



# North Planning Committee

**Date:** THURSDAY, 18  
NOVEMBER 2010

**Time:** 7.00 PM

**Venue:** COMMITTEE ROOM 5 -  
CIVIC CENTRE, HIGH  
STREET, UXBRIDGE UB8  
1UW

**Meeting  
Details:** Members of the Public and  
Press are welcome to attend  
this meeting

## To Councillors on the Committee

Eddie Lavery (Chairman)  
Alan Kauffman (Vice-Chairman)  
David Allam (Labour Lead)  
Jazz Dhillon  
Michael Markham  
Carol Melvin  
David Payne

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reports can be made available  
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large print or on audio tape on  
request. Please contact us for  
further information.**

Published: Wednesday, 10 November  
2010  
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This Agenda is available online at:  
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# Useful information

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## A useful guide for those attending Planning Committee meetings

### Security and Safety information

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### Petitions and Councillors

**Petitions** - Those who have organised a petition of 20 or more borough residents can speak at a Planning Committee in support of or against an application. Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes.

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

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

### How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant

followed by any Ward Councillors;

4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee debate the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

### About the Committee's decision

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 as contained in the 'Unitary Development Plan 1998' and supporting guidance. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer's report and any representations received.

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

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

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

## Agenda

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

### Reports - Part 1 - Members, Public and Press

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

### Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	108-110 Pembroke Road, Ruislip 9488/APP/2010/1507	Manor;	Variation of condition 5 (hours of use) of planning permission ref: 9488/APP/2009/2609 dated 09/02/2010 for the change of use of car showroom to Class A3 (Restaurant and Cafe.)  <b>RECOMMENDATION: REFUSAL</b>	7 - 14
7	36 High Street, Northwood 3189/APP/2010/2180	Northwood	Change of use from Class A1 retail shop to Class A3/A5 restaurant/takeaway, to include minor alterations to shopfront, alterations to part rear roof from mono-pitch to flat roof, new high level windows to side, installation of a rear extractor flue and refuse area to rear, involving removal of 2 rooflights from existing flat roof.  <b>RECOMMENDATION: APPROVAL</b>	15 - 30

8	63 Copse Wood Way, Northwood 19815/APP/2010/2148	Northwood	New wall and gated entrance at boundary (Part retrospective application.)  <b>RECOMMENDATION: REFUSAL</b>	31 - 38
9	2 Hilliard Road, Northwood 34684/APP/2010/2013	Northwood Hills;	Part two storey, part single storey rear/side extension, conversion of roofspace to habitable use with rear dormer and conversion of enlarged dwelling to 1 three-bedroom, 1 two-bedroom and 1 one- bedroom flats, involving demolition of existing attached garage.  <b>RECOMMENDATION: REFUSAL</b>	39 - 54

### Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
10	62 Fairacres, Ruislip 24895/APP/2010/2170	Eastcote & East Ruislip;	Single storey rear extension, first floor side extension, enlargement of front and rear dormer windows and conversion of garage to habitable space.  <b>RECOMMENDATION: REFUSAL</b>	55 - 62
11	Grass Verge Opposite Recreation Ground, Moorhall Road, Harefield 67032/APP/2010/2380	Harefield;	Installation of a 11.8m high mobile telecommunications pole and ancillary equipment cabinet (Consultation under Schedule 2, Part 24 of The Town and Country Planning (General Permitted Development) Order 1995) (as amended.)  <b>RECOMMENDATION: REFUSAL</b>	63 - 74

12	Path Adj. Recreation Ground Opposite Field End Junior School, Field End Road, Ruislip 61143/APP/2010/2442	South Ruislip;	Replacement of existing H3G 13m replica telegraph pole telecoms mast, with 15m replica telegraph pole telecoms mast with ancillary cabinets at ground level. Original to be removed (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)  <b>RECOMMENDATION: APPROVAL</b>	75 - 84
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## Part 2 - Members Only

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

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- 13 Enforcement Report
- 14 Any Items Transferred from Part 1
- 15 Any Other Business in Part 2

## Plans for North Planning Committee

**Minutes**

**NORTH PLANNING COMMITTEE**

**27 October 2010**

**Meeting held at Committee Room 5 - Civic Centre,  
High Street, Uxbridge UB8 1UW**



	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), Allan Kauffman (Vice-Chairman), Dave Allam (Labour Lead), Jazz Dhillon, Carol Melvin, Richard Mills and David Payne.</p> <p><b>LBH Officers Present:</b> Natasha Dogra (Democratic Services) Meg Hirani (Planning and Enforcement) James Rodger (Head of Planning and Enforcement) Syed Shah (Highways Engineer) Rory Stracey (Legal Advisor)</p> <p><b>Also Present:</b> Cllrs Philip Corthorne, Brian Crowe, and Michael White.</p>	
24.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Cllr Michael Markham. Cllr Richard Mills substituted.</p>	<b>Action by</b>
25.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>None.</p>	<b>Action by</b>
26.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p>The minutes were agreed as an accurate record.</p>	<b>Action by</b>
27.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>	<b>Action by</b>
28.	<p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 5</i>)</p> <p>All items were marked Part 1 and therefore considered in public.</p>	<b>Action by</b>
29.	<p><b>LAND AT 37-45 DUCKS HILL ROAD, NORTHWOOD 59214/APP/2010/1776</b> (<i>Agenda Item 6</i>)</p>	<b>Action by</b>

	<p>Officers presented the report to the Committee, which set out the application for 8 detached and 6 semi-detached dwellings with associated access, parking and landscaping. A petition in objection had been received but petitioners were not present to address the Committee, thus not permitting the present agents to address the Committee.</p> <p>Members asked for clarification in regards to the safety of the access road. Officers informed Members that the access point met the safety requirements and trees at the entrance would be pruned back.</p> <p>Members asked Officers to change the description of planting a tree in the same place as a diseased tree once stood. The Committee agreed that the agreement of wording would be delegated to the Chairman, Labour Lead and Officers.</p> <p>It was moved and seconded that the application be approved. On being put to the vote, the Committee agreed approval unanimously.</p> <p><b>Resolved – that the application be approved as per the Officers’ recommendation and as per the addendum and with the agreed wording in relation to tree plantation.</b></p>	
30.	<p><b>37 HOWLETTS LANE, RUISLIP 33165/APP/2010/1011</b> (<i>Agenda Item 7</i>)</p> <p>Officers presented the report to the Committee, which set out the plans for the conversion of existing bungalow to two x 2 bedroom semi-detached bungalows involving alterations/extensions to existing dwelling.</p> <p>A petition had been received in objection to the application. The Lead petitioner was invited to address the Committee and raised the following points:</p> <ul style="list-style-type: none"> <li>• A pair of semi-detached bungalows would be out of keeping with the surrounding properties</li> <li>• To gain sufficient space for 2 properties the buildings would stretch from boundary to boundary leaving no side access on either plot.</li> <li>• Waste bags would have to be taken through the house.</li> </ul> <p>Ward Councillors were present and addressed the Committee, raising the following points:</p> <ul style="list-style-type: none"> <li>• The proposed building was not in keeping with the current street scene</li> <li>• The proposed application would be out of character with the street</li> <li>• Waste bags, gardening tools and ladders would have to be taken through the house, as there was no side access.</li> <li>• Waste bin being stored at the front of houses should be discouraged.</li> </ul> <p>Officers clarified that side access was not a planning policy requirement. Waste bins were not encouraged but were becoming</p>	<b>Action by</b>



	<p>quite popular; however the location of the bins in this case was discreet and the bins were set back from the highway.</p> <p>It was moved and seconded that the application be approved. On being put to the vote, the Committee agreed approval in the portion of 5 Members approving and 2 refusing.</p> <p><b>Resolved – That the application be approval as per the Officers’ recommendation and as per the addendum.</b></p>	
31.	<p><b>22 PAVILION WAY, RUISLIP 17423/APP/2010/1662</b> (<i>Agenda Item 8</i>)</p> <p>Officers presented the report to the Committee which set out the two storey side and rear extension, single storey rear extension, conversion of roofspace to habitable use to include a rear dormer, 1 front rooflight and conversion of roof from hip to gable end, involving demolition of single storey rear element.</p> <p>A petition had been received in objection to the application. The lead petitioner was invited to address the Committee, and raised the following points:</p> <ul style="list-style-type: none"> <li>• The proposed application would cast a substantial shadow on neighbouring houses</li> <li>• There was a lack of car parking available.</li> <li>• The proposal was not in keeping with the street scene and did not match the character of the area.</li> </ul> <p>A Ward Councillor was present and addressed the Committee, raising the following points:</p> <ul style="list-style-type: none"> <li>• The proposed application would diminish the original boundary to a large extent</li> <li>• The building would over-dominate neighbouring houses</li> <li>• The proposal would disrupt the street scene</li> <li>• There was a clear lack of car parking spaces available.</li> </ul> <p>It was moved and seconded that the application be refused. On being put to the vote, the Committee agreed refusal unanimously.</p> <p><b>Resolved – That the application be refused as per the Officers’ recommendation and as per the addendum.</b></p>	<b>Action by</b>
32.	<p><b>43-45 SWAKELEYS ROAD, ICKENHAM 809/APP/2010/1988</b> (<i>Agenda Item 9</i>)</p> <p>Officers presented the report to Committee which set out the proposal for a Change of use from Class A1(Retail) to Class A2 (Financial and Professional Services) for use as a betting office.</p> <p>It was moved and seconded that the application be approved. On being put to the vote, the Committee agreed approval unanimously.</p> <p><b>Resolved – That the application be approval as per the Officers’ recommendation and as per the addendum.</b></p>	<b>Action by</b>

33.	<p><b>43-45 SWAKELEYS ROAD, ICKENHAM 809/APP/2010/2045</b> (Agenda Item 10)</p> <p>Officers presented the report to Committee which set out the application for a new shop front, air conditioning units to rear and Installation of satellite to rear</p> <p>It was moved and seconded that the application be approved. On being put to the vote, the Committee agreed approval unanimously.</p> <p><b>Resolved – That the application be approval as per the Officers’ recommendation and as per the addendum.</b></p>	<b>Action by</b>
34.	<p><b>S106 QUARTERLY MONITORING REPORT UP TO 30 JUNE 2010</b> (Agenda Item 11)</p> <p>The report was noted by the Committee.</p>	<b>Action by</b>
35.	<p><b>ANY ITEMS TRANSFERRED FROM PART 1</b> (Agenda Item 12)</p> <p>None.</p>	<b>Action by</b>
36.	<p><b>ANY OTHER BUSINESS IN PART 2</b> (Agenda Item 13)</p> <p>None.</p>	<b>Action by</b>
<p>The meeting, which commenced at 7.00 pm, closed at 8.30 pm.</p>		

These are the minutes of the above meeting. For more information on any of the resolutions please contact Natasha Dogra on 01895 277488. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

## Minutes

### NORTH PLANNING COMMITTEE

14 October 2010

Meeting held at Committee Room 3 - Civic Centre,  
High Street, Uxbridge UB8 1UW



HILLINGDON  
LONDON

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), David Allam (Labour Lead), Alan Kauffman, Michael Markham, Carol Melvin</p> <p><b>LBH Officers Present:</b> James Rodger (Head of Planning and Enforcement) John Lawson (Principal Tree &amp; Landscape Conservation Officer) Keith Lancaster (Legal Advisor) Charles Francis (Democratic Services Officer)</p>	
24.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillors Jazz Dhillon and David Payne.</p>	
25.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>None.</p>	
26.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 3</i>)</p> <p>None.</p>	
27.	<p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 4</i>)</p> <p>All the items were considered in Part 1.</p>	
28.	<p><b>TREE PRESERVATION ORDERS NO. 665 (2009) &amp; NO. 677 (2010) - WOODLAND SITUATED ON LAND WEST OF WOODFIELD TERRACE &amp; DOVEDALE CLOSE, HAREFIELD</b> (<i>Agenda Item 5</i>)</p> <p>The recommendations were moved, seconded and on being put to the vote were unanimously agreed.</p> <p><b>Resolved –</b></p> <ol style="list-style-type: none"><li>1. That Tree Preservation Order Number 665 (2009) not be confirmed, and</li><li>2. That Tree Preservation Order Number 677 (2010) be confirmed without modification.</li></ol>	<p><b>Action by</b></p> <p>John Lawson &amp; James Rodger</p>

29.	<b>ANY ITEMS TRANSFERRED FROM PART 1</b> ( <i>Agenda Item 6</i> )  None.	
30.	<b>ANY OTHER BUSINESS IN PART 2</b> ( <i>Agenda Item 7</i> )  None.	
The meeting, which commenced at 6.00 pm, closed at 6.08 pm.		

These are the minutes of the above meeting. For more information on any of the resolutions please contact Charles Francis on 01895 556454. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

## Report of the Head of Planning & Enforcement Services

**Address** 108-110 PEMBROKE ROAD RUISLIP

**Development:** Variation of condition 5 (hours of use) of planning permission ref: 9488/APP/2009/2609 dated 09/02/2010 for the change of use of car showroom to Class A3 (Restaurant and Cafe.)

**LBH Ref Nos:** 9488/APP/2010/1507

**Drawing Nos:** Design & Access Statement  
Location Plan to Scale 1:1250  
Block Plan to Scale 1:500  
013.06.001.01

**Date Plans Received:** 29/06/2010      **Date(s) of Amendment(s):**

**Date Application Valid:** 29/06/2010

### 1. SUMMARY

Planning permission is sought to vary the hours of operation to allow the premises to open at 06.30 hours. It is considered that to allow the premises to open at this time of the morning would lead to noise and disturbance and therefore harm the residential amenities of nearby residents.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

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

The proposal would result in noise and disturbance in the early hours of the morning constituting an un-neighbourly form of development which would result in a material loss of residential amenity, contrary to policies OE1 and OE3 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and 4A.20 of the London Plan 2008.

### INFORMATIVES

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

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

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

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

OE1      Protection of the character and amenities of surrounding properties

OE3	and the local area Buildings or uses likely to cause noise annoyance - mitigation measures
LPP 4A.20	London Plan Policy 4A.20 - Reducing Noise and Enhancing Soundscapes

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site is located on the south east side of Pembroke Road near its junction with Windmill Avenue and comprises a double fronted unit in use as a car show room. To the north east lies 112 Pembroke Road, a retail unit and to the south west lies 106 Pembroke Avenue, a health centre. This part of Pembroke Road is commercial in character and appearance and the application site lies within the secondary shopping area of the Ruislip Manor Town Centre, as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### 3.2 Proposed Scheme

Planning permission is sought for the variation of condition 5 of planning permission ref: 9488/APP/2009/2609 for the change of use of the car showroom to a restaurant.

Condition 5 states:

The premises shall only be used for the preparation, sale of food and drink and clearing up between the hours of 08:00 and 23:30. There shall be no staff allowed on the premises outside these hours.

REASON: To safeguard the residential amenity of the occupiers and nearby properties, in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

The applicant has advised that the premises would be used as a breakfast and lunch cafe and as such requires an earlier opening time to catch early morning passing trade. It is proposed to vary the above condition to allow the premises to open at 06.30 hours.

#### 3.3 Relevant Planning History

9488/APP/2010/980      108-110 Pembroke Road Ruislip

Details in compliance with conditions 2 (sound insulation), 3 (access to building), 7 (storage of refuse), 8 (extraction vent) and 9 (control of noise) of planning permission ref: 9488/APP/2009/2609 dated 09/02/2010: Change of use of car showroom to Class A3 (Restaurant and Cafe.)

**Decision:** 28-09-2010    Approved

9488/E/94/1968      108-110    Pembroke Road Ruislip

Construction of a vehicular crossover

**Decision:** 15-03-1995    Approved

## **Comment on Relevant Planning History**

As above.

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

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

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

Part 1 Policies:

Part 2 Policies:

- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- LPP 4A.20 London Plan Policy 4A.20 - Reducing Noise and Enhancing Soundscapes

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

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

28 adjoining owner/occupiers and the Ruislip Residents' Association have been consulted. 3 letters of objection and a petition with 32 signatures have been received making the following comments:

Letters of objection:

- (i) For reasons of health and fitness and all that is good for your health this application should be declined;
- (ii) The change of use to a restaurant would harm plans to create a cafe facility at 106 Pembroke Road;

Petition:

"We the undersigned, being Members, local residents and friends of the Windmill Studio Centre, 106A Pembroke Road, object to the proposed cafe/restaurant being granted permission to start up in the Manor. We feel the proposed concept of having a Healthy Option Cafe that the Windmill Studio Centre is proposing to offer is something the community would benefit from and therefore hope this objection is recognised and taken into consideration."

Ward Councillor: Raises concerns at a 6.30am opening hour and queries whether a 7.30am start may be more appropriate or whether the Council could condition the earlier evening closure referred to by the applicant.

### **Internal Consultees**

Environmental Protection Unit:

The premises has a residential dwelling above and there are concerns about the potential impacts of the proposed variation in opening hours from cooking odours, mechanical plant noise, patron noise and associated noise from vehicle movements from 06:30 hrs.

Standard hours for A3 and A5 uses are from 08:00 to 23:30 hours as set out in the standard set of planning conditions reference H1/H3.

EPU cannot therefore support a variation to 06:30hrs for this mixed use location.

## **7. MAIN PLANNING ISSUES**

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

The principle of the restaurant use was established by the grant of planning permission for the change of use of the premises in February 2010.

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

This is not applicable to this application.

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

This is not applicable to this application.

### **7.04 Airport safeguarding**

This is not applicable to this application.

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

This is not applicable to this application.

### **7.06 Environmental Impact**

This is not applicable to this application.

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

This is not applicable to this application.

### **7.08 Impact on neighbours**

In terms of assessing the effects of the proposal on residential amenity, the relevant factors are those of noise, smell and disturbance. The nearest residential properties lie above and adjacent to the application unit.

Planning conditions attached to the planning permission for the change of use to a restaurant, required details of sound insulation between ground and first floor and specification of extract system noise and odour control measures. These conditions were discharged on 28 September 2010.

Notwithstanding this, the operation of the use at such an early hour of the morning is considered to result in disruption to adjoining residents from customers, vehicles and general movement. The standard hours for restaurant uses are between 0800 and 23.00 hours. The applicant has stated that two premises within the vicinity of the application site, 65 and 74 Victoria Road (both cafes) open at 6.30 am. However, there are no planning conditions restricting the hours of use of those premises.

It is therefore considered that the proposal would result in additional noise and disturbance in the early hours of the morning constituting an un-neighbourly form of development, resulting in a material loss of residential amenity, contrary to policies OE1 and OE3 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and 4A.20 of the London Plan 2008.

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

This is not applicable to this application.

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



- This is not applicable to this application.
- 7.11 Urban design, access and security**
- This is not applicable to this application.
- 7.12 Disabled access**
- This is not applicable to this application.
- 7.13 Provision of affordable & special needs housing**
- This is not applicable to this application.
- 7.14 Trees, Landscaping and Ecology**
- This is not applicable to this application.
- 7.15 Sustainable waste management**
- This is not applicable to this application.
- 7.16 Renewable energy / Sustainability**
- This is not applicable to this application.
- 7.17 Flooding or Drainage Issues**
- This is not applicable to this application.
- 7.18 Noise or Air Quality Issues**
- This is not applicable to this application.
- 7.19 Comments on Public Consultations**
- With regards to the third party comments, competition is not a material planning consideration.
- 7.20 Planning Obligations**
- This is not applicable to this application.
- 7.21 Expediency of enforcement action**
- This is not applicable to this application.
- 7.22 Other Issues**
- There are no other relevant issues.

## **8. Observations of the Borough Solicitor**

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest

infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

**9. Observations of the Director of Finance**

This is not applicable to this application.

