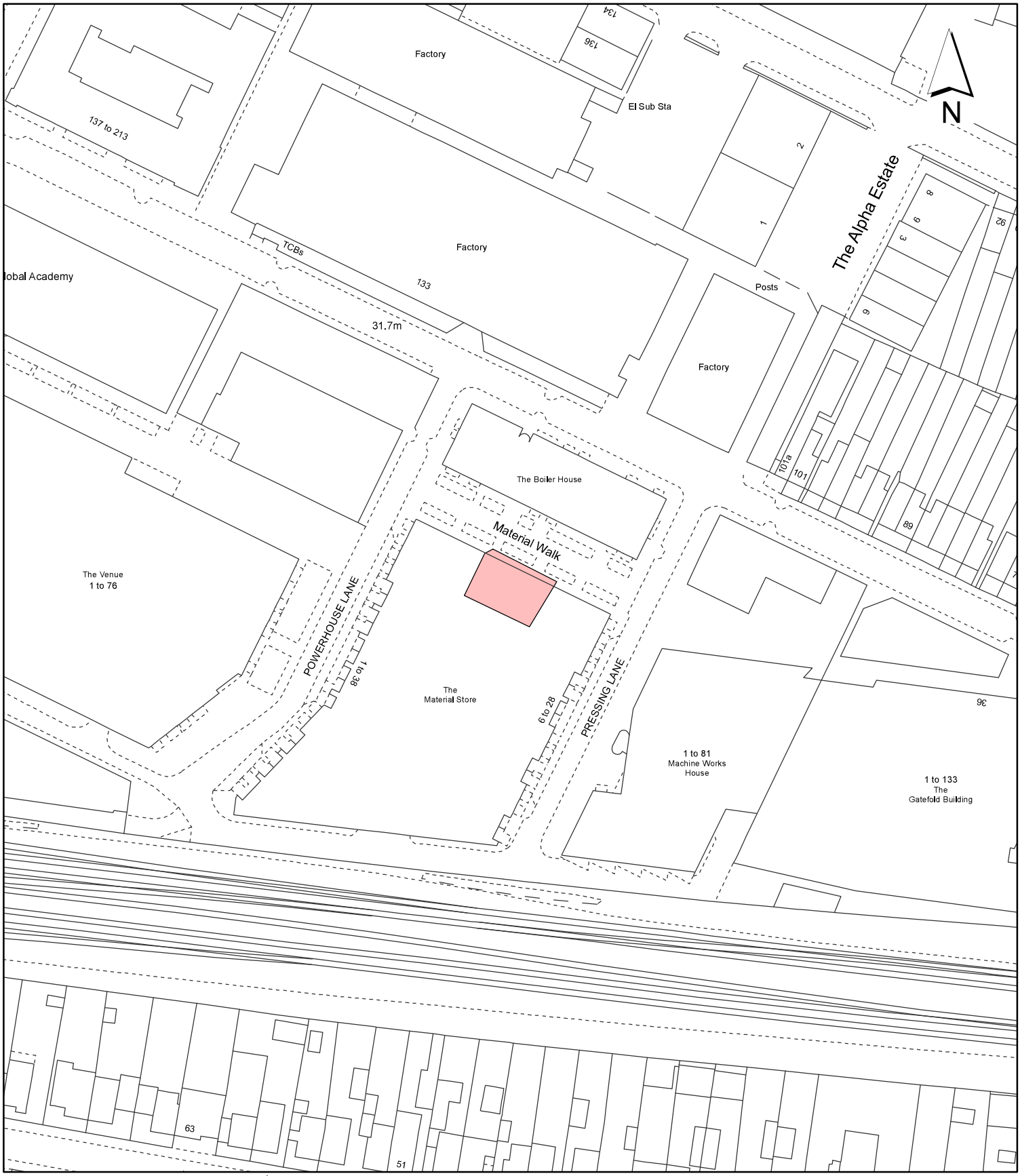
Tel: 01273 833010
www.skkdesign.com



PROPOSED GENERAL ARRANGEMENT PLAN - SECOND FLOOR



EXISTING GENERAL ARRANGEMENT PLAN - SECOND FLOOR



Notes:

Site boundary

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Site Address: **Material Store House**
Pressing Lane
Blyth Road

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

Planning Application Ref:
59872/APP/2023/3016

Scale:
1:1,250

Planning Committee:
Minor Page 229

Date:
May 2024

HILLINGDON
LONDON

Report of the Head of Development Management and Building Control

Address:	1 & 2 VERNON DRIVE HAREFIELD
Development:	Demolition of existing dwelling and erection of 2no. semi-detached properties with associated works
LBH Ref Nos:	4007/APP/2024/498

A3

All dimensions and levels to be checked on site by contractor prior to preparation of shop drawings and commencement of work on site.

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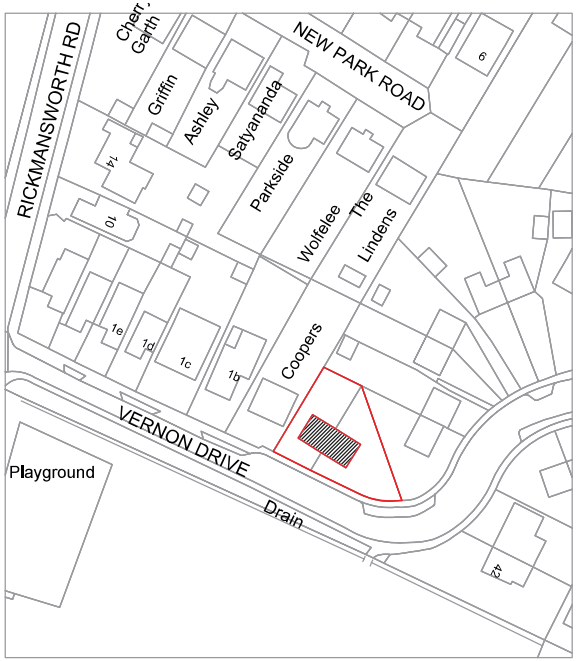
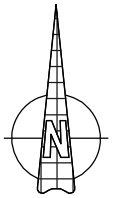