**10. CONCLUSION**

For the reasons outlined above, and that the development is contrary to the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application is recommended for refusal.


**11. Reference Documents**

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)

**Contact Officer:** Sonia Bowen

**Telephone No:** 01895 250230



<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009</p>	<p>Site Address</p> <p><b>108 - 110 Pembroke Road</b></p> <p><b>Ruislip</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Planning, Environment &amp; Community Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p><b>9488/APP/2010/1507</b></p>	<p>Scale</p> <p><b>1:1,250</b></p>	
	<p>Planning Committee</p> <p><b>North</b> Page 13</p>	<p>Date</p> <p><b>November 2010</b></p>	



**HILLINGDON**  
LONDON

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## Report of the Head of Planning & Enforcement Services

**Address** 36 HIGH STREET NORTHWOOD

**Development:** Change of use from Class A1 retail shop to Class A3/A5 restaurant/takeaway, to include minor alterations to shopfront, alterations to part rear roof from mono-pitch to flat roof, new high level windows to side, installation of a rear extractor flue and refuse area to rear, involving removal of 2 rooflights from existing flat roof.

**LBH Ref Nos:** 3189/APP/2010/2180

**Drawing Nos:** Design & Access Statement  
RSD/2062/001  
RSD/2062/002  
RSD/2062/202  
RSD/2062/003  
RSD/2062/200  
RSD/2062/201

**Date Plans Received:** 14/09/2010

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

**Date Application Valid:** 14/09/2010

### 1. SUMMARY

The application relates to the change of use of an existing vacant retail unit (Use Class A1) to a restaurant/takeaway (A3/A5 use).

The site is within a designated 'Shopping Parade' and an 'Area of Special Local Character' as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007). The Policy states change of use from A1 (retail) will only be granted where a sufficient choice of local shops remain. This unit has been vacant for some time and it is considered that if the proposed use were to be implemented, a sufficient number of essential local shops serving the catchment area would still be available.

Therefore, it is not considered that the loss of this A1 (shop) use would have a negative effect on this commercial area and subject to appropriate conditions relating to hours of operation and noise control, deliveries, and waste management, the proposal would not conflict with any of the relevant Adopted policies within the Hillingdon Unitary Development Plan (Saved Policies September 2007).

Therefore subject to condition the application is recommended for Approval.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

**1 T8 Time Limit - full planning application 3 years**

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 OM1 Development in accordance with Approved Plans**

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

**REASON**

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**3 NONSC Waste management plan**

The development hereby permitted shall not be commenced until a waste management scheme has been submitted to, approved in writing by the Local Planning Authority and fully implemented. Thereafter, this proposal shall only be carried out in accordance with this schedule for as long as the use continues.

**REASON**

To ensure the amenity of the surrounding area is not adversely effected in accordance with policy BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

**4 NONSC Hours of operation**

The premises shall only be used for the preparation, sale of food and drink and clearing up between the hours of 08:00 and 23:30. There shall be no staff allowed on the premises outside these hours.

**REASON**

To safeguard the residential amenity of the occupiers and nearby properties, in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Polices September 2007).

**5 NONSC extract ventilation systems and odour control equipment**

The commercial use hereby approved shall not be commenced until details of all extract ventilation systems and odour control equipment including details of any noise levels and vibration reduction measures and external ducting, have been submitted to and approved by the local planning authority and the equipment so approved has been installed. The approved extract ventilation system equipment and odour control equipment shall be operated at all times when cooking is carried out and maintained in accordance with the manufacturer's instructions. The external ducting shall be removed when no longer required.

**REASON**

To safeguard the residential amenity of the occupiers of nearby properties in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

**6 NONSC Deliveries**

The premises shall not be used for deliveries and collections, including waste collections other than between the hours of 08:00 and 18:00, Mondays to Fridays, 08:00 to 13:00 Saturdays and not at all on Sundays and Bank and Public Holidays.

## REASON

To safeguard the amenity of surrounding areas, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

### **7 NONSC sound insulation scheme**

The development shall not begin until a sound insulation scheme for the control of noise transmission to the adjoining dwellings/premises has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is occupied/use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

## REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

### **8 OM17 Litter Bin Required**

The use hereby permitted shall not commence until the owner has made arrangements, to be submitted to and approved in writing by the Local Planning Authority, for the provision of litter bins within and in the vicinity of the site.

## REASON

To ensure that adequate provision is made for the disposal of litter likely to be generated by the proposed development, in the interests of maintaining a satisfactory standard of amenity in the locality, in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **9 M2 External surfaces to match existing building**

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.

## 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 BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## INFORMATIVES

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

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

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

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national

guidance.

BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
S6	Change of use of shops - safeguarding the amenities of shopping areas
S7	Change of use of shops in Parades
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Shopfronts and Advertisements
LPP 3D.1	London Plan Policy 3D.1 - Supporting Town Centres.
LPP 3D.3	London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities.
LPP 4A.22	Spatial policies for waste management
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

### **3            I1                    Building to Approved Drawing**

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            I3                    Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

### **5            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.

### **6            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 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.

## **7            134            Building Regulations 'Access to and use of buildings'**

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from [www.opsi.gov.uk](http://www.opsi.gov.uk)
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of

building and spaces, 2004. Available to download from [www.drc-gb.org](http://www.drc-gb.org).

· Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from [www.drc-gb.org](http://www.drc-gb.org).

· Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from [www.drc-gb.org](http://www.drc-gb.org).

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

## **8**            125                    **Consent for the Display of Adverts and Illuminated Signs**

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Planning & Community Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

## **9**

Please ensure that the door is not be too heavy to open - the maximum opening force at the leading edge of the door should not exceed 30 Newton from 00 (closed position) to 300 and 22.5N from 300 to 600. An electronic - hydraulic assisted mechanism can be employed to stop the door from being disabling and considered "heavy" to many people. Further information can be obtained from Building Control on 01895 250804/5/6.'

## **10**

It is noted (following the site visit) that external roller shutters have been applied to the existing premises. These would require planning permission and no planning records have been found in relation to the same. The Authorities Adopted Design Guidance on 'Shopfronts and Signage' Section 9.0 - 9.9 deals with security measures, and comments as follows, whilst the councils recognises the need for premises to be adequately secured and protected through appropriate security devices, it is concerned the character of the area can be adversely effected by inappropriate physical security measures. Solid and visually impermeable roller shutters can create a forbidding and unsafe environment after dark, preventing passive surveillance (both into the street and the shop). Their appearance also adversely affects the character and appearance of the building and the area. These types of shutters are easy to vandalise with graffiti, which in turn can further negatively affect the character and image of the area. Therefore, external solid roller shutters (including punched, perforated or micro-perforated shutters) should be avoided. As such, it is recommended these unauthorised shutters are removed.

## **11**

With regard to condition No. 4, the waste management plan should include details of the following:

- \* Daily or every second day collection. This would have to be provided by a private contractor.
- \* The sacks to be kept in a store that has a washable floor.
- \* A water supply and hose for washing down the floor of the waste store, with any runoff from this going into a proper drain.

\* Suitable venting (passive) in the store. This venting allows for air to circulate, but keeps out insects.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site comprises a ground floor mid terrace unit in a row of similar buildings, with a vehicular passage way to the side of the building to the parking area for the adjoining building. To the rear there is a single storey flat roof rear extension, with a small external courtyard area behind. The unit forms part of a parade which fronts the High Street and is currently vacant and has an authorised retail (A1) use. The parade is set back from the main highway by a row of parallel parking spaces which provides limited street side parking. The site is within an 'Area of Special Local Character' and a designated 'Shopping Parade' as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

#### 3.2 Proposed Scheme

Planning permission is sought for:

- Change of use of the ground floor from retail (A1) to a mixed restaurant/takeway (A3/A5);
- A new shopfront;
- A refuse store in the rear external courtyard, 2.1m wide x 4m deep x 1.8m high, although no details have been provide with regard to its construction and whether this would be completely enclosed;
- An extraction flue would be run along the roof of the single storey element, then applied to the inset rear elevation of the building, this would 0.5m by 0.5m and would project 1m above eave height;
- 2 roof lights would be removed to the flat roof rear element and the single storey mono-pitched roof nearest the building would be demolished, so that this area matches the remaining roof form;
- 4 windows would be installed in the single storey side (north facing) elevation, these windows would be high level obscure glazed units;
- 1 window would be installed in the single storey rear elevation.

#### 3.3 Relevant Planning History

3189/APP/2010/354      36 High Street Northwood

Change of use from A1 (retail shop) to A3/A5 (restaurant/takeaway) to include a new shop front, alterations to part rear roof from mono-pitch to flat roof, new door to side and windows to side and rear, installation of a rear extractor flue and refuse area to rear, involving removal of 2 rooflights from existing flat roof.

**Decision:** 28-04-2010    Refused

#### Comment on Relevant Planning History

This is a resubmission of a previously refused application (3189/APP/2010/354) for the change of use from A1 (retail) to A3/A5 (restaurant/takeaway) to include a new shop front, alterations to roof form/fenestration details, and installation of new extraction flue to rear. This application was refused for the following reasons:

1. Due to the lack of a suitable waste management plan for the proposed use of the site and the therefore inadequate provision of a bin storage area for the proposal. It is not considered effective waste management control for the site has been considered, this could result in a detrimental effect on the overall street scene and level of residential amenity. Therefore the proposal is contrary to policy BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

2. The flue to the rear of the building, by reason of its height and proximity and materials, would appear as an obtrusive and incongruous feature, detrimental to the architectural composition of the existing building and to the visual amenities of the wider area, contrary to policies BE13, BE15 and S6 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

The applicants agent has been in discussion with the Local Authorities waste development advisor and his comments are in-full below and the flue has been re-designed and positioned to try and over-come these concerns.

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

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

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

Part 1 Policies:

Part 2 Policies:

BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
S6	Change of use of shops - safeguarding the amenities of shopping areas
S7	Change of use of shops in Parades
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Shopfronts and Advertisements
LPP 3D.1	London Plan Policy 3D.1 - Supporting Town Centres.
LPP 3D.3	London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities.
LPP 4A.22	Spatial policies for waste management
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

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

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

43 neighbouring properties and interested parties consulted, 3 responses and a petition with 35 signatures have been received. The following comments were made:

- \* We are concerned about the current litter problem in the road, which will become worse if another restaurant/takeaway is opened. We already have a Chinese Takeaway, and this would create a far more untidy environment, bringing down the standard of the High Street;
- \* I am pleased the very dirty and vacant shop would be improved, but troubled about the thought of additional traffic and what would be done about it;
- \* I think there are already 7/8 eating places - isn't that sufficient?;
- \* I am anxious about the smells that would result;
- \* I am concerned about the proposed means of waste storage. Due to existing animals/wildlife only a metal wheeled bin would be acceptable for a commercial premises;
- \* If only black bin bags can be used it, is the wrong premises;
- \* No recycling areas have been shown;
- \* How are bicycles going to be stored? are they to be taken through the restaurant with associated contamination issues?
- \* The large tree to the rear should be protected if the bin store is to be constructed;
- \* There should be an even number of toilets for both males and females;
- \* The proposed opening hours are too late;
- \* If approved, the rear service door and passage should be retained to allow for direct access to the rear, without contaminating the eating area.

### Internal Consultees

Waste Development Manager:

The previous application would have only worked if a 1,100 litre bulk bin could have been used to store waste arising and then be moved for emptying to a collection vehicle. This was not possible owing to access problems.

The owner has asked if waste can be stored in sacks, then carried through the restaurant to be presented for collection. This is possible providing:

- There is a daily or every second day collection. This would have to be provided by a private contractor.
- The sacks are kept in a store that has a washable floor.
- There is a water supply and hose for washing down the floor, and the runoff from this goes to a proper drain.
- There is suitable venting (passive) in the store. This venting allows for air to circulate, but keeps out insects.

EPU

I do not wish to object to this development, however should approval be recommended I would recommend the following conditions be applied;

I have concerns about the proposed closing time for Saturdays and would recommend that opening

hours be in line with neighbouring A3/A5 uses, for example:

No customers shall be present on the premises, nor shall the premises be used for the preparation or sale of food, between the hours of 2300 hours and 0800 hours the following day on Mondays to Thursdays, midnight and 0800 hours on Fridays and Saturdays, and 2300 hours and 8am on Sundays and Bank Holidays.

Reason:

To safeguard the residential amenity of the occupiers of nearby properties.

The commercial use hereby approved shall not be commenced until details of all extract ventilation systems and odour control equipment including details of any noise levels and external ducting, have been submitted to and approved by the local planning authority and the equipment so approved has been installed. The approved extract ventilation system equipment and odour control equipment shall be operated at all times when cooking is carried out and maintained in accordance with the manufacturer's instructions. The external ducting shall be removed as soon as possible when no longer required.

Reason:

To safeguard the residential amenity of the occupiers of nearby properties.

Deliveries to the premises and waste collections from the premises, shall be restricted to the following hours;

- 0700 hrs to 1900 hrs Monday to Saturdays  
and not at all on Sundays and Bank/Public Holidays.

Reason:

To safeguard the amenity of surrounding areas.

No development shall take place until details of a sound insulation scheme to control noise transmission to adjoining dwellings/premises have been submitted to and approved in writing by the local planning authority. The use shall not commence until the approved scheme has been approved and it shall thereafter be retained.

Reason:

To safeguard the amenity of surrounding areas.

Please add conditions LL1 and LL2 in respect of litter and Construction Informative.

Conservation Officer:

This is a shop forming part of a terrace within the Old Northwood Area of Special Local Character probably of turn of the century date. The property has a slate roof with white brick and red brick dressing to the front elevation. This is a resubmission of a previously refused application. The revised scheme has incorporated the comments made previously, and is considered to be an improvement.

The shop front has been revised with more traditional detailing such as glazing bars and pilasters. It would be more in keeping with the character of the street scene and is, therefore, acceptable.

There are no details regarding signage. From a conservation point of view, we would like to see details of illumination etc as this would have an impact on the appearance and character of the area. The fascia, ideally should be flat aluminium/timber board with external illumination, instead of internally illuminated box fascia.

There are no objections to the alterations proposed to the rear, including the extractor flue, removal of roof-lights and change of mono pitch roof to flat roof.

Conclusion: Acceptable, materials to match existing.

Officer comment: An informative has been added in relation to the advertisement details.

## **7. MAIN PLANNING ISSUES**

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

The Local Planning Authority's aim is to retain the retail function of all shopping areas to meet the needs of the area each serves. Shops grouped conveniently together assist the process of search for and comparison of goods and hence attract shoppers. As such the Local Planning Authority will exercise strict control over the loss of shops to other uses.

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

The proposal would involve the installation of a new shopfront, alterations to the rear roof form and fenestration details and the installation of an extract duct. The Conservation Officer has confirmed that proposals would be considered acceptable. Furthermore, the proposal is not considered to have an adverse effect on highway safety. Therefore, the proposal would comply with the criteria listed in Policy S6 of the UDP (Saved Policies September 2007).

Policy S7 establishes the criteria where service uses would be permitted in parades and states that change of use from A1 will only be granted if the parade retains sufficient essential shop uses to provide a range and choice of shops appropriate to the size of the parade and to its function in the Borough and that the surrounding residential area is not deficient in essential shop uses. The supporting text to this policy comments that the Local Planning Authority seeks to protect vulnerable parades which are particularly important for the local community and provide opportunities for the establishment of new essential shop uses in existing Class A1 premises. Therefore, as many essential shop uses as possible will be protected, and ideally there should be no less than three in smaller parades and a choice of essential shops in larger parades and in local centres should be retained.

The High Street is a long parade, comprising approximately 41 ground floor commercial units, 16 of which are in A1 (retail) use. As such, the proposal would result in 15 of the existing units on this frontage still remaining in A1 use. The existing unit has been vacant for over 18 months and is not contributing to the vitality of the existing shopping parade. It was also noted at the site visit that there are at least 4 other vacant units within the parade. It is considered, therefore, that should the proposal receive consent, that there would still be an appropriate choice of shops within the parade, whilst still maintaining vitality by bringing a currently vacant unit back into commercial use. It is therefore considered that the proposal would comply with the intentions of Policy S7 of the UDP (Saved Policies September 2007).

Policy BE13 of the UDP (Saved Policies September 2007) requires new development to harmonise with the appearance of the existing street scene and area, and Policy BE15 requires alterations to existing buildings to harmonise with the scale, form, architectural composition and proportions of the original building. Policy BE28 requires shopfronts to harmonise with the building and to improve the character of the area. The Hillingdon

Design and Accessibility Statement (HDAS) Supplementary Planning Document: Shop Fronts and Signage: Section 5.3 states, the Council will encourage all applicants to adopt good design that can set example for others and can trigger improvements in the appearance of other shop fronts in the locality.

The revised proposal is considered to comply with this advice. The design of the shop front is considered to satisfactorily integrate with the existing building, using appropriate traditional design features, such as stall risers and sub-divisions. Furthermore it is not considered that the proposal would have a detrimental impact on the wider street scene of which it would form part.

The installation of an extractor flue and the alterations to the rear element of the building would not be visible from the street front, although vantage would be gained from the adjacent properties. However, this additional door is considered to be in-keeping with the existing building.

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

Not applicable to this application

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

The application is situated within Old Northwood Area of Special Local Character and the Conservation Officer has stated that the revised scheme is considered to be an improvement. The shop front has traditional detailing such as glazing bars, and pilasters and would be in keeping with the character of the street scene and is, therefore, acceptable. There are no objections to the alterations proposed to the rear, including the extractor flue, removal of roof-lights and change of mono pitch roof to flat roof. As such the proposal is considered to comply with Policy BE5 of the Hillingdon UDP (Saved Policies, September 2007).

#### **7.04 Airport safeguarding**

Not applicable to this application

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

Not applicable to this application

#### **7.06 Environmental Impact**

Not applicable to this application

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

Policy BE13 of the UDP (Saved Policies September 2007) requires new development to harmonise with the appearance of the existing street scene and area, and Policy BE15 requires alterations to existing buildings to harmonise with the scale, form, architectural composition and proportions of the original building. Policy BE28 requires shopfronts to harmonise with the building and to improve the character of the area. The Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document: Shop Fronts and Signage: Section 5.3 states, the Council will encourage all applicants to adopt good design that can set example for others and can trigger improvements in the appearance of other shop fronts in the locality.

With regard to the design and appearance of the proposed shop front, Section 5.6 of the SPD: Shopfronts and Signage, states the Council will look for the use of traditional design features, such as; stall risers; several smaller panes of glass, instead of one large sheet of glass and more traditional types of window; vertical subdivisions at ground floor level below the fascia area, which would appropriately relate to the street and to the building above. The application is considered to comply with this advice as the new shopfront would be broken up with both vertical and horizontal sub-divisions with the entrance doorway to the side, framing and stall-risers. This is considered to be in-keeping in the



street scene to which it relates. Therefore, the proposal is considered to comply with policies BE5, BE13, BE15 and BE28 of the Hillingdon UDP (Saved Policies, September 2007).

The alterations proposed to the single storey rear element, involving an additional window to the rear, 4 windows to the side and the extraction flue, would not be visible from the street front, although would be visible from surrounding residential properties. However, these alterations/additions are considered to be in-keeping with the existing building and entirely what you would expect to see on a site of this nature. Therefore the proposal would comply with Policies BE5, BE13 and BE15 of the UDP (Saved Policies September 2007).

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

There are no material changes to the bulk and massing of this building and therefore it is not considered a material loss of light or outlook would result. As such, the application is considered to accord with policies BE20 and BE21 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

The proposal would involve the installation of four windows to the side, together with a door and window to the rear (all at ground floor level). Four of the windows to the side would be high level and obscure glazed and therefore would not provide any vantage. With regard to the rear facing openings these would look out over the application sites rear courtyard area and as such it is not considered any material loss of privacy would arise to neighbouring properties. As such, the proposal would comply with policy BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

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

Not applicable to this application

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

There is no off-street car parking for this site, however, there is limited on-street parking available. It is not considered that the traffic generation between A1 and A3/A5 uses would be significantly different. The proposal would therefore comply with AM7 and AM14 of the UDP (Saved Policies September 2007).

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

Not applicable to this application

#### **7.12 Disabled access**

Level access will be provided for disabled persons wishing to enter the building together with an entrance door in excess of 0.9m and a disabled WC would be provided. As such the proposal would comply with Policy 3A.4 of the London Plan and the Council's HDAS: Accessible Hillingdon. However, it is recommended that an informative is added advising the applicant of the need to comply with The Building Regulations Part M 'Access to and use of Buildings'. Therefore the proposal would comply with the intentions of Policy 3A.4 of the London Plan and the Council's HDAS: Accessible Hillingdon.

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

Not applicable to this application

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

Not applicable to this application

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

This application is a resubmission application for a similar scheme (3189/APP/2010/354). One of the reasons for refusal on that previous application related to waste management issues. The waste development manager commented that the previous application would have only worked if a 1,100 litre bulk bin could have been used to store waste arising and

then be moved for emptying to a collection vehicle. This was not possible owing to access problems. Further discussions have taken place and the waste development manager has stated:

'The owner has asked if waste can be stored in sacks, then carried through the restaurant to be presented for collection.

This is possible providing:

- There is a daily or every second day collection. This would have to be provided by a private contractor.
- The sacks are kept in a store that has a washable floor.
- There is a water supply and hose for washing down the floor, and the runoff from this goes to a proper drain.
- There is suitable venting (passive) in the store. This venting allows for air to circulate, but keeps out insects.

As such, it is recommended if a permission is to be issued a condition is attached requiring the submission of a waste management plan to be submitted to and approved in writing before the use is implemented. Therefore subject to such a condition the proposal is considered to comply with this advice and therefore Policy 4A.22 of the London Plan

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

Not applicable to this application

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

Not applicable to this application

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

Policy OE1 states that permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated. The Environmental protection officer has not raised an objection to the application subject to a number of safeguarding conditions being applied relating to the hours of operation, extract ventilation systems and odour control, noise, deliveries and litter, in order to safeguard the amenity of residents and the surrounding area. Therefore subject to these condition the proposal is considered to accord with policies OE1 and OE3 of the UDP (Saved Policies September 2007).

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

These points have been addressed in the full report

#### **7.20 Planning Obligations**

Not applicable to this application

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

Not applicable to this application

#### **7.22 Other Issues**

None

### **8. Observations of the Borough Solicitor**

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

#### **9. Observations of the Director of Finance**

Not applicable to this application

#### **10. CONCLUSION**

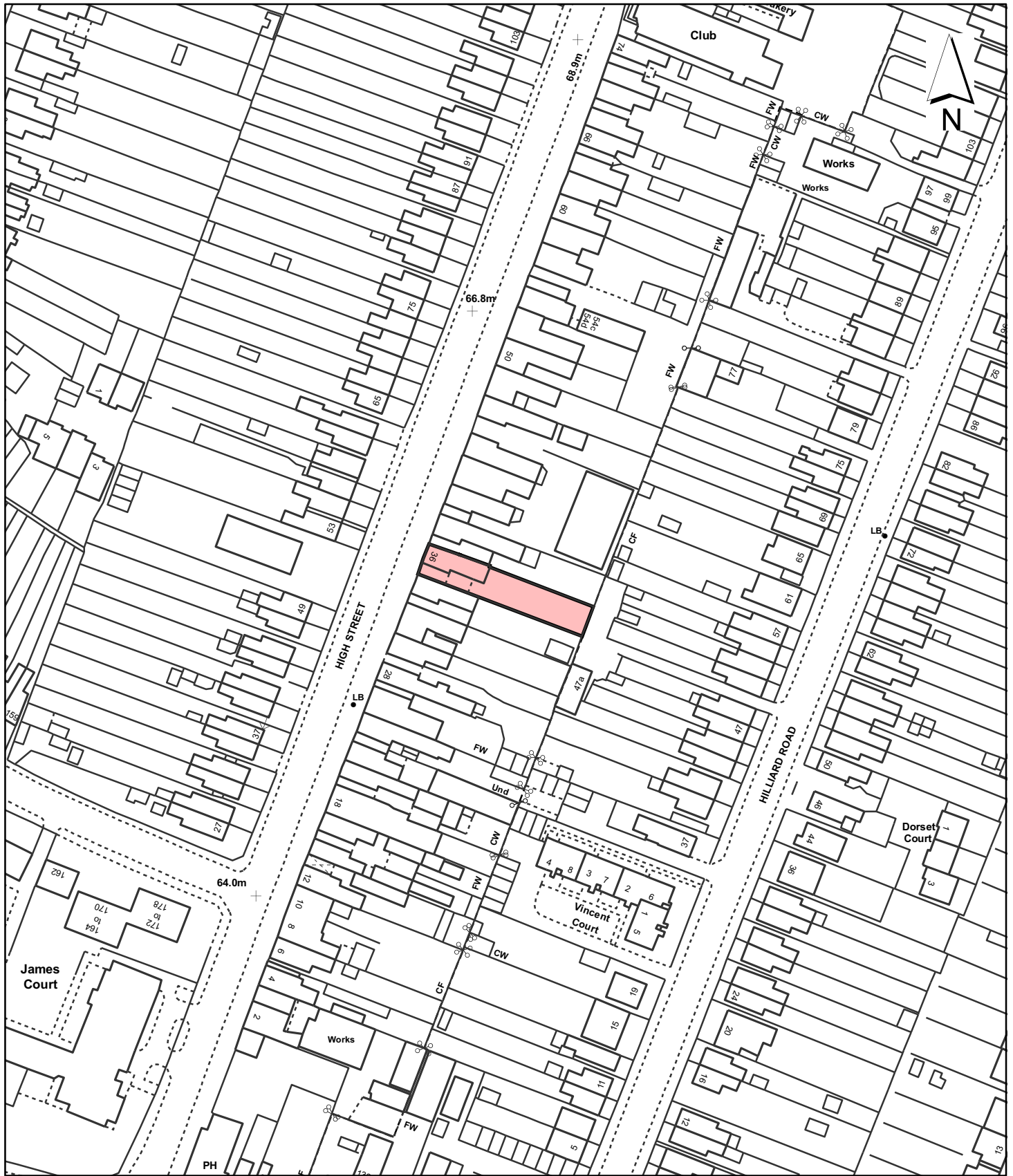
This application relates for change of use of the existing A1 Retail unit to an A3/A5 restaurant/takeaway. This would involve the installation of a new shop front, together with an extraction flue and minor alterations to the rear of the building. Due to the commercial nature and location of this building, it is considered the alterations would be in-keeping with this existing unit and the site. The application site is within Northwood High Street which is identified as a parade in the Hillingdon Unitary Development Plan (Saved Policies, September 2007), and comprises a vacant unit, and the proposed use is not considered to result in an adverse impact to highway safety. Furthermore, it is noted that there is still a good choice of A1 retail units within this commercial area and the proposed use would still provide a local service. Therefore, subject to appropriate safeguarding conditions, the proposal would not be considered to result in any adverse impact and is therefore recommended for approval.

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

Adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007)  
London Plan (February 2008)  
HDAS: Accessible Hillingdon and Shopfronts  
Council's Adopted Car Parking Standards (Annex 1, Hillingdon Unitary Development Plan, Saved Policies, September 2007)  
Consultation responses

**Contact Officer:** Catherine Hems

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**36 High Street  
Northwood**

**LONDON BOROUGH  
OF HILLINGDON**  
**Planning, Environment  
& Community Services**

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

Planning Application Ref:

**3189/APP/2010/2180**

Scale

**1:1,250**

Planning Committee

**North** Page 30

Date

**November  
2010**



**HILLINGDON**  
LONDON

## Report of the Head of Planning & Enforcement Services

**Address** 63 COPSE WOOD WAY NORTHWOOD

**Development:** New wall and gated entrance at boundary (Part retrospective application.)

**LBH Ref Nos:** 19815/APP/2010/2148

**Drawing Nos:** AGD\_10032-DL03  
AGD\_10032-DL02  
AGD\_10032-DP01

**Date Plans Received:** 13/09/2010      **Date(s) of Amendment(s):**

**Date Application Valid:** 21/09/2010

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site comprises the frontage boundary brick wall and metal gates to No. 63 Copse Wood Way which is a large extended detached property with a west facing front garden approximately 15.35m wide. The application site is covered by tpo\_398 and tpo\_398 a1, lies within the Copsewood Estate Area of Special Local Character and a developed area as identified in the policies of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### 1.2 Proposed Scheme

The application seeks planning permission to retain a recently constructed frontage brick wall with twin 1.8m (h) electrically operated black powder coated sliding metal gates across each access. The scalloped shaped stock and blue engineering brick wall is approximately 5.86m in length with piers at varying heights to a maximum of 2.1m and minimum 800mm.

#### 1.3 Relevant Planning History

19815/APP/2007/1681      63 Copse Wood Way Northwood

ERECTION OF A PART SINGLE STOREY REAR EXTENSION AND FRONT PROJECTION TO INCLUDE AN ENTRANCE PORCH AND CONVERSION OF THE ROOFSPACE (INVOLVING RAISING THE ROOF HEIGHT) TO PROVIDE HABITABLE ACCOMMODATION, INCORPORATING A REAR DORMER.

**Decision Date:** 24-08-2007      Approved      **Appeal:**

19815/APP/2007/542      63 Copse Wood Way Northwood

Erection of a two-storey centre front extension with pitched roof, single-storey rear extension

(involving demolition of existing conservatory) and conversion of roofspace to habitable accommodation involving partial raising of lower level pitched roof area incorporating the installation of a triangular shaped rear roof window (involving the conversion of integral garage to habitable accommodation)

- Decision Date:** 20-04-2007      Withdrawn      **Appeal:**  
19815/B/82/1474      63 Copse Wood Way Northwood  
Householder development - residential extension(P)
- Decision Date:** 07-12-1982      Approved      **Appeal:**  
19815/C/86/1316      63 Copse Wood Way Northwood  
Erection of a porch and single-storey rear extn.
- Decision Date:** 22-10-1986      NFA      **Appeal:**  
19815/D/87/0186      63 Copse Wood Way Northwood  
Erection of a single-storey rear extension and front porch.
- Decision Date:** 09-03-1987      Approved      **Appeal:**  
19815/G/97/0140      63 Copse Wood Way Northwood  
Alteration to roof at south side of house to provide full pitched roof
- Decision Date:** 18-03-1997      Approved      **Appeal:**

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

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

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

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

EXTERNAL:

9 Neighbours and the Northwood Residents Association consulted, 3 replies received objecting to the proposal on the following grounds:

- i) Copse Wood estate has traditionally been open fronted. It gave friendly and warm feelings to the estate. This gate and wall is an eyesore and not in line with other properties;
- ii) Residents are angry that the development has taken place without planning permission in this Area of Special Local Character, characteristically comprising open driveways and low brick walls, maintaining openness. A similar proposal for No. 82 Copse Wood Way was refused;
- iii) There are restrictive covenants imposed by London County Council requiring frontages to remain open.

Officer Comment: Points i) and ii) are considered in the main report and with regard to

point iii)covenants not a material planning consideration.

A petition with 33 signatures objecting to the application and reiterating the issues outlined above has also been received.

Ward Councillor: Requests that the application is reported to committee.

INTERNAL:

Conservation Officer:

BACKGROUND: The scalloped wall, with gate piers and a pair of tall metal gates are already in position, and are immediately noticeable in this part of the Copse Wood Estate, which is characterised by open frontages with occasional very low walls and planting. This application has been submitted following intervention by the Enforcement Team.

The walls and gates detract significantly from the character of this Area of Special Local Character, and are contrary to policies contained in the UDP Saved Policies (BE5) and Residential Layouts SPD, para 4.26. It is important to note that a very firm and consistent line has been taken on this kind of development with other applicants in the area, on the basis that any deviation from this would result in a precedent which would lead to the rapid erosion and eventual loss of one of the estate's defining characteristics.

RECOMMENDATION: Unacceptable

Landscape and Tree Officer:

BACKGROUND: The site is a recently-built detached house in Copse Wood Way, an Area of Special Local Character. The property is set within an established garden containing mature trees, some of which are protected by TPO No. 398. This Area order protects Oak, Hornbeam, birch and Scots Pine.

PROPOSAL: The proposal is a part retrospective application to build/retain a new brick wall with black-painted steel gates along the front boundary. Trees along the side boundaries have been retained. There are no trees along the front boundary.

LANDSCAPE CONSIDERATIONS: Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

\* In this case, it is not known whether any trees have been removed or, potentially, damaged by the excavation and trenching required to construct the wall and gate pillars. However, the removal of the wall at this stage may be more damaging to trees than permitting its retention. No additional soft landscape appears to have been planted in association with the wall, by way of landscape enhancement.

Saved policy BE6 specifies that fencing within the Copse Wood Estate should be 'unobtrusive and in materials appropriate to the character and appearance of the estate'.

\* In this instance, the wall and railing boundary treatment is obtrusive and quite out of character with the Estate which is characterised by open plan frontages with no (or very low) ungated front gardens. This form of enclosure is out of character and has been

resisted in this part of the estate, to the benefit of the integrity of the area.

HDAS guidance(Residential extensions, chapter 11.2) recommends that, where parking space is increased in front gardens at least 25% of front garden space is retained for soft landscaping.

RECOMMENDATIONS: I object in principle and in detail to this hard landscape feature which is alien in this Area of Special Local Character. The situation would be improved if the wall and pillars were to be reduced in height and the gates removed altogether.

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

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

Part 1 Policies:

Part 2 Policies:

BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Extensions - Section 10.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

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

The main considerations are design and impact on the character of the existing property, the street scene and the Copsewood Estate Area of Special Local Character, impact upon the amenities of adjoining residents and highway impact.

In terms of scale, design, layout and appearance, neighbouring detached properties have extensive grounds and are characterised by open plan front gardens without frontage walls or where constructed dwarf walls that are discrete. The wall and gates, whilst of high quality materials, compared to surrounding front gardens, the fortified appearance introduced by the wall and piers accentuated by the metal gates appears visually severe



and totally out of character with the surrounding frontages.

Cumulatively the piers and gates, give the appearance of an enclosure, not dissimilar to a high security institution that would appear worse were the gates to be left in their retracted position to the centre of the frontage and unevenly stepped because of the sloping ground. Policy BE6 states that fencing should be unobtrusive. Overall the wall and gates appearance has introduced an overbearing and dominant feature, neither in proportion, subordinate nor harmonious to the main low lying property that would be totally incongruous within the open fronted context of this attractive residential road.

The piers and gates in combination due to their height, prominence and overbearing appearance introduce an urbanity and conspicuousness that is highly inappropriate in this context and create an unwelcoming visual barricade to passers by and visitors alike. Paragraph 4.26 of HDAS: Residential Layouts emphasises that a high walls gates, fences and solid barriers will normally be resisted as they can present an alienating frontage, diminish the benefits of natural surveillance and encourage graffiti and vandalism. The walls and gates constructed at this property constitute a hard landscape feature which is alien in this Area of Special Local Character. The retention of the piers, wall and gates would, therefore, lead to the rapid erosion and eventual loss of one of the Copswood Estates defining characteristics. They are, therefore, considered to be completely out of character and cause significant visual harm to the street scene and this Area of Special Local Character contrary to Policies BE5, BE6, BE13 and BE19 of the adopted UDP (Saved Policies September 2007) and Section 10 of the Supplementary Planning Document (SPD) HDAS: Residential Extensions and Section: 4 of the SPD HDAS: Residential Layouts.

With regard to the impact upon the amenities of adjoining occupiers, they are unlikely to experience any significant long term loss of outlook, light or privacy. In these respects they would not significantly be affected by the development. The proposal would thereby comply with the objectives of Policies BE20, BE21 and BE24 of the adopted UDP (Saved Policies September 2007) and Section 10 of the HDAS Design Guidance Residential Extensions.

In terms of highway safety with regards to visibility, boundary vegetation could restrict visibility but such vegetation can be periodically trimmed back. Potentially, there is a risk that the brick piers could impede visibility as a vehicle exits which could pose a hazard to pedestrians. The pavement, however, is quite wide and with the added refuge of a grass verge pedestrians would not have to necessarily pass particularly close to the frontage of the property and so would be less likely to come into conflict with emerging vehicles, thereby complying with Policy AM7(ii) of the adopted UDP (Saved Policies September 2007).

## **6. RECOMMENDATION**

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

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

The frontage brick wall, piers and twin sliding metal gates, due to their height, size and scale and their prominence results in a visually incongruous and intrusive feature. The development, is thus out of character with the appearance of the existing open street scene and the Copse Wood Way Area of Special Local Character generally, contrary to

Policies BE5, BE6, BE13 and BE19 of the adopted Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

## INFORMATIVES

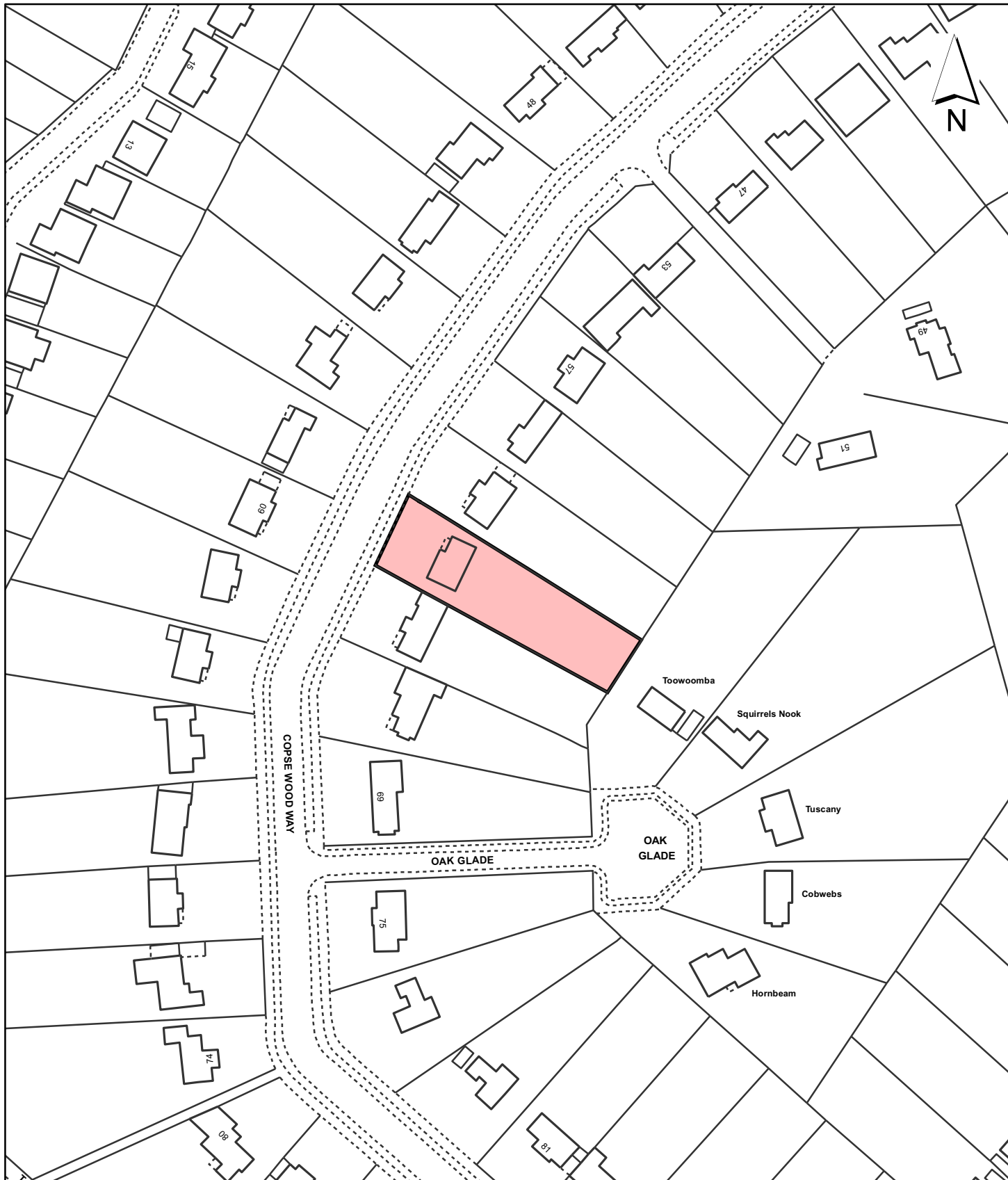
### Standard Informatives

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
  
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:  
**Policy No.**  

BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Extensions - Section 10.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

**Contact Officer:** Peter Unthank

**Telephone No:** 01895 250230



**Notes**

Site boundary

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Site Address

**63 Copse Wood Way  
Northwood**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning, Environment  
& Community Services**

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

Planning Application Ref:

**19815/APP/2010/2148**

Scale

**1:1,250**

Planning Committee

**North** Page 37

Date

**November  
2010**



**HILLINGDON**  
LONDON

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## Report of the Head of Planning & Enforcement Services

**Address** 2 HILLIARD ROAD NORTHWOOD

**Development:** Part two storey, part single storey rear/side extension, conversion of roofspace to habitable use with rear dormer and conversion of enlarged dwelling to 1 three-bedroom, 1 two-bedroom and 1 one- bedroom flats, involving a cycle store in rear garden and demolition of existing attached garage.