0 10 20 30 40 50 60 70 80m

SCALE 1:1250

1 Location Plan
1 : 1250

Rev	Description	Date	Issued by
P0	Planning Issue	14/02/24	AJH

allen construction consultancy ltd

Highlands House, Highlands Road, Shirley, Solihull, B90 4ND

Tel: +44 (0)121 765 2900
Email: info@allen.uk.com

Client

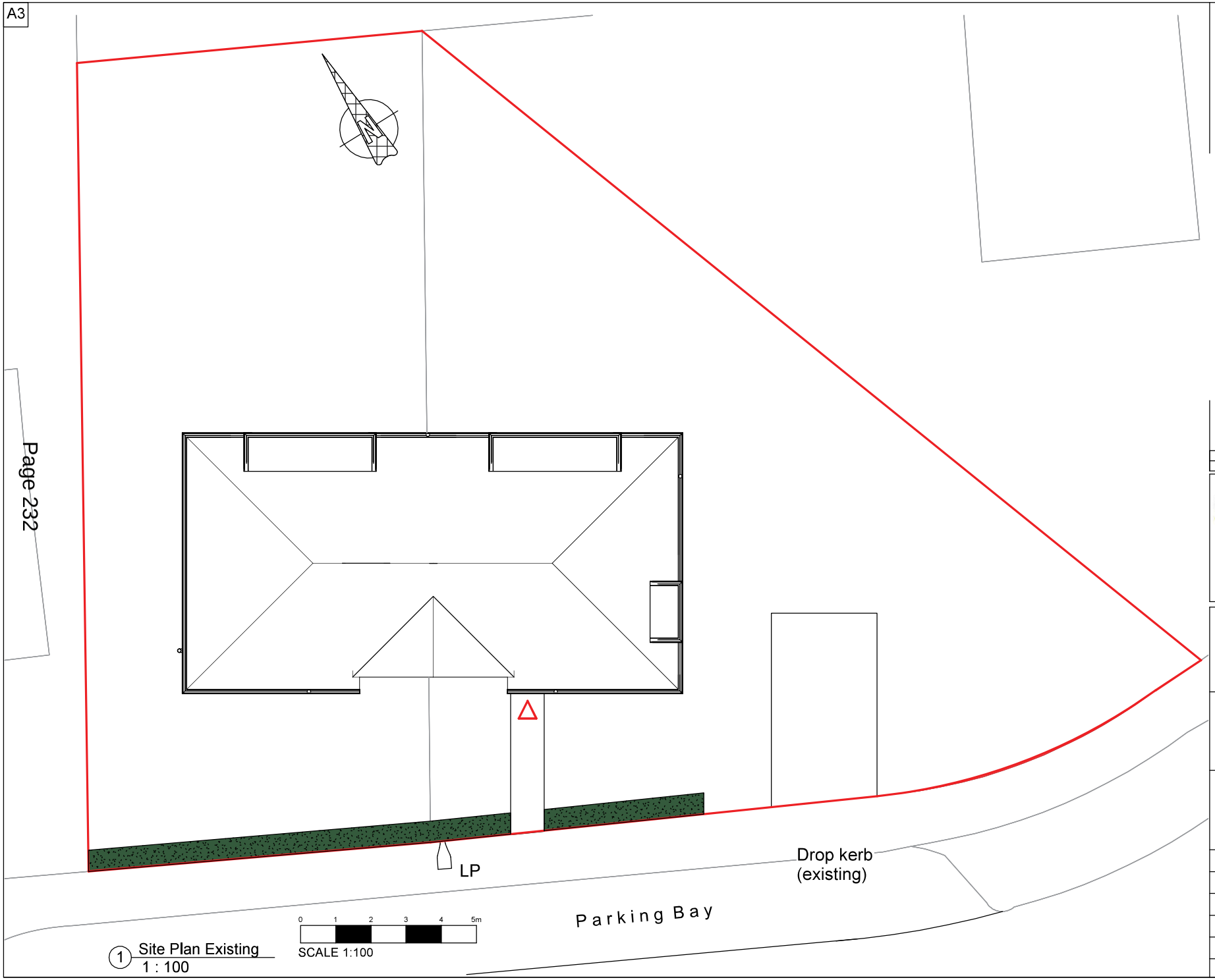
HILLINGDON LONDON

Proposed Replacement Dwellings at 2 Vernon Drive, Harefield, Uxbridge, UB9 6EG

Location Plan

Project No.	6703
Date	07/11/23
Drawn by	AJH
Checked by	PQ
Dwg	6703-ACC-00-XX-DR-A-0001
Scale@A3	1 : 1250
Rev.	P0

A3



1 Site Plan Existing
1 : 100

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Rev	Description	Date	Issued by
P0	Planning	20/12/23	AJH

allen construction consultancy ltd
Highlands House, Highlands Road,
Shirley, Solihull, B90 4ND
Tel: +44 (0)121 765 2900
Email: info@allen.uk.com

Client
HILLINGDON LONDON

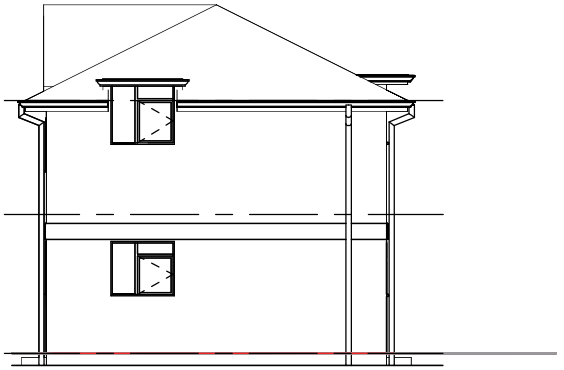
Proposed Replacement Dwellings at 2 Vernon Drive, Harefield, Uxbridge, UB9 6EG

Site Plan Existing

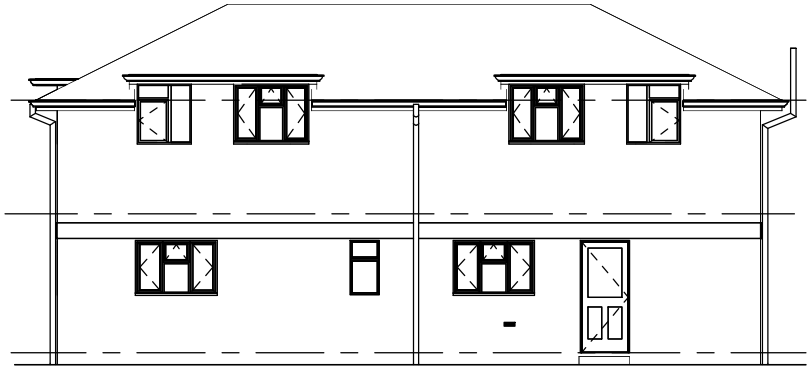
Project No.	6703
Date	07/11/23
Drawn by	AJH
Checked by	PQ
Dwg	6703-ACC-00-XX-DR-A-0002
Scale@A3	1 : 100
Rev.	P0

A3

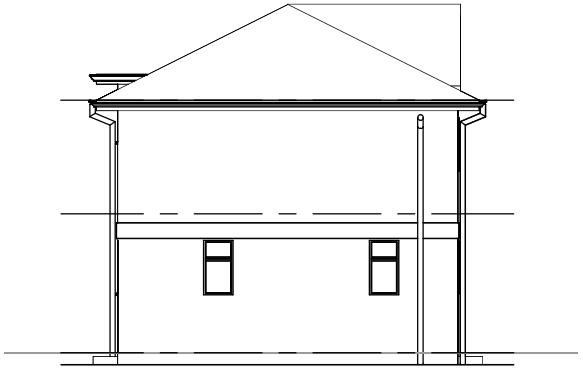
1 Existing Front Elevation
1 : 100



2 Existing Side Elevation Right
1 : 100



3 Existing Rear Elevation
1 : 100



4 Existing Side Elevation Left
1 : 100

0 1 2 3 4 5m

SCALE 1:100

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Rev	Description	Date	Issued by
P0	Planning	20/12/23	AJH

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Client

HILLINGDON LONDON

Proposed Replacement Dwellings at 2 Vernon Drive, Harefield, Uxbridge, UB9 6EG

Elevations Existing

Project No.	6703
Date	07/11/23
Drawn by	AJH
Checked by	PQ
Dwg	6703-ACC-00-XX-DR-A-200
Scale@A3	1 : 100
Rev.	P0

A3

1 Site Plan Proposed
1 : 100

White line markings for parking bays

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Notes

1. PV unit size and amounts are indicative only and may differ to achieve 400 watts or better.
2. PV units fixed in accordance with manufacturers recommendations and Approved Documents.
3. All roof, wall and floor penetrations to be fire stopped and sealed as required.