**LBH Ref Nos:** 34684/APP/2010/2013

**Drawing Nos:** Design & Access statement  
1:1250 Location Plan  
2188/7  
2099/10  
2099/11  
2188/20  
2188/21  
2152.51  
2152.54  
Two A4 Photographs

**Date Plans Received:** 27/08/2010 **Date(s) of Amendment(s):**

**Date Application Valid:** 14/09/2010

### 1. SUMMARY

Members may recall a previous similar application to extend and convert this property within the Old Northwood Area of Special Local Character to 3 one-bedroom and 1 three-bedroom flats, involving the erection of a part two storey, part single storey side and rear extension and conversion of the roofspace to habitable use, with the installation of a rear dormer window and one front and two rear rooflights which was included on the North Committee agenda for the 22nd June 2010 meeting. However, the application was withdrawn by the applicant before it could be considered by Members.

This application has been amended in an attempt to overcome the officers suggested reasons for refusal. However, it is considered that the proposed extension is still not sufficiently subordinate and fails to harmonise with the original property, the shared use of the rear amenity space would result in inadequate privacy being provided at the rear for the grounds floor flat and the proposal still fails to comply with the Council's adopted car Parking Standards. It is, therefore, recommended for refusal.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The proposed two storey side and rear extension, by reason of its siting, bulk, design and fenestration, would fail to appear subordinate to the original dwelling and would fail to harmonise with the design and proportions of the original house. As such, the proposal would be detrimental to the character and appearance of the original property and the surrounding Old Northwood Area of Special Local Character, contrary to Policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan Saved

Policies (September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

**2 NON2 Non Standard reason for refusal**

The proposed shared use of the rear garden area would not afford an appropriate level of privacy to the rear habitable rooms of the ground floor flat. As such, the occupiers of this unit would be overlooked to an unacceptable degree. The proposal would therefore not provide a suitable level of residential amenity for these occupiers, contrary to policy BE21, BE23 and BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

**3 NON2 Non Standard reason for refusal**

The proposal involves the loss of an off-street car parking space and fails to make adequate off-street parking provision to serve the proposed flats in accordance with the Council's adopted Car Parking standards. The proposal would therefore be likely to give rise to additional on-street car parking, to the detriment of highway and pedestrian safety, contrary to policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures

H7	Conversion of residential properties into a number of units
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
LPP 4A.3	London Plan (February 2008)
HDAS	Residential Extensions Residential Layouts Accessible Hillingdon
SPG	SPD Planning Obligations, July 2007
PPS3	Housing
LP	Mayor's Interim Supplementary Guidance, April 2010

### 3

The applicants are advised that the submitted plans are not consistent. For instance, the proposed elevation drawing, Drw. No. 2/88-21 shows the two storey side extension having a small set back from the adjoining front elevation of the house, whereas it is shown in alignment on the floor plans (Drw. No. 2/88-20). Should a re-submission be made these matters should be addressed.

## 3. CONSIDERATIONS

### 3.1 Site and Locality

The application site is located on the eastern side of Hilliards Road, some 36m to the north of its junction with Pinner Road. It forms the first property fronting the road, and is a good quality, late Victorian/Edwardian end of terrace house. The terrace of 4 has a degree of uniformity in that the houses have double height canted bays below timbered gables, sited adjacent to recessed front doors set behind arched openings. The two central properties have paired front doors positioned side by side. No.2 does differ somewhat in that it has a two storey set back to one side with a cut away eaves detail which appears to be original. The house also has an original projecting two storey rear wing and a later attached side garage. There is also a large outbuilding at the end of the rear garden.

Adjoining the site along the southern side boundary is a footpath to the rear of the adjoining retail parade fronting Pinner Road, which mainly provides access to the first floor flats. The rear yard areas of the parade are mainly used in connection with the commercial units. The application site forms part of the Old Northwood Area of Special Local Character as identified in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

### 3.2 Proposed Scheme

Planning permission is sought to convert the dwelling to 1 one-bedroom, 1 two-bedroom and 1 three-bedroom flats, involving the erection of a part two storey, part single storey side and rear extension with side and rear gables and use/conversion of the proposed and existing roofspace to provide habitable space, with the installation of a rear dormer window. The proposal would involve the demolition of the existing side garage and the

rear wall of the existing rear gable.

The side extension would be 2.8m wide and extend to the side boundary. It would have an overall depth of 8.8m, set back from the recessed part of the front elevation by 150mm and projecting by 3m at the rear from the main rear elevation of the property (0.5m beyond the existing projecting rear gable). The two storey rear gable extension would have a width of 6.3m, set in 3.2m from the side boundary with No.4 Hilliard. The ground floor of the rear extension would have an overall width of 9.4m, extending across the full width of the original house and proposed side extension. The side and rear elements of the extension would be finished with gable ends with windows, with a ridge height 600mm lower than that of the main roof. The rear dormer would be 1.4m wide, 1.95m high, set up from the eaves by 500mm.

The ground floor would comprise the three-bedroom flat, the first floor the two-bedroom flat and the converted extended roof space a one-bedroom flat. One off-street parking space is proposed in front of the side extension.

### **3.3 Relevant Planning History**

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

A previous application (34684/APP/2010/841) to extend and convert this property to 3 one-bedroom and 1 three-bedroom flats, involving the erection of a part two storey, part single storey side and rear extension and conversion of the resultant roofspace to habitable use, with the installation of a rear dormer window and one front and two rear rooflights was withdrawn on the 18th June 2010, following the inclusion of the officer's report on the North Planning Committee agenda for the meeting on the 22nd June 2010, with a recommendation for refusal. The recommended reasons for refusal were as follows:-

1. The proposed two storey side and rear extension, by reason of its siting, bulk, matching ridge height with the original roof and design, would fail to appear subordinate to the original dwelling and the side extension would accentuate the unwieldy and awkward design of the two storey set back at the side of the house. As such, the proposal would be detrimental to the character and appearance of the original property and the surrounding Old Northwood Area of Special Character, contrary to Policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The proposed rear dormer, by reason of its siting, bulk and size, would fail to appear subordinate within the rear roof slope, and would be detrimental to the character and appearance of the original property and the surrounding Old Northwood Area of Special Character. The proposal is therefore contrary to Policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

3. The application property is not of a sufficient size to provide a suitable scheme of residential conversion and one of the proposed ground floor one-bedroom flats and the three-bedroom first floor flat would fail to provide an adequate internal floor area to afford an adequate standard of residential amenity to future occupiers. As such, the proposal would result in sub-standard residential accommodation, contrary to Policy BE19 of the adopted Hillingdon Unitary Development Plan and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.



4. The proposed shared use of the rear garden area would not afford an appropriate level of privacy to the rear habitable rooms of the ground floor flats. As such, the occupiers of these units would be overlooked to an unacceptable degree. The proposal would therefore not provide a suitable level of residential amenity for these occupiers, contrary to policy BE23 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

5. The proposal involves the loss of off-street car parking spaces and fails to make off-street parking provision to serve the proposed flats. No information has been submitted in connection with the on-street parking situation in support of the proposal. In the absence of information the proposal is considered likely to give rise to additional on-street car parking, detrimental to highway and pedestrian safety, contrary to policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

6. The proposal fails to make provision for covered and secure cycle storage, in accordance with the Council's adopted cycle parking standards. The proposal would therefore be likely to encourage reliance upon the private car, contrary to energy efficiency and sustainability objectives, Chapter 3C of the London Plan (February 2008) and Policy AM9 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7. The proposal fails to satisfy Lifetime Homes standards, contrary to Policies 3A.5 and 4B.5 of the London Plan (February 2008) and the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon January 2010.

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

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

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

Part 1 Policies:

- |        |   |
|--------|---|
| PT1.10 | To seek to ensure that development does not adversely affect the amenity and the character of the area.   |
| PT1.15 | To enable the conversion of residential properties to create more units, provided the additional units are suitable to live in and the character of the area and amenities of the adjoining occupiers are not harmed. |
| PT1.16 | To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.  |
| PT1.39 | To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.  |

Part 2 Policies:

- |      |  |
|------|--|
| BE5  | New development within areas of special local character        |
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings               |

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
H7	Conversion of residential properties into a number of units
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
LPP 4A.3	London Plan (February 2008)
HDAS	Residential Extensions Residential Layouts Accessible Hillingdon
SPG	SPD Planning Obligations, July 2007
PPS3	Housing
LP	Mayor's Interim Supplementary Guidance, April 2010

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **29th October 2010**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

26 neighbouring properties have been consulted and a site notice has been displayed. 7 individual responses have been received, together with a petition comprising 50 signatories. The petition states:

'We the following residents of Hilliard Road, London Borough of Hillingdon, call on the London Borough of Hillingdon to refuse planning permission for the conversion of 2 Hilliard Road, Northwood into 3 flats.

\* The existing property, a 3 bedroom modest sized family dwelling is below the size of properties in the Borough considered appropriate for subdivision.

\* Lack of parking for 3 flats - the existing garage is lost, the remaining space is substandard in size and yet a total of 4.5 spaces is required by the Borough's parking standards.

\* Parking in Hilliard Road is already a severe problem and this proposal without adequate parking will add to the traffic congestion and safety issues already prevalent in the road.

\* Approval of this application will set an unfortunate precedent in Hilliard Road that will lead to the conversion of other family sized properties in the road.

\* To approve this application would be clearly contrary to a number of policies of the Hillingdon Unitary Development Plan, including Policies BE19, AM7 and AM14.'

The individual responses raise the following points:

(i) Road has been designated an area of special local character which consists of mainly Victorian terraced family homes. There is no room for this scheme which would look hideous, out of keeping with the local architecture and the rest of the terrace;

(ii) With demolition of the garage, parking for 3 flats will be limited to a single tiny space whereas parking standards require 1.5 spaces per flat. This end of Hilliard Road is already extremely congested and parking is a chronic problem and does not have the capacity to accommodate additional on-street parking. Parking problems on Hilliard Road will be discussed at meeting in Civic Centre on 13th October;

(iii) This is a modest end of terrace property that is not large enough to convert into flats. None of the properties in the road have been converted as properties not suitable;

(iv) Scheme barely differs from previous scheme and not taken into consideration any of the previous objections. Although number of flats has been reduced from 4 to 3, the number of bedrooms remains the same at 6;

(v) Scheme will have serious impact on the residential amenities of the occupiers of No. 4 Hilliard Road;

(vi) Scheme contrary to many policies in the UDP;

(vii) Access to first and second floor flats is via a shared footpath and a side gate. This maybe alright for access but not in an emergency, particularly as rubbish bags are left here;

(viii) The outbuilding in the rear garden has light, heat and plumbing and we are concerned about its future use;

(ix) None of the other properties on Hilliard Road have been converted into flats and this scheme would set an unfortunate precedent;

(x) Proposal would exacerbate drainage problems at this end of Hilliard Road;

(xi) There has been no consultation with surrounding neighbours, contrary to current central Government advice;

(xii) Scheme should be rejected on the grounds on the first petition and our original letter.

Northwood Residents Association:

BE13 and BE21: The bulk of this development is not in keeping with the street scene and this is in Old Northwood, an area of architectural interest.

Parking: Hilliard Road contains narrow properties that allow 1.5 car lengths outside each dwelling. There is insufficient parking at present and according to Annex 1, para. C3 there should be a minimum of four parking spaces for this proposed development.

Northwood Hills Residents Association:

The recent planning application by Mr Pandya proposes to convert a single dwelling into 3 individual dwellings. This would cause an increase in number of vehicles registered to this property. As it is the road does not have enough space to cope with existing car numbers let alone the increase that would result from this development.

The property currently has a garage and one very small car parking space. If the development was allowed to go ahead it would result in the loss of that garage and actually reducing the number of

existing car parking space.

On these grounds the residents of Hilliard road and the Residents Association strongly object to this planning application. We hope that the planning department rejects this and any future applications which would increase the number of dwellings on Hilliard Road.

Ward Councillor:

Object to this application and request it be referred to Planning North Committee for Councillor consideration.

My objections are over development of the site and not enough parking in Hilliard Road.

For information a petition is being heard by the Cabinet Member for Planning and Transportation at 7pm on Wednesday 13 October 2010 in Committee Room 3 at the Civic Centre, Uxbridge requesting residents parking for Hilliard Road.

### **Internal Consultees**

Conservation Officer:

**BACKGROUND:** This is a late Victorian/Edwardian two storey end of terrace property located in the Old Northwood Area of Special Local Character. This is an area of very traditional, good quality housing from the late Victorian period onwards.

The terrace comprises 4 properties of similar design i.e. with double height canted bays below timbered gables, positioned adjacent to recessed front doors set behind arched openings. The two central properties have paired front doors positioned side by side. No 2 has a slightly different design, as the building has a two storey set back to the side. This design nuance, however, which appears to be an original detail, gives the building a slightly unwieldy appearance with a large area of render above the later first floor window. There is also a modern, part glazed porch addition to the front of the property.

**CONSIDERATION:** The Council's design guidance advises that two storey side extensions will be considered in terms of their setting and with particular reference to the character and overall quality of the street scene.

It is important that additions read as secondary elements to the original building. They should allow the history of the development of the building to be easily read, whilst reflecting the character and architectural style of the property.

The side addition, whilst an improvement on that previously submitted, is not sufficiently set back to create a break in the frontage that would make the addition appear as a visually subordinate element. In addition, the proposed flank elevation shows a break in the roof line that is not shown on the street elevations. The proposed floor plans also fail to show the small step back in the elevation that is included in both the street and side elevations. There is still also a large depth of the brick work over the proposed first floor window to the front, which would appear as an unwieldy feature, detracting from the street elevation of the building.

To the rear, the Council's design guidance advises that additions should ideally have a ridge line that is 0.5m below the ridge line of the main building, whilst this has been achieved in this case, the apex of the roof of the rear wing now sits uncomfortably below the step in the roof line. The windows to the addition to the rear and at ground floor front have a horizontal emphasis rather than vertical, which would not be characteristic of properties of this period.

The provision of parking for all three flats appears still to be resolved.

With regard to the proposal, ideally the side addition should be set back off the boundary by 1m for the full height of the new extension.

CONCLUSION: Whilst there would be no objection in principle to an extension of the property, and this proposal is an improvement on that previously submitted, the design approach and detailing of the proposed additions still require revision in order to be acceptable in this sensitive location. The drawings also need to be revised to resolve the inconsistencies between the floor plans and elevations.

Highway Officer:

On the previous scheme (34684/APP/2010/841), the Highway Officer stated: The proposals will result in loss of a garage and a parking space in front, and would increase the parking demand associated with the site.

On-street parking has been observed to be congested. The applicant has failed to demonstrate the availability of car parking for the site. In the absence of information and considering the existing congested parking situation, the proposals are only going to worsen the situation, leading to conditions prejudicial to highway safety.

The Council has minimum cycle parking standards of 1 space for 1-2 bedroom flats and 2 spaces for 2+ bedroom flats. The applicant has failed to provide any cycle parking for the development.

Consequently, the application is recommended to be refused, as it is considered to be contrary to the Council's policies AM7, AM9 & AM14.

Tree Officer:

This site is not covered by a TPO, nor inside a Conservation Area. There is a fig and plum tree to the rear of the house, however, they are not a constraint to development. The scheme is, therefore, acceptable in terms of Saved Policy BE38 of the UDP.

Access Officer:

The proposed design is not conducive to the Council's policy which requires all new homes to be built to Lifetime Home Standards. However, as the existing dwellinghouse is not a Lifetime Home, no objection is raised.

Environmental Protection (Land Contamination):

Not aware of any specific contamination issues at the site.

Waste Services:

A space has now been allocated for refuse and recycling storage. It should be of sufficient capacity to hold the following waste generated: -

\* Weekly residual (refuse) waste, using sacks purchased by the occupier (allow for 1 x 70 litre sack for one bedroom dwelling, 2 x 70 litre sacks for 2 bedroom dwelling and 3 x 70 litre sacks for 3 bedroom dwelling).

\* Weekly dry recycling collection, using specially marked sacks provided by the Council (allow for 1 x 70 litre sack for one bedroom dwelling, 2 x 70 litre sacks for 2 bedroom dwelling and 3 x 70 litre

sacks for 3 bedroom dwelling).

\* Fortnightly green garden waste collection, using the specially marked reusable bags provided by the Council (3 bags provided to each household- this would be sufficient for whole property).

The residents would be required to present the waste and recycling at the curtilage of the property on the allocated collection days.

## **7. MAIN PLANNING ISSUES**

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

This is an established residential area where there would be no objection in principle to intensification of the residential use of the site, subject to relevant planning considerations and policies in the Unitary Development Plan (Saved Policies, September 2007).

In terms of the conversion of this property, the Council's HDAS: Residential Layouts advises at Paragraph 3.5 that the traditional residential character of a street can be adversely affected by the cumulative impact of too many properties being converted to more intensive residential uses. It goes on to advise that the redevelopment of more than 10% of properties in any one street to flats is unlikely to be acceptable, given the cumulative impact. In Hilliard Road, no properties appear to have been converted to flats or any other form of more intensive housing, and there are only two small purpose built flatted blocks in the road (Nos. 36/36A and 37/73A Hilliard Road).

The paragraph also advises that in order to provide a suitable standard of residential accommodation, houses will only be considered suitable for conversion if they have a floor area of 120m<sup>2</sup> or more. The existing property is reasonably modest in size with a floor area of 102m<sup>2</sup>, but the proposed extensions would exceed this figure. Other relevant policy considerations are discussed in the appropriate sections of this report.