Rev	Description	Date	Issued by
P1	Planning amendments	16/04/24	AJH
P0	Planning Issue	14/02/24	AJH

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HILLINGDON LONDON

Proposed Replacement Dwellings at 2 Vernon Drive, Harefield, Uxbridge, UB9 6EG

Site Plan Proposed

Project No.	6703
Date	14/12/23
Drawn by	AJH
Checked by	PQ, GA
Dwg	6703-ACC-00-XX-DR-A-0003
Scale@A3	1 : 100
Rev.	P1

A3

2 Proposed First Floor
1 : 100

1 Proposed Ground Floor
1 : 100

Room Legend

- Bathroom
- Bedroom
- Hallway
- Kitchen / Dining
- Lounge
- St

All dimensions and levels to be checked on site by contractor prior to preparation of shop drawings and commencement of work on site.

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Notes
Loose furniture is indicative only and is not provided unless indicated otherwise.

Refer to drawings:
6703ACC-00-XX-DR-A-101 - Plumbing
6703ACC-00-XX-DR-A-102 - Power
6703ACC-00-XX-DR-A-112 - Setting Out
6703ACC-00-XX-DR-A-130 - RCP
6703ACC-00-XX-DR-A-140 - Finishes
6703ACC-00-XX-DR-A-210 - Elevations
6703ACC-00-XX-DR-A-300 - Sections
6703ACC-00-XX-DR-A-511 - Kitchen
6703ACC-00-XX-DR-A-512 - Bathroom

Rev	Description	Date	Issued by
P3	Amendments to planning	23/04/24	AJH
P2	Amendments to planning	22/04/24	AJH
P1	Planning amendments	16/04/24	AJH
P0	Planning Issue	14/02/24	AJH

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Client
HILLINGDON LONDON

Proposed Replacement Dwellings at 2 Vernon Drive, Harefield, Uxbridge, UB9 6EG

Proposed GF & FF GA Layouts

Project No.	6703
Date	29/11/23
Drawn by	AJH
Checked by	PQ
Dwg	6703-ACC-00-XX-DR-A-110
Scale@A3	1 : 100
Rev.	P3

A3

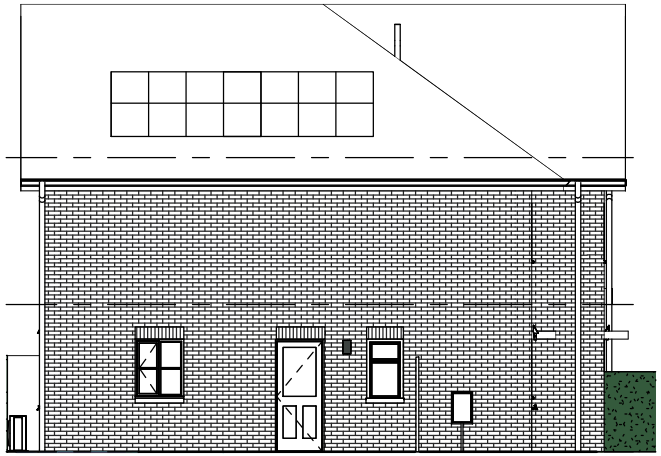
1 Proposed Front Elevation
1 : 100

2 Proposed Side Elevation Right
1 : 100

Key

- EV charging Point
- Flood Light
- Wall Sconce
- Water Faucet
- Weatherproof Socket

3 Proposed Rear Elevation
1 : 100



4 Proposed Side Elevation Left
1 : 100

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Notes

1. PV unit size and amounts are indicative only and may differ to achieve 400 watts or better.
2. PV units fixed in accordance with manufacturers recommendations and Approved Documents.
3. All roof, wall and floor penetrations to be fire stopped and sealed as required.
4. Facing brickwork to be multi yellow stock or similar to match neighbouring properties.
5. Soldier course to match brickwork.

Rev	Description	Date	Issued by
P3	Amendments to planning	23/04/24	AJH
P2	Amendments to planning	22/04/24	AJH
P1	Planning amendments	16/04/24	AJH
P0	Planning Issue	14/02/24	AJH

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Client

HILLINGDON LONDON

Proposed Replacement Dwellings at 2 Vernon Drive, Harefield, Uxbridge, UB9 6EG

Elevations Proposed

Project No.	6703
Date	14/12/23
Drawn by	AJH
Checked by	PQ, GA
Dwg	6703-ACC-00-XX-DR-A-210
Scale	1:100
Rev.	P3

A3

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Hedges shown transparent for clarity

Rev	Description	Date	Issued by
P0	Amendments to planning	23/04/24	AJH

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Client

HILLINGDON LONDON

Proposed Replacement Dwellings at 2 Vernon Drive, Harefield, Uxbridge, UB9 6EG

Street Scene Proposed

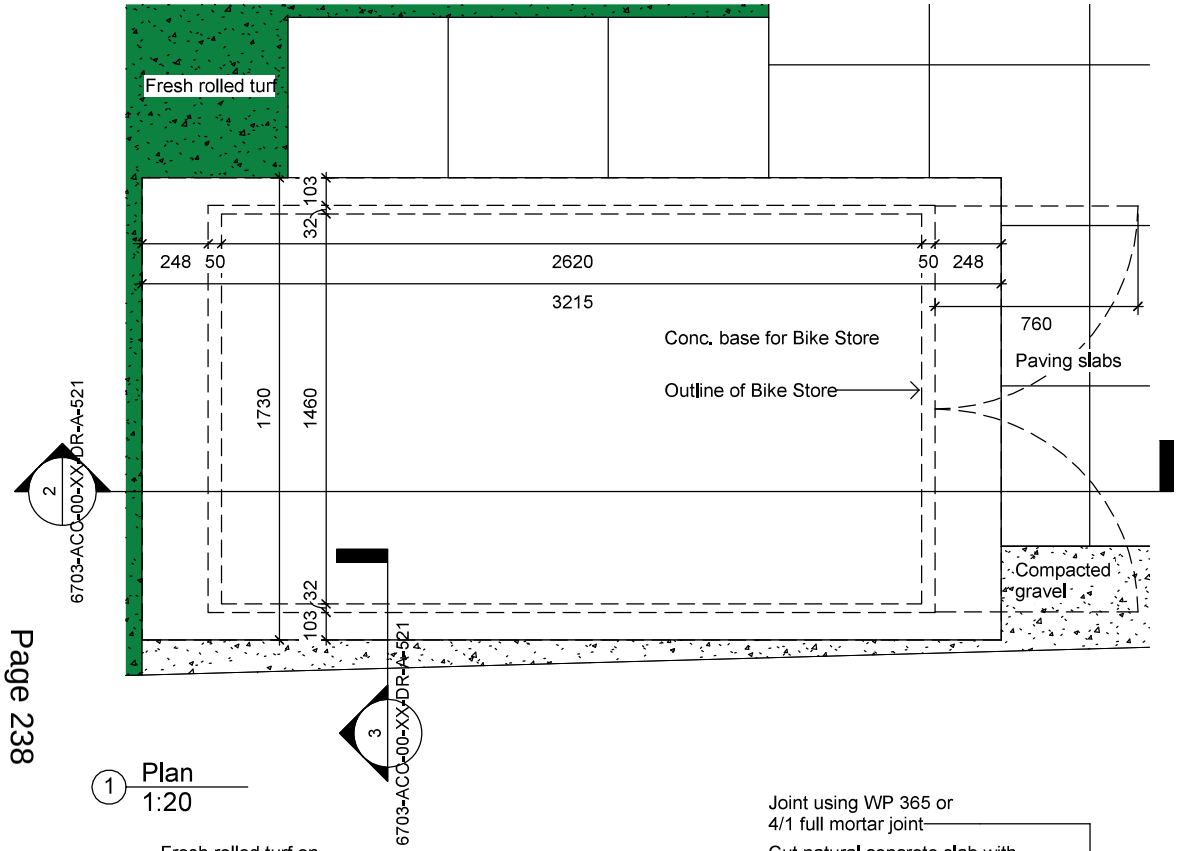
Project No.	6703
Date	22/04/24
Drawn by	AJH
Checked by	PQ, GA
Dwg	6703-ACC-00-XX-DR-A-212
Scale@A3	1 : 200
Rev.	P0