Additional guidance on development in rear gardens and the interpretation of related policies has recently been published and is an important material consideration in assessing the principle of development on garden land. Key changes in the policy context, since the adoption of the UDP Saved Policies, includes the adoption of The London Plan (consolidated with alterations since 2004), the Letter to Chief Planning Officers: Development on Garden Land dated 19/01/2010, The London Plan Interim Housing Supplementary Planning Guidance April 2010, and new Planning Policy Statement (PPS) 3: Housing adopted June 2010. However, in this instance, the proposal only involves a side extension which would replace an existing garage and a small extension at the rear so that much of the rear garden space would remain.

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

Policy 3A.3 of the London Plan (February 2008) advises that Boroughs should ensure that development proposals achieve the maximum intensity of use compatible with the local context, design principles and public transport accessibility. At Table 3A.2, the London Plan establishes a density matrix to establish a strategic framework for appropriate densities at different locations.

The site is located within a suburban area and has a Public Transport Accessibility Level (PTAL) of 2. Taking these parameters into account, the matrix recommends a density of 35-65 u/ha and 150-250 hr/ha, assuming units have an indicative size of 3.8 to 4.6 hr/unit. This proposal equates to a density of 101 u/ha and 302 hr/ha, well in excess of these density guidelines.

However, the London Plan density guidelines are primarily for new build residential development. In the case of conversion schemes, the building is essentially already on

site so that the character of the area would not be significantly affected.

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

The Council's Supplementary Planning Document (SPD) HDAS: Residential Extensions advises at paragraph 5.0 that first floor extensions can have a significant impact on the character of the street and that two storey side extensions need to be considered in terms of their setting and with particular reference to the character and quality of the overall street scene. The proposed two storey side extension would maintain the prevalent front and rear building lines on Hilliards Road so that it would not appear unduly dominant. The extension would immediately abut the side boundary, where normally a 1m set in would be required in order to avoid properties visually coalescing. However, at paragraph 5.3, the design guide does go on to state that where side boundaries adjoin a road or open space, there may be some scope for flexibility. In this instance, the site adjoins a footpath, beyond which are the rear yard areas of the units in the adjoining retail parade fronting Pinner Road. At first floor level, it would not be possible to develop these areas at depth. As such, it is considered that there would be no likelihood of a terracing effect being created and therefore no specific requirement for a 1m set in from the side boundary to accord with Policy BE22 of the UDP (Saved Policies).

The two storey side extension does represent an improvement upon the previous application. However, the Council's Conservation Officer advises additions should read as secondary elements to the original building. In this instance, it is considered that the 150mm set back from the recessed part of the front elevation (notwithstanding the inconsistency of the plans which do not show this set back on the proposed floor plans, an informative advising of this has been added) would not be sufficient to create a break in the frontage that would give the extension the required subordinate appearance. Also at the front, there is still a large depth of brick work over the proposed first floor window which would appear as an unwieldy feature and the ground floor window would have a horizontal emphasis, rather than vertical which is not characteristic of properties of this period. The proposal would therefore detract from the street elevation of the building. At the rear, the Conservation Officer advises that although the ridge height of the extension has now been lowered to accord with design guidance, the roof of the rear wing now sits uncomfortably below the step in the roof line. The width of the rear projecting gable also still appears out of proportion and should be reduced. Furthermore, the same criticism can be applied to the horizontal emphasis of the rear windows which are inappropriate for the property. The rear dormer is now considered to be acceptable, of an appropriate size and design.

The proposal is therefore detrimental to the character and appearance of the original property, the Old Northwood Area of Special Local Character and the visual amenities of the street scene, contrary to Policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009) and Paragraphs 5.0 and 6.4 of the Council's SPD HDAS: Residential Extensions.

### **7.04 Airport safeguarding**

Not applicable to this development.

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

Not applicable to this development.

### **7.06 Environmental Impact**

Not applicable to this development..

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

This is considered in Section 7.03 above.

### **7.08 Impact on neighbours**

The proposed two storey side extension would be sited some 16m from the projecting wings of the rear elevations of the first floor flats in the adjoining retail parade on Pinner Road. The yard areas at the rear of the parade tend to be used in connection with the commercial units and little, if any, amenity use is made of them. The two storey rear extension would be sited 3.2m from the side boundary with No.4 Hilliard Road and would not project any further to the rear than its projecting wing. An infill conservatory has been added between the shared boundary and No.4's projecting wing which the proposed single storey rear extension would not project beyond. As such, there would be no breach of the 45° line of sight from neighbouring habitable room windows. Although the conservatory at No. 4 contains side windows, they are high level, with the conservatory mainly being lit by its glazed rear elevation and roof. It is therefore considered that the proposed extensions would not be detrimental to the amenities of adjoining residents by reason of dominance and loss of light, in accordance with Policies BE20 and BE21 of the saved UDP.

The majority of the proposed windows would overlook the road or the rear garden so that there would be no additional loss of privacy. The only exception to this is a side gable window. This would serve a kitchen. It is considered that the potential for any loss of privacy from this window would be minimal, given that the window would be sited over 21m away from the habitable rooms windows of the flats in the retail parade and the rear areas do not provide amenity space (there are windows in the projecting wings of at the rear of the parade but these serve kitchens). As such, there would be no loss of privacy to neighbouring properties resulting from the proposed development, in accordance with Policy BE24 of the saved UDP.

It is considered that any impact upon neighbouring properties from noise could be mitigated by an appropriate noise insulation condition.

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

The SPD HDAS: Residential Layouts requires a minimum internal floor area of 50m<sup>2</sup> for one-bedroom, 63m<sup>2</sup> for two-bedroom flats and 77m<sup>2</sup> for three-bedroom flats. As measured from the plans, the ground floor three-bedroom flat would have internal floor areas of 80.4m<sup>2</sup>, The first floor two-bedroom flat would have a floor area of 65.1m<sup>2</sup> and the loft flat 56m<sup>2</sup>. As such, the internal floor area of all the flats would meet the Council's minimum internal floor area standards, in compliance with Policy BE19 of the adopted UDP (Saved Policies September 2007) and Paragraphs 3.5 and 4.6 to 4.8 of the SPD HDAS: Residential Layouts.

In terms of the rear garden area, at least 20m<sup>2</sup> of amenity space should be provided for one-bedroom, 25m<sup>2</sup> for two-bedroom and 30m<sup>2</sup> for three-bedroom flats. With a retained rear garden area of 110m<sup>2</sup>, the proposal would satisfy the quantity of space required to satisfy standards. However, the space would be shared with access for the first and second floor flats gained by use of a side gate and the adjoining footpath. Although not ideal, it is considered that access would not be so inconvenient and circuitous to these occupiers as to justify refusal on the grounds that the space would not be usable. Of more concern is the lack of any defensible space to the rear of the ground floor flat. As such, the shared use of the rear garden would result in a lack of privacy to their rear habitable rooms, contrary to Policies BE21, BE23 and BE24 of the saved UDP and Paragraph 4.18 of the HDAS: Residential Layouts.

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

This is considered in Section above.

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

These issues have been considered in Section 7.03 above.



#### **7.12 Disabled access**

Whilst the Council's Access Officer advises that although the flats do not satisfy Lifetime Homes standards, given that the existing house does not satisfy these standards, no objections can be raised to the scheme, it is considered that the units could meet a number of the standards required and had the application been recommended for approval a condition requiring this could have been attached. On this basis, the scheme is considered to comply with Policies 3A.5 and 4B.5 of the London Plan (February 2008) and the Council's HDAS: Accessible Hillingdon (January 2010).

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

Not applicable to this development.

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

The Council's Tree Officer advises that there are no objections to the scheme on tree or landscape grounds, in accordance with Policy BE38 of the saved UDP.

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

Had the application been recommended for approval this could have been dealt with by condition.

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

This application proposes a residential conversion. It is considered that all the proposed habitable rooms, and those altered by the proposals, would maintain an adequate outlook and source of natural light, therefore complying with Policy 4A.3 of the London Plan (February 2008).

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

A sustainable urban drainage scheme could have been secured by condition to mitigate against any additional risk of flooding posed by the proposal had the application been recommended differently.

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

A sound insulation scheme to protect the flat occupiers and their neighbours from noise could have been dealt with by condition if the application were to have been recommended favourably.

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

The relevant planning considerations raised by the petitioners and by the individual responses have been dealt within the main report.

#### **7.20 Planning Obligations**

Education Services advise that no contribution would be sought from this development towards additional education space. The scale and nature of the development would not attract a requirement for a contribution towards any other type of community facility. The proposal accords with Policy R17 of the saved UDP.

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

Not applicable to this development.

#### **7.22 Other Issues**

None

### **8. Observations of the Borough Solicitor**

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it

unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

#### **9. Observations of the Director of Finance**

Not applicable to this development.

#### **10. CONCLUSION**

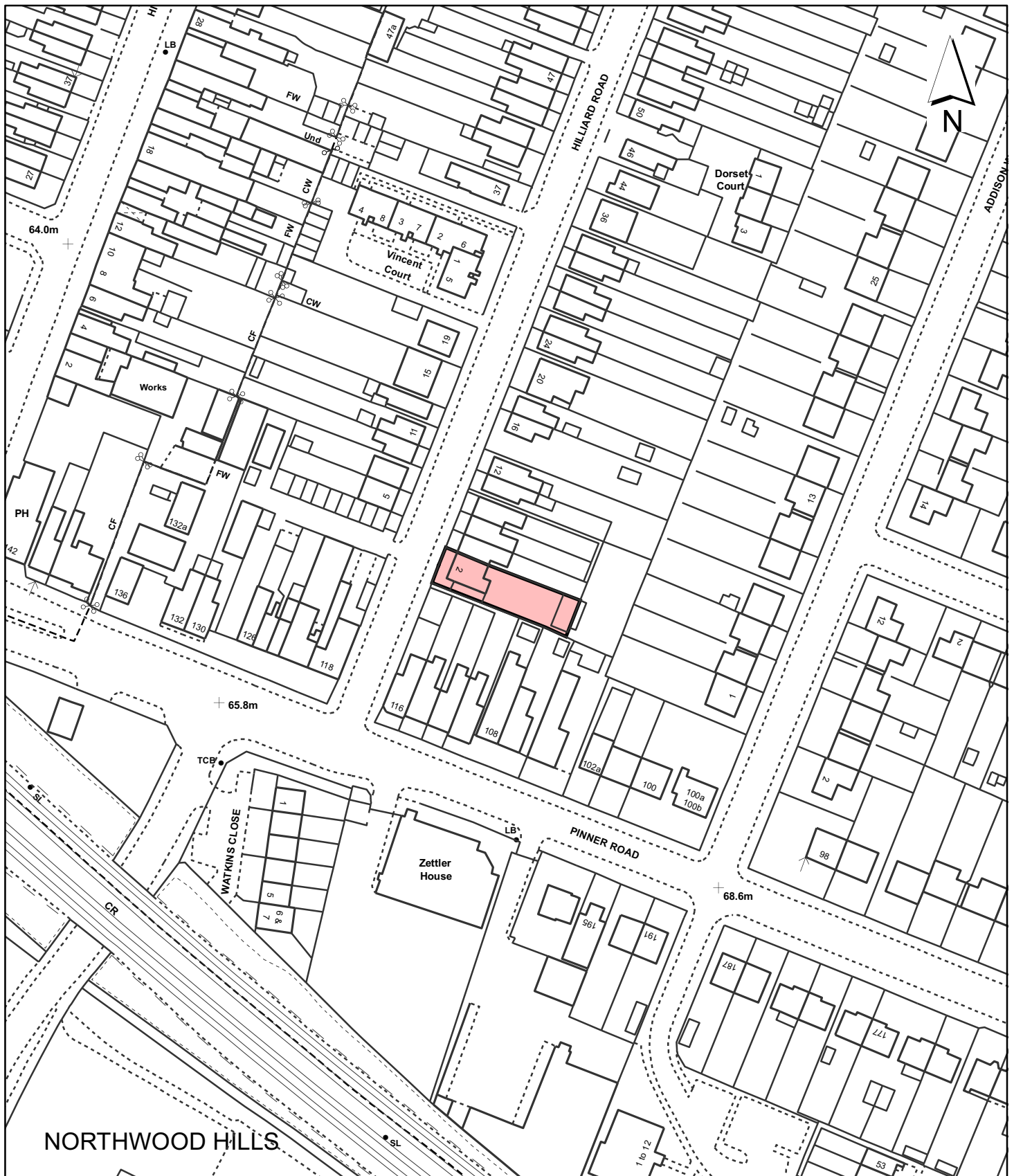
The proposed two storey side and rear extension is not considered to be sufficiently subordinate to and would fail to harmonise with the original property. The use of the shared amenity space would also result in the loss of privacy from the ground floor unit. Inadequate off-street provision has been made for car parking. The proposal is therefore recommended for refusal.

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


London Plan (February 2008)  
Hillingdon Unitary Development Plan Saved Policies (September 2007)  
HDAS: Residential Extensions  
HDAS: Residential Layouts  
HDAS: Accessible Hillingdon  
Hillingdon Supplementary Planning Document, July 2007: Planning Obligations  
Letters making representations

**Contact Officer:** Richard Phillips

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**2 Hilliard Road  
Northwood**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning, Environment  
& Community Services**

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

Planning Application Ref:

**34684/APP/2010/2013**

Scale

**1:1,250**

Planning Committee

**North** Page 53

Date

**November  
2010**



**HILLINGDON**  
LONDON

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## Report of the Head of Planning & Enforcement Services

**Address** 62 FAIRACRES RUISLIP

**Development:** Single storey rear extension, first floor side extension, enlargement of front and rear dormer windows and conversion of garage to habitable space.

**LBH Ref Nos:** 24895/APP/2010/2170

**Drawing Nos:** Location Plan to Scale 1:1250  
Block Plan to Scale 1:500  
62FA/2  
62FA/4  
62FA/1  
62FA/3

**Date Plans Received:** 17/09/2010                      **Date(s) of Amendment(s):**

**Date Application Valid:** 17/09/2010

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The application site is situated in an early 1960's residential area and comprises a 3 bed-roomed extended detached chalet bungalow, in a 13m (w) plot with a south west facing rear garden, an attached double garage to the side of the property and 5.7m (w) x 5.4m (d) concreted hardstanding to the front. The cul-de-sac access road is not subject to parking restrictions and the site is situated within a developed area as identified in the policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

### 1.2 Proposed Scheme

The application seeks planning permission to enlarge the chalet style property with a first floor side extension above a double garage. The chalet profiled pitched roof would be extended at eaves and ridge level over the double garage, elongating the front and rear dormer configurations to provide a first-floor fourth bedroom and en-suite to the rear above and extended ground floor utility. The application also seeks planning permission to convert the 5.45m (w) x 5.8m (d) double garage into a dining room by bricking in the front elevation and installing a 4 pane georgian style casement window. The first floor fourth bedroom would have dimensions of 5.5m (w) x 4.75m (d). The utility would be extended by 2.5m (w) x 1.3m (d) and above that the first floor en-suite at 2.5m (w) x 2.2m (d). The same chalet roof profile would be maintained with existing eaves at 2.5m (h) and ridge at 7m (h). There would be a large 3 paned casement window to the front but none to the rear other than the en-suite window. Materials and external finishes would be to match existing

brick and tiles.

### 1.3 Relevant Planning History

24895/78/0457                      62 Fairacres Ruislip  
Householder dev. (small extension,garage etc) (P)

**Decision Date:** 06-06-1978              Refused                      **Appeal:**

24895/A/78/1754                      62 Fairacres Ruislip  
Householder dev. (small extension,garage etc) (P)

**Decision Date:** 19-12-1978              Refused                      **Appeal:**

24895/APP/2006/771                      62 Fairacres Ruislip  
ERECTION OF A SINGLE-STOREY PART REAR EXTENSION, FIRST-FLOOR SIDE  
EXTENSION,  
AND CONVERSION OF INTEGRAL GARAGE TO HABITABLE ACCOMMODATION.

**Decision Date:** 01-06-2006              Withdrawn                      **Appeal:**

#### Comment on Planning History

None

### 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

11 neighbours consulted, three replies received objecting to the proposal on the following grounds:

- i) There would be an adverse impact on the quality of life for the occupiers of adjacent properties due to the proximity of the proposed first storey, with resulting adverse effect on outlook, deprivation of sunlight and a loss of privacy if windows were to be inserted at a later date in the rear and flank walls;
- ii) The proposal would be inappropriate development of the site up to the boundaries without in-set at first floor level presenting short and long-term construction and maintenance access issues. Established trees close to the boundary would either have to be cut down or their roots could interfere with the footings and cause subsidence;
- iii) Any works would require scaffolding to be erected on adjacent properties and in the longer term access would also be required for maintenance and repair. Any tiles falling from the roof could land in adjacent properties, where children and animals play;
- iv) The garage should remain solely for the purpose of accommodating motor vehicles.

Officer Comment: With regard to points i), ii) and iv) these have been considered in the main report. With regard to point iii) this is not a material planning considerations.

Ruislip Residents Association: We are writing to express our concerns over the proposed extensions mooted to the above property on behalf of local residents particularly those most immediately affected at nos 63, 65 and 67 Evelyn Avenue. The proposals are

considered to be an overdevelopment of the area, to represent possible overlooking of adjacent properties and would deprive the neighbourhood of valuable garden trees. It is noted that an identical application was submitted in March 2006 but withdrawn in June 2006.

Ward Councillor: Requested that application be presented to Committee.

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

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS	Residential Extensions - Sections 3, 5, 6, 7 and 9.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

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

The main considerations are the design and impact on the character of the existing property and wider street scene, the impact upon the amenities of adjoining occupiers, the loss of vehicle parking and its consequent impact to pedestrian safety and traffic flows within the cul-de-sac.

In terms of design and appearance, it is important that all new development complements or improves the character and appearance of the area in which it is proposed. To avoid detracting from the general street scene and spoiling the amenity and privacy of adjoining houses, new development should ensure that its cumulative effects do not damage the character and amenity of established residential areas. Consequently the scale and character of new development in relation to existing development is a material consideration in determining applications.

The proposed extension would be to a detached property and thus a 1m inset from the

front elevation nor a 500mm drop in the ridge line would be required. However, the proposed first-floor side extension at 5.5m wide would be 78% of the width of the existing property and so would exceed two thirds of the width of the original house resulting in an extension which would not appear subordinate to the property.

The proposed first floor element of the side extension would not be inset 1.5m from the side/rear boundary with No. 63 Evelyn Avenue, but this is not so critical where there is not a need to maintain a gap between the flank walls of adjacent properties to avoid coalescence. In this case there are only the rear garden boundaries of properties in Evelyn Avenue and so no material conflict with the requirements of Policy BE22 of the adopted UDP (Saved Policies September 2007) would arise.

Whilst the profile would reflect that of the existing chalet bungalow, it is considered that the proposed first-floor side extension would result in a dominant extension that with an unduly bulky, awkward and unsympathetic appearance, would be neither subordinate, nor accord with the traditional character and appearance of the house or the area. The proposed first-floor side extension would, therefore, appear disproportionate to No. 62 Fairacres and would appear incongruous causing unacceptable harm to the character and appearance of the street scene contrary to Policies BE13, BE15 and BE19 of the adopted UDP (Saved Policies September 2007) and Section 5 of the Supplementary Planning Document HDAS: Residential Extensions.

The proposal also includes the front and rear dormers being extended and the resultant size, scale and bulk would result in disproportionate, incongruous and unsympathetic additions, failing to appear subordinate to the scale, form and appearance of the roof within which they are set and detrimental to the character and appearance of the original house, the street scene and the visual amenities of the surrounding area generally, contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007 and the Section 7 of the adopted Supplementary Planning Document HDAS: Residential Extensions.

The relatively minor ground and first floor rear extensions, however, would be consistent with HDAS guidance satisfying Sections of the Supplementary Planning Document HDAS: Residential Extensions.

The proposed development of the garage and replacement of its large double door with a 3 paned casement window above a shallow brick wall would not result in a particularly conspicuous or visually intrusive development, with any consequent harm to the street scene nor cumulatively damage the existing character of the streetscape and surrounding neighbourhood. The provision of an internal door from the main dwelling house would ensure that the conversion, being physically linked, would form an integral part of the existing house. In terms of visual impact, the garage conversion would not cause unacceptable harm to the character and appearance of the property and the street scene in general.

It is considered that all the proposed habitable rooms, and those altered by the proposals, would maintain an adequate outlook and source of natural light, therefore complying with Policy 4A.3 of the London Plan (2008).

With respect to the impact upon the amenities of the occupiers of adjoining properties, the neighbouring property (No.61 Evelyn Avenue) shares the same front building line and neighbours opposite at Nos. 1, 2 and 3 Fairacres would be separated by the combined



depth of front gardens and the highway, meeting the 21 metres standard required between facing habitable room windows. None of them would, therefore, experience any significant adverse impact due to the loss of light and outlook or any deterioration in their level of privacy.

Viewed from the side the proposed first-floor side extension would, however, be within a 45° line of sight from the nearest ground floor window of the neighbouring property No.63 Evelyn Avenue (a detached bungalow with rear conservatory) so there would inevitably be a material change in the outlook from the rear windows of the conservatory to the property.

A judgement, therefore, has to be made as to whether the proposed first-floor side element of the proposed extension to No. 62 Fairacres would be of such a size as to be unacceptably intrusive. No.63 Evelyn Avenue is set some 14m from the proposed side elevation of No. 62 Fairacres and the rear windows to the conservatory of No.63 Evelyn Avenue are approximately 11.5 metres and whilst the proposed first floor element of the side extension to No. 62 Fairacres would not meet the required distance of 15m, which is partially as a consequence of No.63 being extended, it should also be noted that the proposed extension is situated in such a position as to not unduly impact on the habitable room windows of this property. Furthermore, the proposed extension has a maximum height of 7m, but given the slope of the roof its visibility would be limited. It should also be noted that the extension would be screened to some extent by existing landscaping within the rear gardens of properties in Evelyn Avenue. Thus, it is not considered that a refusal on the grounds of loss of outlook to these properties would be justified.

With the northerly orientation of Nos. 63 and 65 Evelyn Avenue the overshadowing assessment indicates that the rear gardens of Nos. 63 and 65 Evelyn Avenue, would be affected to some extent by additional overshadowing from the proposed extension at No. 62 Fairacres. At no time, however, does the additional shadow touch the rear of the houses (Nos. 63 or 65) or the amenity area immediately adjacent to the rear of the houses. Furthermore, the additional overshadowing, at its maximum, results in only parts of the garden of 65 Evelyn Avenue being overshadowed. With regard to the conservatory to No. 63, Evelyn Avenue, at 3.1 metres deep, this would not be affected by the additional overshadowing.

Although the first floor side elevation would also be less than 21 (d) metres from the rear elevation of the conservatory to No. 63 Evelyn Avenue, with no overlooking side windows proposed there would be no loss of privacy for the occupiers of either property. It is, therefore, considered that neither overshadowing nor privacy would be materially worsened satisfying Policies BE20 and BE24 of the adopted UDP Saved Policies September 2007.

In terms of the combined rear garden area, at least 100m<sup>2</sup> of rear garden should be retained for properties with 4 bedrooms to provide adequate amenity space. The proposed rear extension and first floor extension providing a 4 bed-roomed property would result in an existing external amenity space of approximately 80m<sup>2</sup>, which would be below the Council's standards. However, there appear to be examples of other properties which have been extended and resulted in a reduction in the amenity space. Furthermore, a large number of the properties in Fairacres are characterised by fairly small rear gardens and thus the amenity space provision for the application property is in character with the area. This being the case it is considered that a refusal based on the size of the amenity area would be difficult to justify.

Car parking space for 2+ vehicles is already available on the existing hard standing in the front garden, consequently, the proposal would comply with Policy AM14 of the adopted UDP (Saved Policies September 2007).

There is a Cherry and Silver Birch close to the south-western corner and boundary of the property but a tree survey and arboricultural implication assessment to BS5837:2005 has not been provided to inform whether it is feasible to accommodate the development without having a detrimental impact on the valuable trees close to the site which would be in proximity to the proposed development or during its construction. In the absence of such details, Policy BE38 of the adopted UDP (Saved Policies September 2007) would be compromised.

There is, therefore, a potential threat to the trees along the south-western boundaries that development could damage their branch canopies unless extreme care was used in its execution. The application does not propose any measures to protect the tree roots and canopies from development and whilst there may be a solution to resolve this issue, until a tree survey has been undertaken, it would be inappropriate to recommend approval. It is considered, therefore, that the proposed development would seriously affect the integrity of the trees thereby compromising Policy BE38 of the adopted UDP (Saved Policies September 2007).

## **6. RECOMMENDATION**

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

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

The proposed first-floor side extension would result in a disproportionate, incongruous and unsympathetic addition, failing to appear subordinate to the scale, form and appearance of the original house and detrimental to the character and appearance of the original house, the street scene and the visual amenities of the surrounding area generally. The development is, therefore, contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007 and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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

The proposed front and rear dormer windows by reason of their siting, size, scale and bulk would result in disproportionate, incongruous and unsympathetic additions, failing to appear subordinate to the scale, form and appearance of the roof within which they are set and detrimental to the character and appearance of the original house, the street scene and the visual amenities of the surrounding area generally. The development is, therefore, contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007 and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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

The information submitted with the application does not indicate the proximity of the neighbouring trees and absence of a comprehensive tree survey (including protection, services, trees retained/removed, species) and arboricultural implication assessment to BS5837: 2005 to inform whether it is feasible to accommodate the development and its construction without having a detrimental impact on the valuable trees close to site. It is

considered that the proposed development would have the potential to cause unacceptable harm to the integrity of valuable trees near the application site contrary to Policy BE38 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007 and the adopted Supplementary Planning Document HDAS: Residential Extensions.

## INFORMATIVES

### Standard Informatives

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
  
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:  
**Policy No.**


BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS	Residential Extensions - Sections 3, 5, 6, 7 and 9.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

**Contact Officer:** Peter Unthank

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**62 Fairacres  
Ruislip**

**LONDON BOROUGH  
OF HILLINGDON**  
**Planning, Environment  
& Community Services**

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

Planning Application Ref:

**24895/APP/2010/2170**

Scale

**1:1,250**

Planning Committee

**North** Page 62

Date

**November  
2010**



**HILLINGDON**  
LONDON

## Report of the Head of Planning & Enforcement Services

**Address** GRASS VERGE OPPOSITE RECREATION GROUND MOORHALL ROAD  
HAREFIELD

**Development:** Installation of a 11.8m high mobile telecommunications pole and ancillary equipment cabinet (Consultation under Schedule 2, Part 24 of The Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

**LBH Ref Nos:** 67032/APP/2010/2380

**Drawing Nos:** 200 Rev. C  
300 Rev. D  
400 Rev. C  
Photographs/Photomontage as Existing and Proposed  
Design and Access Statement  
Site Specific Supplementary Information  
General background Information on Radio Network Development for Planning Applications  
100 Rev. A  
Health and Mobile Phone Base Stations  
Cornerstone: Supporting Technical Information for o2 and Vodafone  
500 Rev. D

**Date Plans Received:** 12/10/2010

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

**Date Application Valid:** 12/10/2010

### 1. SUMMARY

This application has been submitted jointly by Vodafone and O2 and seeks to determine whether prior approval is required for the siting and design of an 11.8m high slim line street works 'monopole' mobile phone mast, incorporating six antennas and one ancillary equipment cabinet, measuring 1.84m x 0.44m x 1.55m high. The installation is required in order to provide future 3G coverage as part of Vodafone's and O2's licence obligations.

The applicants have searched the desired coverage area and concluded that there are no other more suitable locations available. In support of the application, the applicants have supplied copies of technical details of their search/coverage area plans and justification for their site selection.

However, it is considered that the proposed installation would be visually unacceptable in this sensitive location along a busy main road, adjacent to Green Belt land and a Nature Conservation Site of Metropolitan or Borough Grade I Importance. The proposal would result in an unacceptable cumulative impact by introducing a new installation in close proximity to an existing mobile phone mast and associated equipment cabinets at this section of Moorhall Road.

Other sites should be more thoroughly investigated. As such it is recommended that the prior approval of siting and design is required and the details of siting and design be refused.

## 2. **RECOMMENDATION**

**RECOMMENDATION (A) That prior approval of siting and design is required.**

**RECOMMENDATION (B) The details of siting and design are refused for the following reason:**

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

The proposed development would result in an incongruous and visually obtrusive form of development which would result in unwanted street clutter and would be out of keeping with the visual character of the existing street scene, which it would fail to either preserve or enhance. Furthermore, other potential solutions have not been fully investigated. The proposal is therefore contrary to Policies pt.1.8, pt1.11, BE13 and BE37 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

## **INFORMATIVES**

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

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

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

The decision to REFUSE details of siting and design has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
BE19	New development must improve or complement the character of the area.
BE37	Telecommunications developments - siting and design
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE4	New development within or on the fringes of conservation areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL5	Development proposals adjacent to the Green Belt

## 3. **CONSIDERATIONS**

### 3.1 **Site and Locality**

The site comprises the grass verge adjacent to the public footway on Moorhall Road in South Harefield. A car park, screened from the road by mature trees (between approximately 10m to 15m high), serves the neighbouring Nature Conservation Area (Denham Quarry) to the south of the site. There is a recreation ground and children's playground on the opposite side of Moorhall Road and the garden of the nearest

residential property is just under 30m away to the north east. The site lies immediately adjacent to Green Belt land and a Nature Conservation Site of Metropolitan or Borough Grade I Importance, as designated in the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **3.2 Proposed Scheme**

The application seeks to determine whether prior approval is required for the siting and design of an 11.8m high slim line street works monopole mobile phone mast, incorporating six antennas and one ancillary equipment cabinet measuring 1.84m (long)x 0.44m (deep) x 1.55m (high). The mast and the equipment cabinet would be coloured green.

The installation is proposed as a shared facility by Vodafone and O2, in order to provide future 3G coverage as part of its licence obligations. The applicants has searched this area and concluded that there are no other more suitable locations available. In support of the application, the applicants have supplied technical details of their search/coverage area plans and a supporting statement.

### **3.3 Relevant Planning History**

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

On 22/06/05 the Council refused permission for the installation of an 11.7m high monopole mobile phone mast and equipment cabinets 16 metres to the south west of the application site(Ref: 60622/APP/2005/1267). On 18/11/05 an appeal (Ref: APP/R5510/A/05/1186777) against the Council's decision to refuse was dismissed. The Inspector expressed the view that the mast would not appear out of character with the area or surrounding street furniture. However, he dismissed the appeal due to the impact of the proposed 3 equipment cabinets.

On 10 July 2006 details of the siting and appearance of an 11.7 metre high monopole mobile phone mast and ancillary equipment cabinets (ref:60622/APP/2006/1453) were approved.

Pre application advice was provided on 6/7/2010, in connection with the current proposal, in which the applicant was advised that the scheme would be conspicuous from the adjoining Green Belt and street scene and that other locations should be considered, preferably with more mature trees for screening, particularly if a similar highway verge site is chosen. The applicant was also advised to investigate the use of alternative sites, as this site is too close to the existing telecommunications mast and therefore does not achieve adequate spacing in terms of street furniture.

An application ref: 67032/APP/2010/1845 was submitted on 24/8/2010, seeking to determine whether prior approval was required for the siting and design of a 12.5m high slim line street works monopole mobile phone mast, incorporating six antennas and one ancillary equipment cabinet. The installation constituted permitted development. However, it was determined that prior approval of the details of siting and design was required and was refused for the following reason:

The proposed development would result in an incongruous and visually obtrusive form of development which would result in unwanted street clutter and would be out of keeping with the visual character of the existing street scene, which it would fail to either preserve or enhance. Furthermore, other potential solutions have not been fully investigated. The proposal is therefore contrary to Policies pt.1.8, pt1.11, BE13 and BE37 of the Hillingdon

Unitary Development Plan Saved Policies September 2007.

The applicant submitted the above mentioned application in the same location that was considered at pre-application stage.

The current proposal has been submitted, firstly in an attempt to overcome issues raised in the previous refusal and secondly, in order to ensure that the necessary consultation has been carried out with Denham Areodrome. This consultation was not carried out on the previous application. (For sites located within 3km of an areodrome, notification to the areodrome operator is required before an application to the Local Planning Authority for a determination as to whether prior approval is required to the siting and appearance of the development is submitted).

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

The application has been assessed principally against Saved Policy BE37 of the Unitary Development Plan and Planning Policy Guidance Note 8: Telecommunications. Both seek to find solutions which minimise the impact of telecommunications development on the appearance of the surrounding area.

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

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

Part 1 Policies:

- PT1.8 To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities.
- PT1.11 To facilitate the development of telecommunications networks in a manner than minimises the environmental and amenity impact of structures and equipment.

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- BE19 New development must improve or complement the character of the area.
- BE37 Telecommunications developments - siting and design
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- BE4 New development within or on the fringes of conservation areas
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL5 Development proposals adjacent to the Green Belt

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

**5.1 Advertisement Expiry Date:- 3rd November 2010**

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



17th November 2010

## 6. Consultations

### External Consultees

The application has been advertised as a development likely to affect the character of the Widewater Lock Conservation Area. Consultation letters were sent to 54 local owner/occupiers and the Harefield Tenants and Residents' Association and a site notice was posted. To date 2 letters of objection has been received, which raise the following concerns:

1. There is no conclusive evidence that such equipment is safe for residents living nearby.
2. We have young children and are therefore determined to protect them from exposure to any risk.
3. The proposal will be an eyesore, not in keeping with its setting.

### Internal Consultees

CONSERVATION OFFICER:

COMMENTS: The site is located adjacent to the north eastern entrance to the Wide Water Lock Conservation Area. It lies on the southern side of the road on the existing rough grass verge and is bounded to the rear by a simple post and rail fence. Opposite is a large grassed open area from where the site of the antenna is clearly visible. The site also lies close to that of an existing antenna and associated cabinets, which were subject to an Appeal in 2005 and agreed by the Council in 2006.

CONSIDERATION: The existing antenna is of a similar height, finish and proportion to the street lamps. It sits close to and partially within the canopy of a large adjacent tree and the cabinets are located on an up kept grassed area, as a result, whilst visible, the overall impact is fairly neutral.

The proposed antenna, which has been subject to previous discussion, would be substantially bulkier than the existing and would not benefit from the screening provided by any nearby trees. Even if painted a dark colour, because of its size it would be intrusive within the street scene. The close proximity to the existing antenna and its cabinets would also result in an unacceptably cluttered appearance to the street scene within the immediate area.

CONCLUSION: Not acceptable, other locations should be considered for this structure, preferably where there are more mature trees for screening. Options for reducing its bulk and improving its appearance, e.g. by using coloured finishes and cloaking, some have previously been disguised as telegraph poles and trees, should be considered.

TREE AND LANDSCAPE OFFICER:

BACKGROUND: The site is the grass verge to the south of Moorhall Road. To the south of this is a backcloth of woodland, which is a Site of Importance for Nature Conservation (SINC), situated within an area of designated Green Belt. There are no Tree Preservation Orders on, or close to the site. Close to the proposed site there are other installations, including a 11.7 metre high T Mobile mast and control cabinet and a 10.0 metre high street lighting column.

The proposal is a minor amendment to the previous application. The current proposal is for a mast with a height of 11.8 metres, some 700mm lower than the previous specification. The photomontages indicate that the dark green colour proposed will be quite recessive against the backcloth of trees, while in leaf. However, when seen against the sky and leafless vegetation, the visual impact is likely to be more pronounced. The mast appears to be bulkier than the nearby lamp

columns, with a greater diameter.

**LANDSCAPE CONSIDERATIONS:** Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

- In this case there is no space or opportunity for supplementary landscaping to screen the installation.
- The visual impact of the installation is, arguably, exacerbated by the cumulative effect of the vertical installations in the area, which is starting to clutter the otherwise rural feel to this area.
- The existing/adjacent installations are finished in a dove grey, which is a sensitive/recessive colour when viewed against the sky but is too light (and bright) against the dark backcloth of mature woodland. A better alternative might be the use of Invisible Green, a very recessive colour against a dark background (BS ref. 4800/colour:10B29).

**RECOMMENDATIONS:** No objection subject to confirmation of the colour of the mast and control box.

#### **HIGHWAY ENGINEER:**

Moorhall Road is located on the north east side of Hillingdon Council within the Periphery of the Buckinghamshire County Council, and is a Local and Borough secondary distributor Road. The proposed location of the mast is adjacent to the north eastern entrance to Wide water Place, on the southern side of the road on existing open grassed area. Moorhall Road is a rural road with 9.5m wide carriageway and 2.0m wide footway on both sides.

The proposal is to erect a 11.8m high mast with its base structure on the existing rough grassed area at the rear edge of footway complete with its Harrier radio equipment cabinet approximately 1.2m away from the proposed mast on footway. Submitted plan shows an equipment cabinet and a small electrical feeder pillar adjacent to the equipment being installed in the grassed verge, with 700mm equipment opening door width, approximately 1.0m away from the mast.

The equipment housing proposed to be accommodated on the grassed verge will leave sufficient space for pedestrians who can comfortably and safely pass each other without stepping on to the carriageway.

Maintenance of radio component will effectively require part lane closure being forced on the carriageway traffic, taking into consideration the existing refuge island and chevron road marking in the near vicinity of cabinet. There is no safe parking area adjacent to the site for the operators vehicle to park when routine maintenance and other works are being carried out on the equipment, considering frequency of maintenance requirement, and site location, this is not considered to be detrimental on road safety, and a refusal on this ground is therefore unlikely to be upheld at a future appeal. Consequently no objection is raised on the highways aspect of the proposals.

## **7. MAIN PLANNING ISSUES**

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

The proposed installation does not exceed the limits set out in Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as Amended). It is not located in an environmentally sensitive area, such as a conservation area, where more restrictive criteria are applicable. Accordingly the proposal constitutes permitted development.

In accordance with Part 24 of the Town and Country planning (General Permitted Development) Order 1995 (as amended) Vodafone is required to apply to the Local

Planning Authority for a determination as to whether prior approval of the details of siting and design is required and, if so, for the Local Planning Authority to either approve or refuse those details.

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

Not applicable to this application.

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

The site does not fall within a Conservation Area or Area of Special Character. There are no listed buildings in the vicinity of the proposed telecommunications equipment. It is not considered that the proposed apparatus would have a direct impact on the character of the Widewater Lock Conservation Area, which is located to the west of the site, in compliance with Saved Policy BE4 of the Hillingdon Unitary Development Plan.

#### **7.04 Airport safeguarding**

The application site is located within close proximity of an aerodrome and the requirement to consult the airport safeguarding authorities regarding this proposal have been satisfied. No objections have been received in this regard.