1 Street Scene
1 : 200

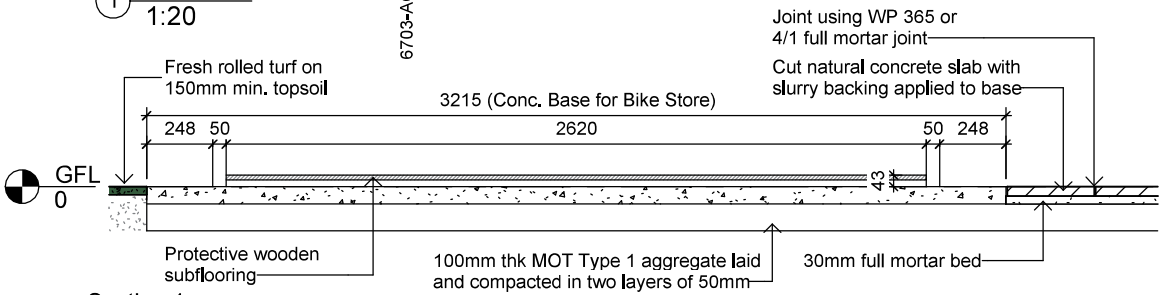
0 2 4 6 8 10 12 14m

SCALE 1:200

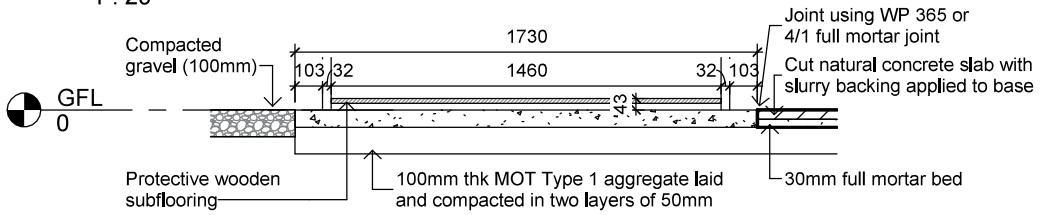
A3



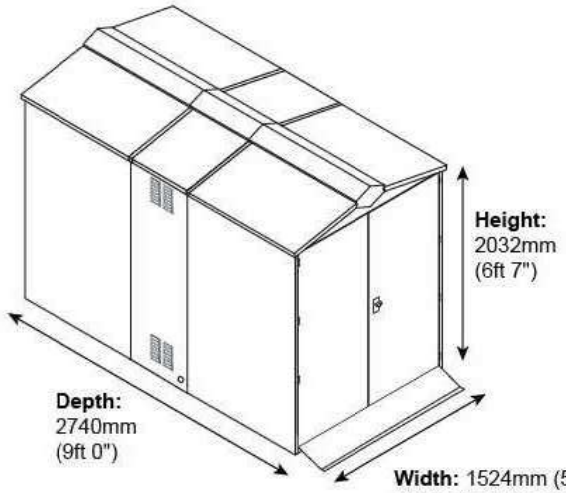
1 Plan
1:20



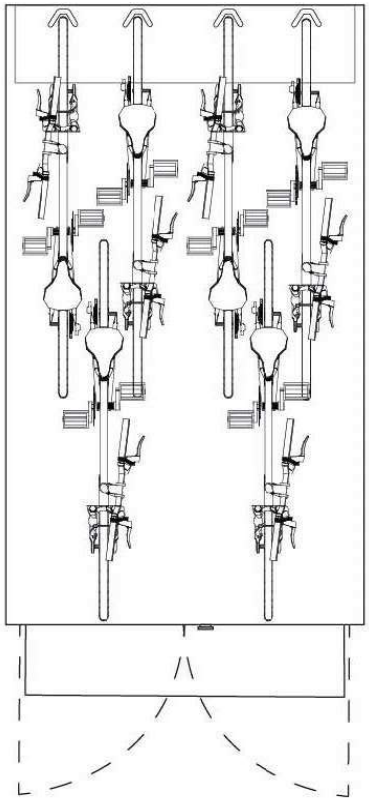
2 Section 1
1 : 20



3 Section 2
1 : 20



Bike Model:
Indi ATB2
Overall length approx. 1680mm
Capacity:
Up to 6 bikes
Shelving:
Includes a shelf and bike stand to support 4 bikes as standard.



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General Notes:
Centurion Bike Store x 6 (high security) to be installed as per manufacturers recommendations by www.asgardsss.co.uk or equal approved.

Package to include:
1. access ramp
2. integral full metal base
3. fixing pack
4. protective wooden subfloor
5. heavy duty hooks x 10
6. heavy duty shelf
7. centurian bike rack x 4
8. electric mounting plates x 2 (2 x double socket connection to main building).

Concrete base to be level with paving slabs.

For Hard Landscaping layouts refer to drawing 6703-ACC-00-XX-DR-A-0008.

Rev	Description	Date	Issued by
T0	Tender Issue	08/03/24	AJH

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Client
HILLINGDON LONDON

Proposed Replacement Dwellings at 2 Vernon Drive, Harefield, Uxbridge, UB9 6EG

Detail - Shed and Base

Project No.	6703
Date	28/03/24
Drawn by	AJH
Checked by	PQ
Dwg	6703-ACC-00-XX-DR-A-521
Scale@A3	1 : 20
Rev.	T0

Notes:

Site boundary

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Site Address:

1 & 2 Vernon Drive
Harefield

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

Planning Application Ref:
4007/APP/2024/498

Scale:
1:1,250

Planning Committee:
Minor

Date:
May 2024

HILLINGDON
LONDON

Report of the Head of Development Management and Building Control

Address:	46 GREAT CENTRAL AVENUE RUISLIP
Development:	Retention of single storey side extension and external rear alterations
LBH Ref Nos:	78266/APP/2024/160