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

The site is the grass verge to the south of Moorhall Road. To the south of this is a backcloth of woodland, which is a Site of Importance for Nature Conservation (SINC), situated within an area of designated Green Belt. Pleasant views of the wooded area south of Moorhall Road are relatively uninterrupted. The proposed column would be in prominent view, representing an alien feature in an otherwise rural backdrop. However, the installation would benefit from some limited tree screening to the rear, which would help to screen views of the monopole and equipment cabinete of longer views from the adjoining Green Belt. It is considered that there is insufficient justification for the proposal to be rejected in terms of its impact on the visual amenities of the Green Belt and refusal of the details of siting and design of the proposed apparatus is not sustainable on these grounds.

#### **7.06 Environmental Impact**

Not applicable to this application.

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

The application has been assessed principally against Saved Policy BE37 of the Unitary Development Plan and Planning Policy Guidance Note 8: Telecommunications. Both seek to find solutions which minimise the impact of telecommunications development on the appearance of the surrounding area. Also relevant is the recent planning history for similar telecommunications apparatus adjacent to this site.

There is a recreation ground on the opposite side of the road, which adjoins a small business park to the west that falls within the Widewater Lock Conservation Area. A nature conservation area, well used for various recreational activities, exists to the south of the site. The nearest residential property lies approximately 30m to the north east, beyond which are more residential properties in Dellside.

Saved Policy BE37 requires that telecommunications development should not seriously harm the appearance of the townscape or landscape. In the proposed location, the 11.8 metre high monopole mast and equipment cabinet would be clearly visible to users of Moorhall Road and the recreation ground opposite. At 1.55 metres, the cabinet would be comparable in height to some adults. The sizeable equipment cabinet is considered to significantly add to the overall impact of the installation, drawing attention to the mast and adding to its visual impact.

Whilst a monopole design has been chosen to mimic the design of nearby streetlights, it is considered that the proposed mast would stand out and be at odds with the evenly spaced shorter street light poles. At 11.8m high, the proposed mast would be taller than the nearby 10m high streetlights and much of the surrounding vegetation. In addition, the the proposed mast would be significantly bulkier than both the existing mast and nearby street lighting columns, particularly at the top of the pole, where the 6 antennae would be housed. This view is reiterated by the Conservation Officer, who considers that the proposed mast would be substantially taller and bulkier than the existing telecommunications installation and would not benefit from the screening provided by any nearby trees. Even if painted a dark colour, because of its size, it would be intrusive within the street scene.

In addition, the proposed mast would be located only 15.5 metres away from the existing 11.7m T-Mobile mast and 5.5 metres away from an existing street light column. The current proposal would result in 4 equipment cabinets, two masts and one street lighting column all within a short stretch of highway verge. The Conservation Officer considers that the close proximity to the existing antenna and its cabinets would result in an unacceptably cluttered appearance to the street scene within the immediate area. It is considered that this would have an overbearing impact on this part of Moorhall Road. This is contrary to Saved Policies BE13 and BE37 of the Hillingdon Unitary development Plan.

It is acknowledged that the applicant has demonstrated that there is a clear need for an installation in this area and discounted numerous sites. In this instance the applicant has provided details of ten different sites, which have been investigated within the desired search area, together with reasons for discounting them. Amongst the options discounted is a rooftop installation on the office buildings opposite.

However, it is considered that there may be more appropriate sites, which would be further away from residential properties and recreational areas. There is a vast amount of privately owned land in the area. Although much of this land is designated as Green Belt, it is considered that a discreet location within this land would be preferable to a prominent street works location, which is close to residential properties and existing telecommunications apparatus. It is therefore considered that the applicants have not exhausted all reasonable options for alternative locations of the proposed mast. As such, it is considered that these options should be further investigated before the proposed prominent street works installation is pursued.

In conclusion, it is considered that the proposed development by reason of its siting and design would result in an incongruous and visually obtrusive form of development, which would be out of keeping with the visual character of the adjoining street scene. Other potential solutions have not been fully investigated. The proposal is therefore contrary to Policies pt1.11, BE13, BE37, and OE1 of the Hillingdon Unitary Development Plan.

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

The nearest residential property to the proposed development is just over 30m away and the installation would not be directly overlooked. It is not considered that the proposed installation would impact on residential amenity sufficient to justify refusal.

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

Not applicable to this application.

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

Telecommunications installations are visited infrequently for maintenance purposes only. As such, it is not considered that the proposed installation would have a significant detrimental impact on the free flow of traffic or highway safety. No objections have been raised by the Council's Highway Engineer.

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

See Section 7.07

#### **7.12 Disabled access**

Not applicable to this application.

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

Not applicable to this application.

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

This section of highway verge, as with many others, contains only grass, highway structures and occasional trees. The Tree and Landscape Officer considers that there is no space or opportunity for supplementary landscaping to screen the installation and notes that the visual impact of the installation is exacerbated by the cumulative effect of the vertical installations in the vicinity, which is starting to clutter the otherwise rural feel to this area. Nevertheless, the Tree and Landscape Officer raises no objections on landscape grounds, subject to confirmation of the colour of the mast and control box.

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

Not applicable to this application.

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

Not applicable to this type of application.

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

Not applicable to this application.

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

Not applicable to this application.

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

The impact of the proposal on the visual amenities of the area and potential health risks have been dealt with elsewhere in this report.

#### **7.20 Planning Obligations**

There is no requirement for the applicant to pay any S106 contributions for this type of development.

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

Not applicable to this application.

#### **7.22 Other Issues**

##### **HEALTH ISSUES**

In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commission for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact.

Recent court cases concerning telecommunications development, including the Harrogate Case which went to the Court of Appeal on 12.11.04, have clarified the primacy of Government health advice in this field. The Court of Appeal ruled that a proposed telecommunications mast was acceptable despite a planning inspector having dismissed a planning appeal because he was not convinced that the appellants had provided enough reassurance that there would be no material harm to young children at local schools. This significant legal judgement backs Government policy and clearly limits the ability of local planning authorities to resist telecommunications installations close to schools or houses on grounds of any adverse health impacts.

Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's determination of this application.

## **8. Observations of the Borough Solicitor**

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

## **10. CONCLUSION**

It is considered that the proposed telecommunications apparatus will have a negligible impact on the residential amenity of nearby properties. However, given the rural setting, with its back drop of trees and vegetation, it is considered that the location of the proposed mast and equipment cabinet on the grass verge would be visibly prominent when viewed from Moorhall Road and the recreation ground opposite. It would also add to the street clutter in the area, given the presence of existing telecommunications apparatus nearby. The proposed installation would therefore have an unacceptable impact upon the street scene.

Given the significant harm to the amenity of the area, it is not considered that the need for telecommunications development in this locality should over ride the other environmental considerations outlined above and that alternative solutions may be appropriate.

It is therefore recommended that prior approval is required, and that the details of siting and appearance are refused.

## **11. Reference Documents**

Hillingdon Unitary Development Plan Saved Policies (September 2007).  
PPG8: Telecommunications

**Contact Officer:** Karl Dafe

**Telephone No:** 01895 250230

# South Harefield

Chapel  
(site of)

Recreation Ground

Musgrave House

MOORHALL ROAD

Moorside

Dellside Cott

Shelter

DELSIDE


THE SITE

37.5m

40.5m

Harefield Boat Yard

## Notes

 Site boundary

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London Borough of Hillingdon  
100019283 2009

Site Address

**Grass verge opposite recreation ground  
Moorhall Road  
Harefield**

Planning Application Ref:

**67032/APP/2010/2380**

Planning Committee

**North** Page 74

Scale

**1:1,250**

Date

**November  
2010**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning, Environment  
& Community Services**

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



**HILLINGDON**  
LONDON



## Report of the Head of Planning & Enforcement Services

**Address** PATH ADJ. RECREATION GROUND OPPOSITE FIELD END JUNIOR SCHOOL FIELD END ROAD RUISLIP

**Development:** Replacement of existing H3G 13m replica telegraph pole telecoms mast, with 15m replica telegraph pole telecoms mast with ancillary cabinets at ground level. Original to be removed (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

**LBH Ref Nos:** 61143/APP/2010/2442

**Drawing Nos:** 200 Issue A  
201 Issue C  
100 Issue C  
300 Issue A  
301 Issue C  
400 Issue C  
Design, Access and Supporting Statement  
500 Issue C

**Date Plans Received:** 18/10/2010                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 18/10/2010

### 1. SUMMARY

This application has been submitted by Telefonica O2 UK Ltd and seeks to determine whether prior approval is required for the siting and design of a 15m high imitation telegraph pole design mobile phone mast and ancillary equipment cabinets. The installation will replace the existing 13m high Hutchison 3G installation, which is no longer required by the operator. The applicant has searched the desired coverage area and concluded that there are no other more suitable locations available. In support of the application O2 Ltd have supplied technical details of their search/coverage area plans and justification for their site selection.

The proposed installation would be located on a grass verge next to the existing installation, which will be removed. It is not considered that there are any alternative more appropriate sites which would have less visual harm on the character and appearance of the surrounding area. The proposed installation is considered to be visually acceptable in this location, and officers have been unable to suggest any more appropriate alternative sites. As such, approval is recommended.

### 2. RECOMMENDATION

**(A) That prior approval of siting and design is required.**

**(B) The details of siting and design are approved subject to the following condition:**

#### 1 NONSC Non Standard Condition

The existing 13 Metre high H3G replica telegraph pole, H3G MHA cabinet and H3G NB881 cabinet shall be removed and the land restored to its original condition before that

development took place or to any other condition as may be agreed in writing by the Local Planning Authority, prior to the installation of the telecommunications apparatus hereby approved.

#### REASON

To comply with the terms of the application and to ensure that the development does not result in an incongruous, visually obtrusive form of development and unwanted street clutter, in compliance with Saved Policies pt.1.11, BE13 and BE37 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### INFORMATIVES

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

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

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

The decision to approve details of siting and design has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE37	Telecommunications developments - siting and design
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
PPG8	Telecommunications

#### 3

You are advised that paragraph A.2(2)(a) of Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) requires the removal of the installation, as soon as is reasonably practicable, after it is no longer required for electronic communications purposes.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The site comprises a 2.3m wide grass verge which provides a separation between Field End Road and the public footway. The proposed installation would be located in the middle of the verge in line with the existing streetlights. There are several trees located along the verge and a thick screen of trees and vegetation exists at the rear of the footway providing a barrier between Field End Road and the recreation ground to the east

which forms part of a Green Chain. Land belonging to Field End Junior School exists on the opposite side of Field End Road. The site lies within the Developed Area as designated in the Hillingdon Unitary Development Plan Saved Policies September 2007.

### 3.2 Proposed Scheme

The application seeks to determine whether prior approval is required for the siting and design of a 15m high imitation telegraph pole design mobile phone mast incorporating 6 antennas. One equipment cabinet, with dimensions of approximately 1.898m x 0.695m x 1.648m high is proposed adjacent to the mast. The existing electrical cabinet with dimensions 1.0m x 0.45m x 1.2m high, would remain. The mast would be wood effect and the cabinets would be coloured green. The 13m high H3G replica telegraph pole mast and H3G cabinets (0.8m x 0.25m x 1.198m and 1.4m x 1.26m by 0.7m) are to be removed.

### 3.3 Relevant Planning History

61143/APP/2005/2511 Path Adj. Recreation Ground Opposite Field End Junior School Field  
INSTALLATION OF A 13 METRE HIGH IMITATION TELEGRAPH POLE MOBILE PHONE MAST AND EQUIPMENT CABINETS (CONSULTATION UNDER SCHEDULE 2, PART 24 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995)(AS AMENDED)

**Decision:** 18-10-2005 Refused

**Appeal:** 16-05-2006 Allowed

61143/APP/2010/2103 Path Adj. Recreation Ground Opposite Field End Junior School Field  
Replacement of existing H3G 13m replica telegraph pole telecoms mast, with 15m replica telegraph pole telecoms mast with ancillary cabinets at ground level. Original to be removed (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

**Decision:** 12-10-2010 Withdrawn

#### Comment on Relevant Planning History

An application ref:61143/APP/2005/2511, seeking to determine whether prior approval was required for the siting and design of a 13m high imitation telegraph pole mobile phone mast to incorporate three antennas and three equipment cabinets located adjacent to the mast, was refused on 18/10/2005 for the following reason:

The proposed mast would have an unacceptable impact upon the street scene. Its height and design in this location would be clearly visible and would draw attention to it. As such it is contrary to policies pt1.11, BE13, BE37, and OE1 of the Unitary Development Plan.

The development was, however, allowed on appeal on 16/5/2006. The Inspector concluded that the proposal represented the optimum solution to meeting the appellant's network needs in the area and that the visual impact of the proposed installation would result in no more than slight harm to the visual qualities of the street scene.

An application similar to the current proposal (ref: 61143/APP/2010/2103) was submitted on 7/9/2010, but withdrawn by the applicants on 12/10/2010, as they had failed to notify the Ministry of Defence Airport Safeguarding, as required by legislation.

## 4. Planning Policies and Standards

## UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.11 To facilitate the development of telecommunications networks in a manner than minimises the environmental and amenity impact of structures and equipment.

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

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

BE37 Telecommunications developments - siting and design

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

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

PPG8 Telecommunications

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **11th November 2010**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

66 adjoining occupiers, including Field End Junior and Infant Schools and Roxbourne First school were consulted. Site notices were also erected. No responses have been received.

Ministry of Defence Estates Safeguarding (MOD): We can confirm that the MOD has no safeguarding objections to this proposal.

Ruslip Residents Association: No response.

South Ruislip Residents Association: No response.

### Internal Consultees

HIGHWAY ENGINEER:

Field End Road forms part of the Borough's main distributor and local distributor Road network, linking Northolt to Eastcote. Field End Road as the main distributor road, has a relatively high traffic volume with approximately 8.5m wide carriageway and 2.0m wide footway both sides.

The existing mast is sited on the grass verge outside the recreation ground that is opposite Field End Junior School and presently benefits from natural screening afforded by mature trees on both sides of the road.

The proposal is to replace the existing 13m high Mast with a 15m high replica mast within

approximately 3m south of the existing mast location, on the grass verge at the rear edge of footway, complete with its radio equipment cabinet.

Submitted plan shows a 1.9m x 0.7m by 1.6m high equipment cabinet with 700mm opening door width, positioned approximately 2.0m away from the proposed mast and served by an existing small meter cabinet. The current meter cabinet serving the proposed mast will remain on the grass verge at the rear edge of footway,

The equipment housing proposed to be accommodated on the footway will leave sufficient space for pedestrians to comfortably and safely pass each other without stepping on to the carriageway. Consequently no objection is raised on the highways aspect of the proposals.

## **7. MAIN PLANNING ISSUES**

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

The proposed installation does not exceed the limits set out in Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). It would not be located in an environmentally sensitive area, such as a conservation area, where more restrictive criteria are applicable. Accordingly, the proposal constitutes permitted development.

In accordance with Part 24 of the Town and Country planning (General Permitted Development) Order 1995 (as amended) Telefonica O2UK Ltd is required to apply to the Local Planning Authority for a determination as to whether prior approval of the details of siting and design is required and, if so, for the Local Planning Authority to either approve or refuse those details.

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

Not applicable to this type of development.

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

The site does not fall within a conservation area or area of special local character. The site does not fall within the vicinity of a statutory or locally listed building. As such, there are no impacts on the historic environment.

### **7.04 Airport safeguarding**

The application site is located within 3km of an aerodrome (RAF Northolt) and there is a statutory requirement to consult the airport safeguarding authorities regarding this proposal. The MoD (Safeguarding) has been notified in accordance with these statutory requirements. No objections have been received in this regard.

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

The application site is not located near any Green Belt land.

### **7.06 Environmental Impact**

Not applicable to this application.

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

The proposed mast, with a maximum height of 15 metres (including antennas) would be sited on the north eastern side of Field End Road, approximately 50 metres from the entrance to Field End Infant and Junior Schools, situated on the opposite side of the road. A streetworks cabinet and a smaller meter cabinet (existing) would be sited within the grass verge separating the road carriageway from the footway on the north eastern side of the road.

The proposed mast and cabinets would be visible in oblique views to drivers and pedestrians from the north west, but set against a backdrop of existing trees behind the public footway, and partially masked on the approach by a tree within the grass verge.

Because of its height and location near the brow of a gentle hill approaching the school entrance, the mast would be visible to the left and also in part against the skyline, as it would project slightly above some of the neighbouring trees. On the approach from the south east, The image of the 'telegraph pole' would not be apparent until motorists and pedestrians were close to or past a mature Oak tree which stands within the verge, on the north east side of the road before the brow of the hill. The mast would be slightly thicker and noticeably higher than the existing 8 metre high lamp posts and a telegraph pole of the same height on the opposite side of the road.

The design of the mast as an imitation telegraph pole is considered to be most appropriate for this location, especially given the surrounding vegetation and proximity to nearby schools and open land. It is not considered that the proposal mast would be excessively prominent in the street scene, bearing in mind the presence of trees in the verge and the obliqueness of general views along the road. It is therefore not considered that the proposed mast would have a significant detrimental impact on the character and appearance of the area, sufficient to justify refusal, particularly given that it would be replacing an existing mast, the clear need for the installation and the applicant's thorough site search.

The ground level equipment when viewed from the south east would not be visible until the brow of the hill had been reached, although the meters within the grass verge would be clearly visible to those using the long parking bay in this part of Field End Road, as would any other meter or ground based street furniture. It is noted that as a result of the proposals, there would be a net reduction of one cabinet, as two of the existing cabinets would be removed, to be replaced with one cabinet, thereby reducing street clutter. Whilst the equipment cabinet would be relatively large, it would have the appearance of a standard utility company cabinet, and its visual impact is considered to be acceptable.

Members will note that a previous application close to this site (61143/APP/2005/2511, seeking to determine whether prior approval was required for the siting and design of a 13m high imitation telegraph pole mobile phone mast to incorporate three antennas and three equipment cabinets) was allowed on appeal with the Inspector concluding that the proposal represented the optimum solution to meeting the appellant's network needs in the area and that the visual impact of the proposed installation would result in no more than slight harm to the visual qualities of the street scene. Given this decision, overall it is not considered that the proposal would be excessively prominent in the street scene, bearing in mind the presence of trees in the verge and the obliqueness of general views along the road. It is therefore considered that the proposed mast would not have a significant impact on the visual amenities of the area, in accordance with Saved Policies BE13 and BE37 of the Unitary Development Plan.

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

Although this part of Field End Road is relatively open in character, there are three schools within 500m of the site, two of which are primary schools and one a junior school. The proposed installation is opposite playing fields belonging to Field End Junior and Infants Schools and is approximately 80m away from the nearest school building. A well used recreation ground exists to the east of the site. There is a pedestrian crossing approximately 75m to the south east of the site and the footway adjacent to the proposed installation is well used by school children. At approximately 133m away to the north west, the Whitby Dene Residential Home on Whitby Road is the nearest residential property.

Given that the mast would not be directly overlooked by these properties, it is not considered that the proposed installation would impact on residential amenity sufficient to

justify refusal.

**7.09 Living conditions for future occupiers**

Not applicable to this type of development.

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

Telecommunications installations are visited infrequently for maintenance purposes only. As such, it is not considered that the proposed installation would have a significant detrimental impact on the free flow of traffic or highway safety. No objections have been raised by the Council's Highway Engineer.

**7.11 Urban design, access and security**

The proposed installation would take on the appearance of an imitation telegraph pole. Whilst taller and thicker than a standard pole, this is considered to be the most appropriate design in this location, given the surrounding trees. Overall, it is not considered that the proposal would have a significant detrimental impact on the character and appearance of the area, sufficient to justify refusal, particularly given the clear need for the installation and the applicant's thorough site search.

**7.12 Disabled access**

Not applicable to this type of application.

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

Not applicable to this type of application.

**7.14 Trees, Landscaping and Ecology**

The proposed development would have no impact on nearby trees or landscaping.