Location Plan

Site Address: **46, Great Central Avenue, Ruislip, HA4 6UF**

PlanningPortal

Date Produced: **22-Jan-2024**

Scale: **1:1250 @A4**

Page 241

Planning Portal Reference: **PP-12747709v1**

0 50

Metres

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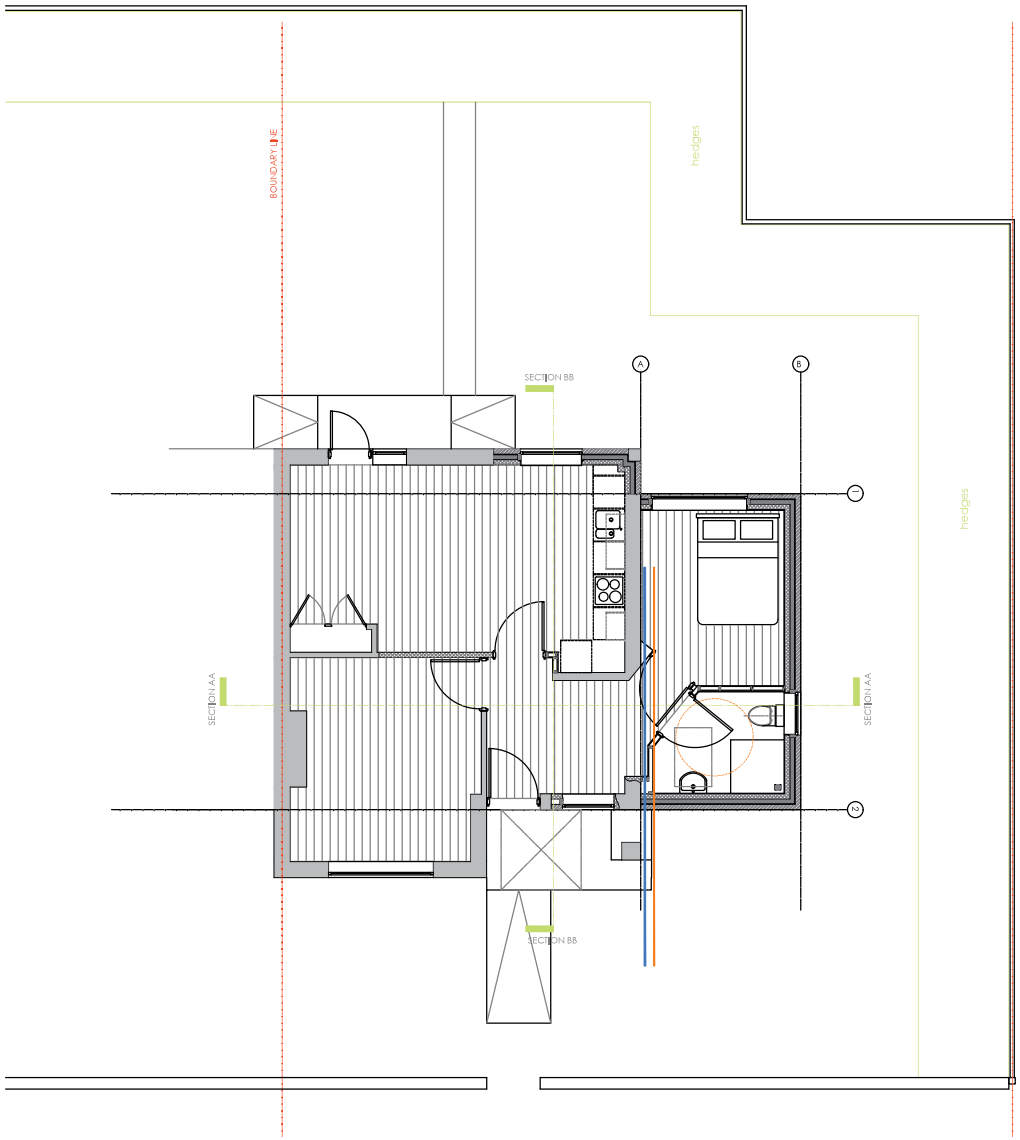


1. PROPOSED SITE PLAN
1:50@A1/ 1:100@A3

SCALE 1:50
0 1 2 3 4 5

TEP ARCHITECTS
THE EWANG PRACTICE
t: 02083330751 or 07843245504
e: studio@tepractice.com
www.tepractice.com

Client HILLINGDON BOROUGH

Project 46 GREAT CENTRAL AVENUE
RUISLIP
HA4 6UF

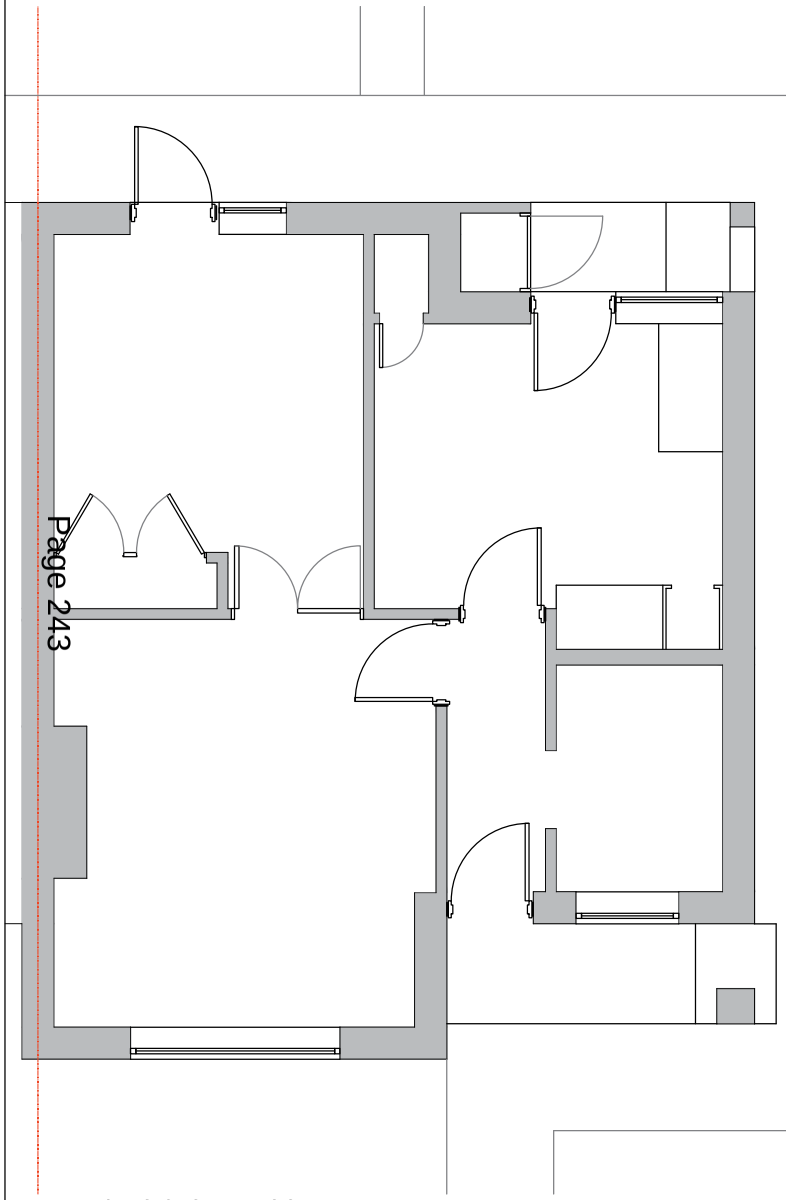
Title **PROPOSED SITE PLAN**

Drawn by: ISE Checked by: ISE

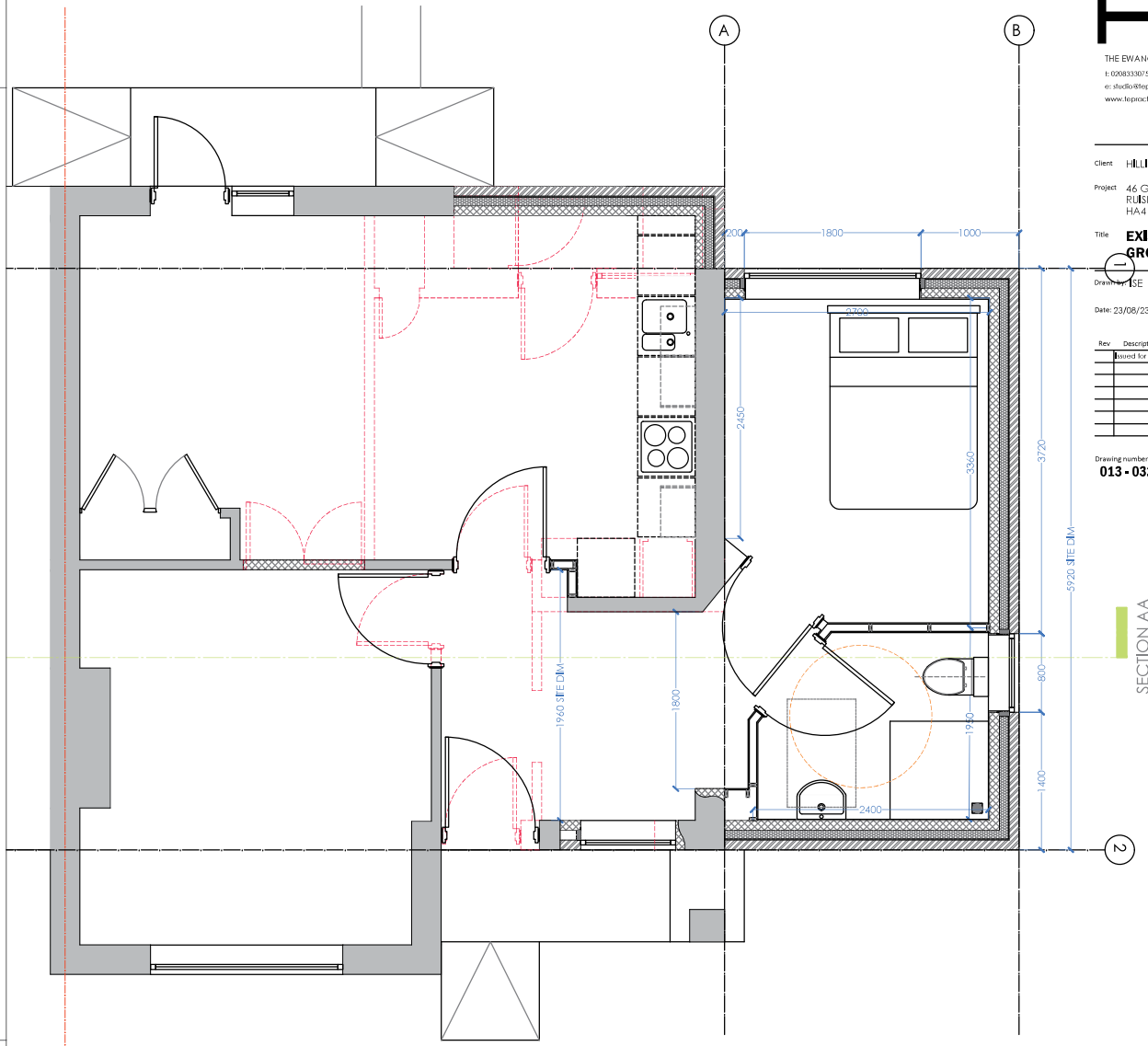
Date: 23/08/23 Scale: 1:50 @ A1

Rev	Description	By	Date
	Issued for planning	ISE	21/01/2024

Drawing number **013 - 03200** Revision



1. EXISTING GROUND FLOOR PLAN
1:25@A1/ 1:50@A3



2. PROPOSED GROUND FLOOR PLAN
1:25@A1/ 1:50@A3

SCALE 1:25
0 1 2 3 4 5

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Client HILLINGDON BOROUGH

Project 46 GREAT CENTRAL AVENUE
RUISLIP
HA4 6UF

Title **EXIST & PROP GROUND FLOOR PLAN**

Drawn by: ISE Checked by: ISE

Date: 23/08/23 Scale: 1:50 @ A1

Rev	Description	By	Date
	Issued for planning	ISE	21/01/2024

Drawing number **013 - 03210** Revision

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Client HILLINGDON BOROUGH

Project 46 GREAT CENTRAL AVENUE
RUISLIP
HA4 6UF

Title **EXIST & PROP FRONT ELEVATION**

Drawn by: ISE Checked by: ISE

Date: 23/08/23 Scale: 1:50 @ A1

Rev	Description	By	Date
	Issued for planning	ISE	21/01/2024

Drawing number **013 - 03220** Revision

1. EXISTING FRONT ELEVATION
1:25@A1/ 1:50@A3

2. PROPOSED FRONT ELEVATION
1:25@A1/ 1:50@A3

SCALE 1:25

0 1 2 3 4 5

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THE EWANG PRACTICE
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www.tepractice.com

Client HILLINGDON BOROUGH

Project 46 GREAT CENTRAL AVENUE
RUISLIP
HA4 6UF

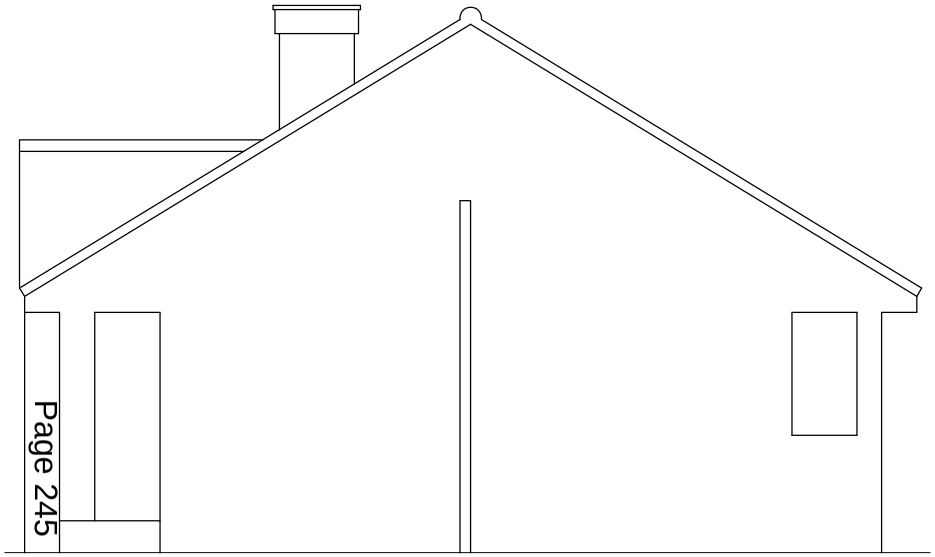
Title **EXIST & PROP SIDE ELEVATION**

Drawn by: ISE Checked by: ISE

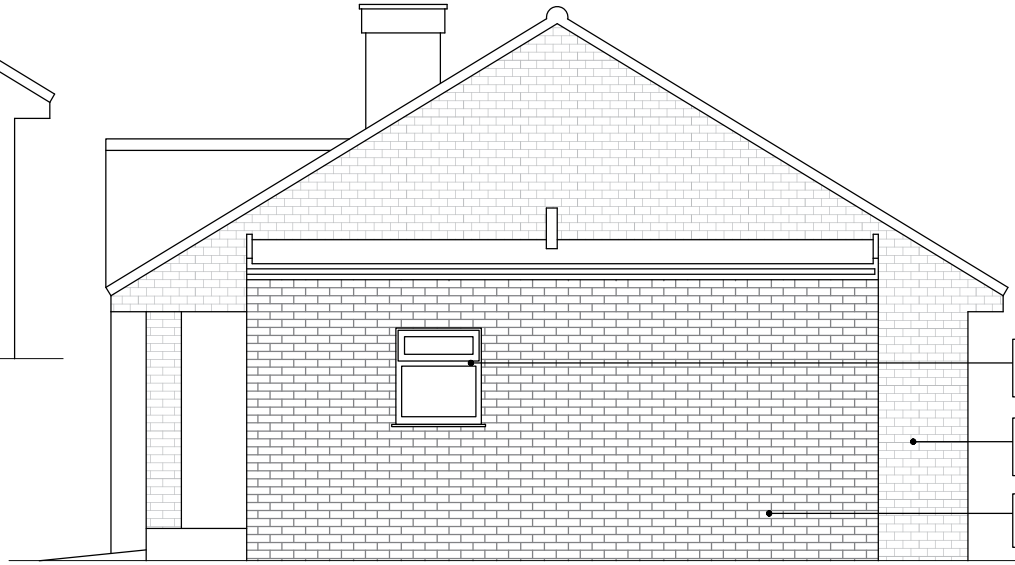
Date: 23/08/23 Scale: 1:50 @ A1

Rev	Description	By	Date
	Issued for planning	ISE	21/01/2024

Drawing number **013 - 03221** Revision



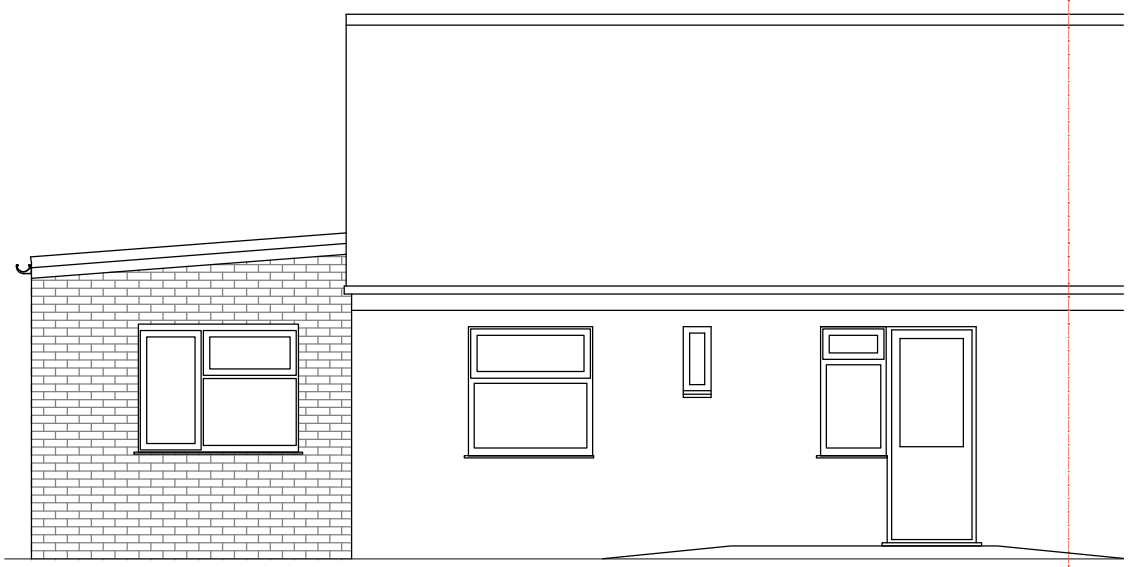
1. EXISTING SIDE ELEVATION
1:25@A1/ 1:50@A3



2. PROPOSED SIDE ELEVATION
1:25@A1/ 1:50@A3

SCALE 1:25

1. EXISTING REAR ELEVATION
1:25@A1/ 1:50@A3



2. PROPOSED REAR ELEVATION
1:25@A1/ 1:50@A3

SCALE 1:25

0 1 2 3 4 5

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e: studio@tepractice.com
www.tepractice.com

Client HILLINGDON BOROUGH

Project 46 GREAT CENTRAL AVENUE
RUISLIP
HA4 6UF

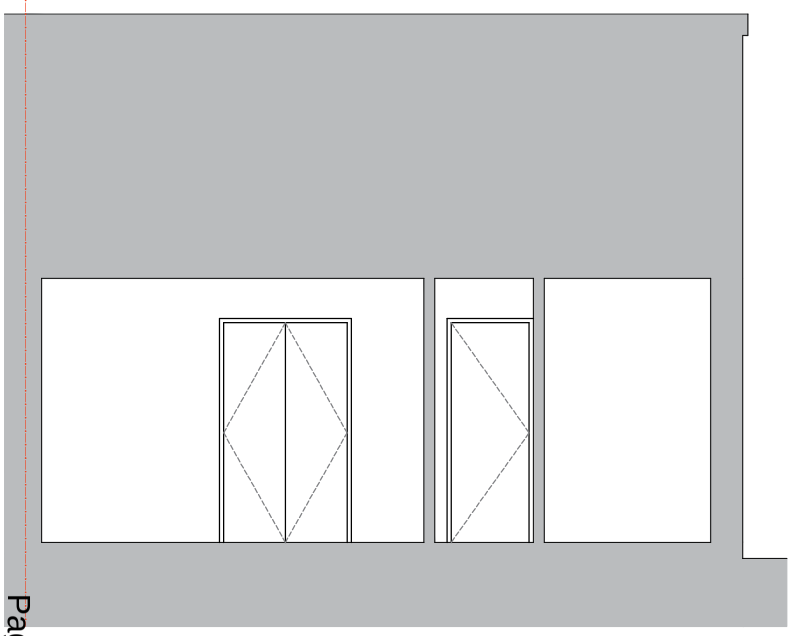
Title **EXIST & PROP REAR ELEVATION**

Drawn by: ISE Checked by: ISE

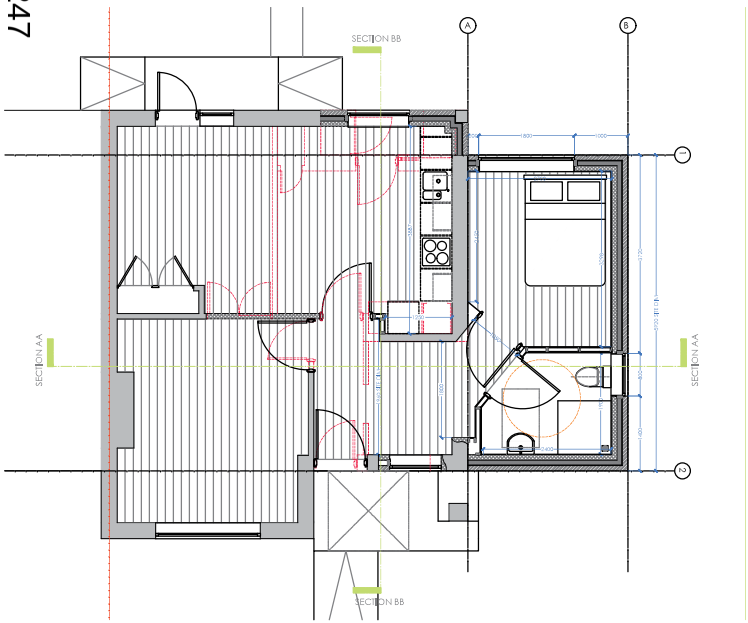
Date: 23/08/23 Scale: 1:50 @ A1

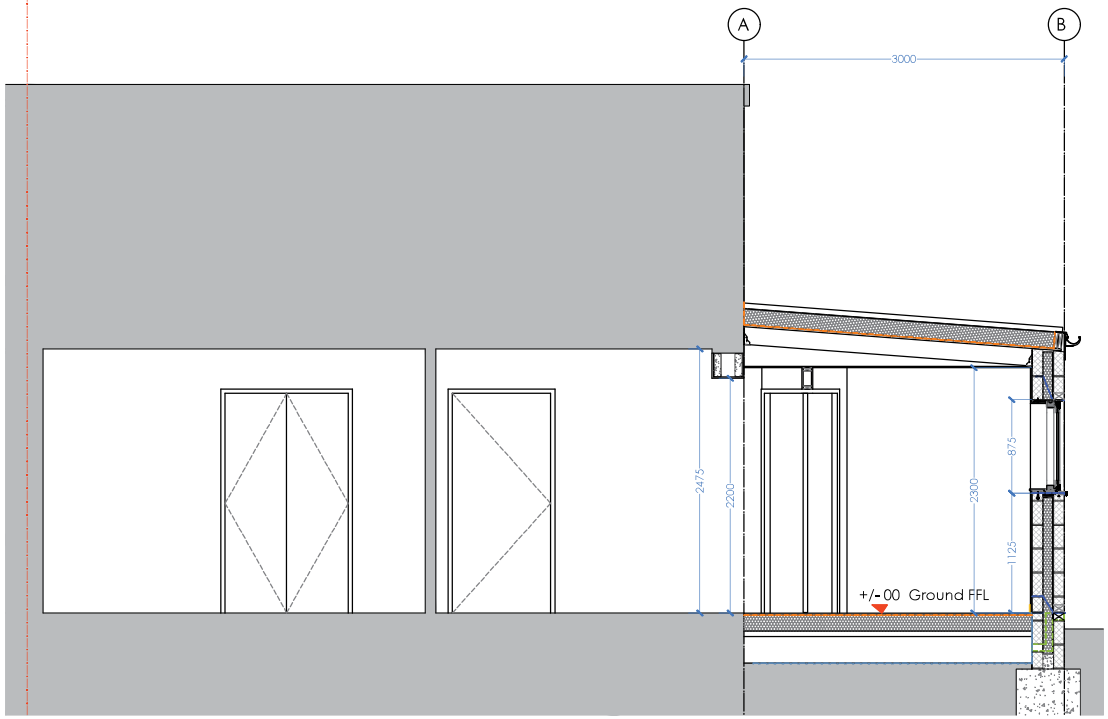
Rev	Description	By	Date
	Issued for planning	ISE	21/01/2024

Drawing number **013 - 03222** Revision



1. EXISTING SECTION AA
1:25@A1/ 1:50@A3





2. PROPOSED SECTION AA
1:25@A1/ 1:50@A3

SCALE 1:25
0 1 2 3 4 5

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www.tepractice.com

Client HILLINGDON BOROUGH

Project 46 GREAT CENTRAL AVENUE
RUISLIP
HA4 6UF

Title **EXIST & PROP SECTION AA**

Drawn by: ISE Checked by: ISE

Date: 23/08/23 Scale: 1:50 @ A1

Rev	Description	By	Date
	Issued for planning	ISE	21/01/2024

Drawing number **013 - 03230** Revision

1. EXISTING STREET ELEVATION

1:50@A1/ 1:100@A3

2. AS-BUILT STREET ELEVATION

1:50@A1/ 1:100@A3

TEP ARCHITECTS

THE EWANG PRACTICE

t: 02083330751 or 07843245504

e: studio@tepractice.com

www.tepractice.com

Client HILLINGDON BOROUGH

Project 46 GREAT CENTRAL AVENUE
RUISLIP
HA4 6UF

Title **EXIST & AS BUILT STREET ELEVATION**

Drawn by: ISE Checked by: ISE

Date: 23/08/23 Scale: 1:50 @ A1

Rev	Description	By	Date
	Issued for planning	ISE	08/04/2024

Drawing number **013 - 03226** Revision

SCALE 1:50

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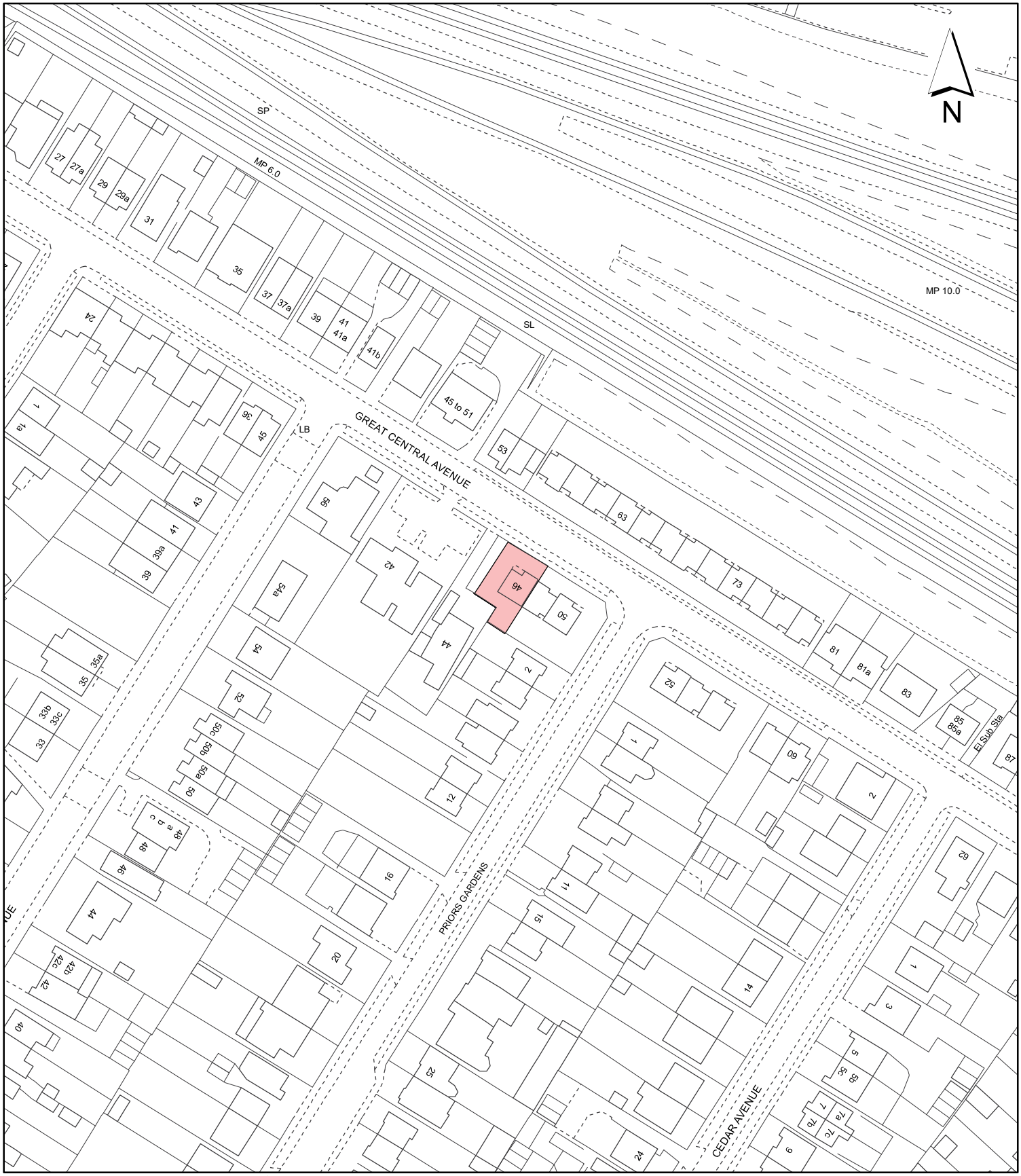

Notes:

Site boundary

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Site Address:

46 Great Central Avenue
Ruislip

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

Planning Application Ref:
78266/APP/2024/160

Scale:
1:1,250

Planning Committee:
Minor

Date:
May 2024

HILLINGDON
LONDON

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