**7.15 Sustainable waste management**

Not applicable to this type of application.

**7.16 Renewable energy / Sustainability**

Not applicable to this type of application.

**7.17 Flooding or Drainage Issues**

Not applicable to this type of application.

**7.18 Noise or Air Quality Issues**

Not applicable to this type of application.

**7.19 Comments on Public Consultations**

None.

**7.20 Planning Obligations**

There is no requirement for the applicant to pay any S106 contributions for this type of development.

**7.21 Expediency of enforcement action**

There are no enforcement issues associated with this site.

**7.22 Other Issues**

Health:

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

**8. Observations of the Borough Solicitor**

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

## **9. Observations of the Director of Finance**

Not applicable.

## **10. CONCLUSION**

The proposed installation is considered to be visually acceptable in this location, and officers have been unable to suggest any more appropriate alternative sites. It is considered that the proposal is consistent with advice in Policy BE37 of the Unitary Development Plan Saved Policies September 2007 and Planning Policy Guidance Note 8 and, as such, approval is recommended.

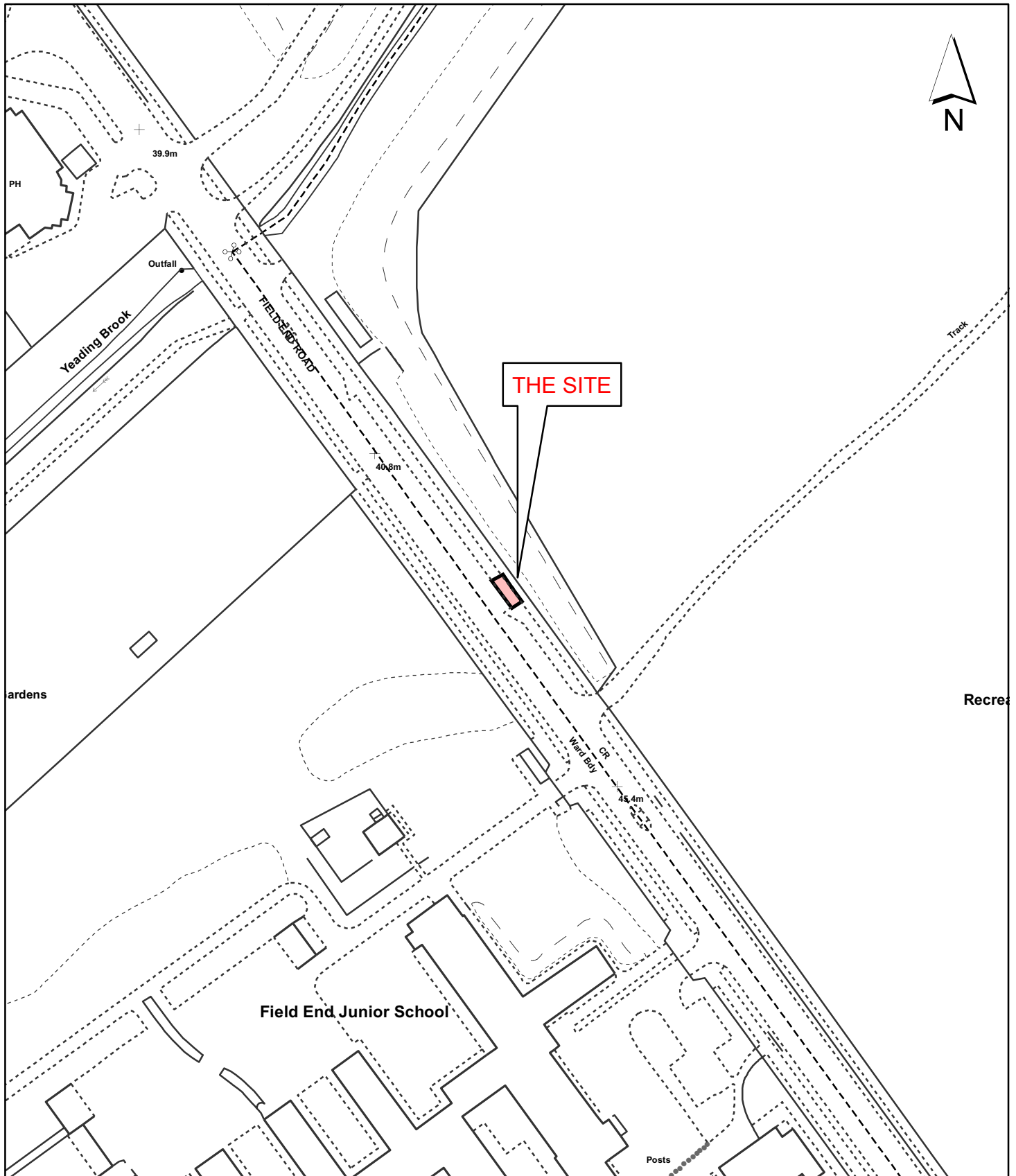
## **11. Reference Documents**

Hillingdon Unitary Development plan Saved Policies (September 2007)  
PPG8: Telecommunications


**Contact Officer:** Karl Dafe

**Telephone No:** 01895 250230





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Site Address	
<b>Path adjoining recreation ground opposite Field End Junior School Field End Road, Ruislip</b>	
Planning Application Ref:	Scale
<b>61143/APP/2010/2442</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 83	<b>November 2010</b>

**LONDON BOROUGH  
OF HILLINGDON**

**Planning, Environment  
& Community Services**

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



**HILLINGDON**  
LONDON

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# Plans for North Planning Committee

18th November 2010



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

**Report of the Head of Planning & Enforcement Services**

**Address** 108-110 PEMBROKE ROAD RUISLIP

**Development:** Variation of condition 5 (hours of use) of planning permission ref: 9488/APP/2009/2609 dated 09/02/2010 for the change of use of car showroom to Class A3 (Restaurant and Cafe.)

**LBH Ref Nos:** 9488/APP/2010/1507

**Date Plans Received:** 29/06/2010

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

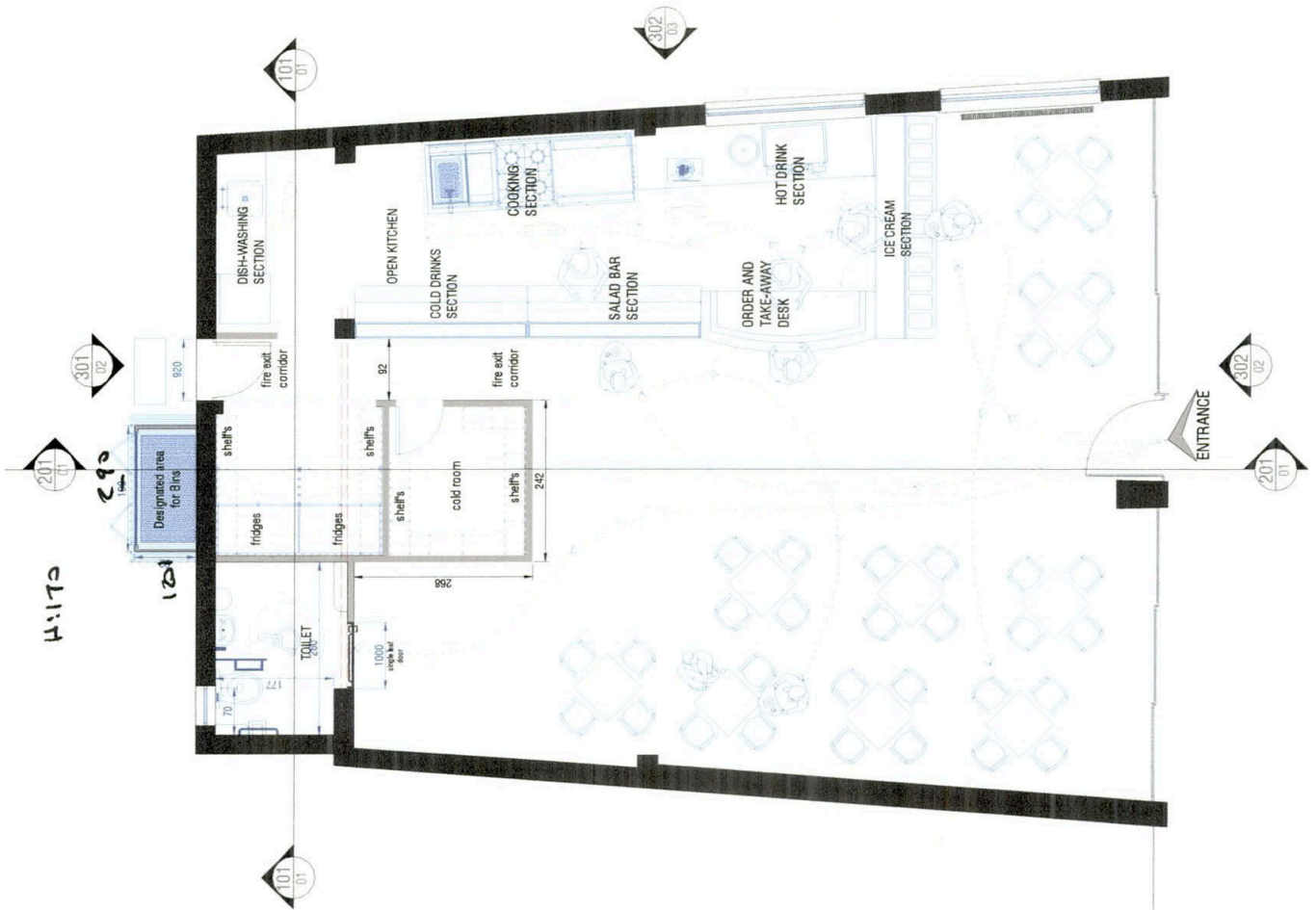
**Date Application Valid:** 29/06/2010

AREA 90m x 90m  
SCALE: 1:500  
CENTRE COORDINATES: 510021.7 , 187257.6



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**PLATFORM for DESIGN**

12 ASHTON COURT GREENFORD ROAD, HARROW, MIDDLESEX, LONDON, HA1 3QG  
07748648411 info@platformdesign.com

SINGLE STOREY REORGANIZE FOR ANOTHER PURPOSE  
108 - 110 PEMBROKE ROAD, RUSLIP, LONDON, HA1 8NW


Client:	Chris Allen
Drawing Title:	FLOOR PLAN (As Proposed)
Scale:	1/100 @A4
Drawing No:	013.06.001.01
Revison:	01
Date:	13 June 2010







**Notes**

 Site boundary

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Site Address	
<b>108 - 110 Pembroke Road Ruislip</b>	
Planning Application Ref:	Scale
<b>9488/APP/2010/1507</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 95	<b>November 2010</b>

**LONDON BOROUGH  
OF HILLINGDON**

**Planning, Environment  
& Community Services**

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



## **Report of the Head of Planning & Enforcement Services**

**Address** 36 HIGH STREET NORTHWOOD

**Development:** Change of use from Class A1 retail shop to Class A3/A5 restaurant/takeaway, to include minor alterations to shopfront, alterations to part rear roof from mono-pitch to flat roof, new high level windows to side, installation of a rear extractor flue and refuse area to rear, involving removal of 2 rooflights from existing flat roof.

**LBH Ref Nos:** 3189/APP/2010/2180

**Date Plans Received:** 14/09/2010

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

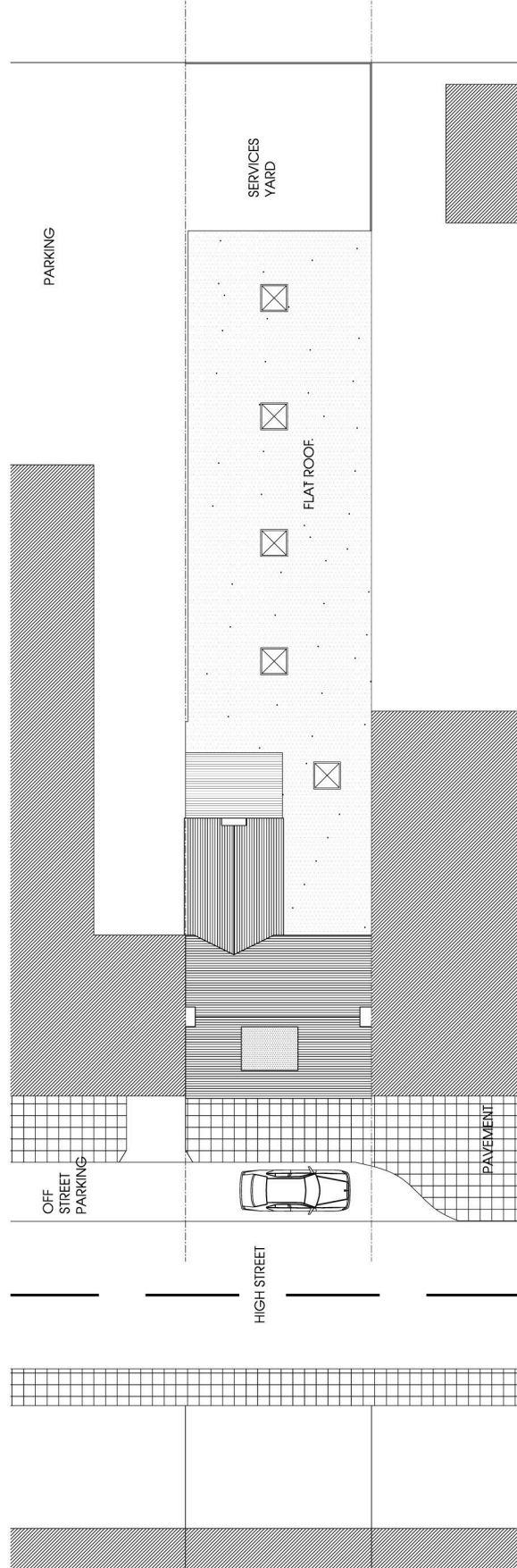
**Date Application Valid:** 14/09/2010



01 SITE LOCATION  
1 : 1250



02 SITE PHOTO  
NOT TO SCALE



03 ROOF PLAN  
1 : 200



NOTES:  
THE CONTRACTORS ARE TO CHECK ALL DIMENSIONS, DRAWINGS AND GENERAL CONDITIONS ON THE SITE BEFORE COMMENCING WORK. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND LOCAL AUTHORITY REQUIREMENTS. DIMENSIONS DO NOT SCALE FROM THIS DRAWING WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION FROM RS DESIGNS.  
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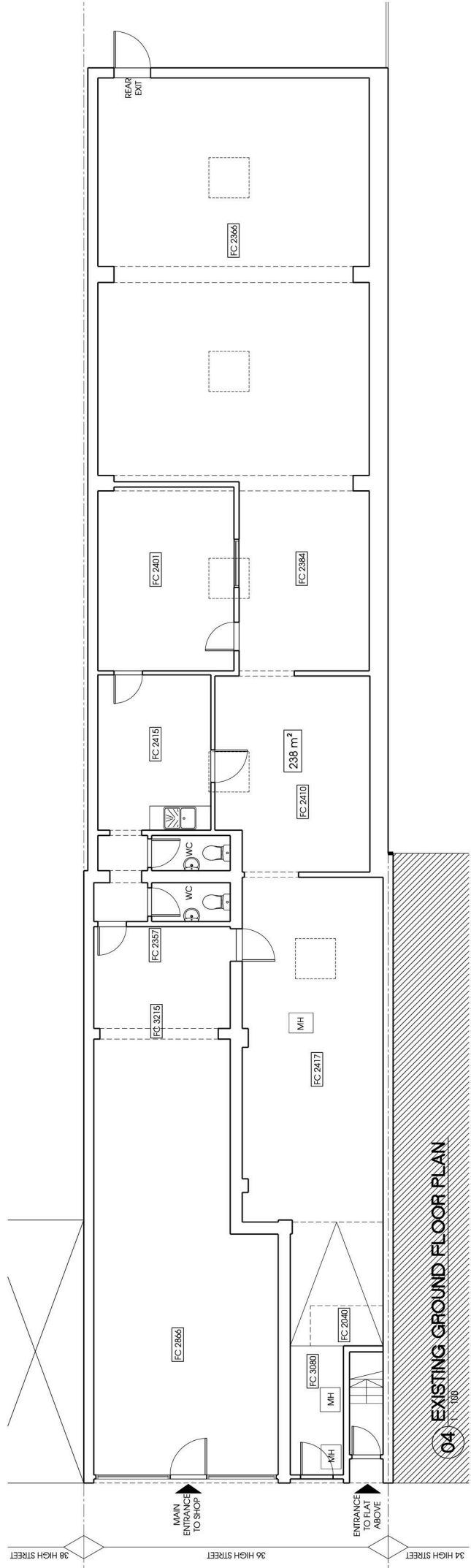
RS Designs  
187 Corton Avenue East  
Wembley HA9 8QB  
0203 371 0259  
07957 444257  
info@rsdes.com  
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PROJECT:  
PROPOSED RESTAURANT  
36 HIGH STREET  
NORTHWOOD HA6 1BN

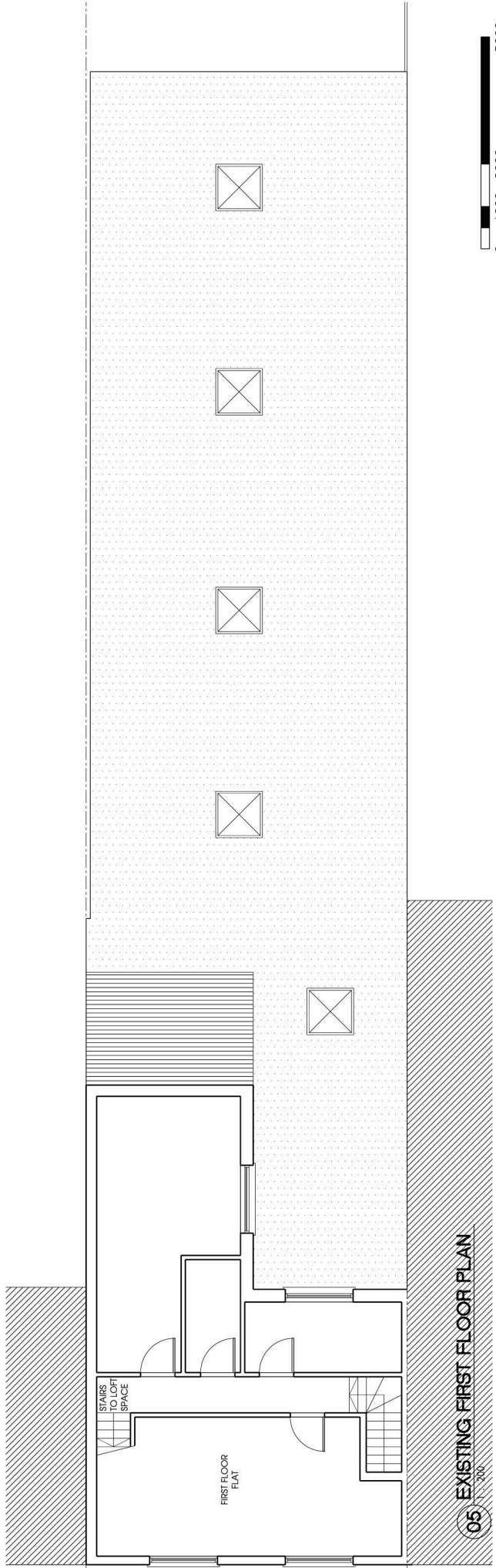
DRAWING TITLE:  
EXISTING SITE PLAN &  
ROOF PLAN

PROJECT No: RSD2062  
DRAWING No: 001  
SCALE: 1:1250 / 200 @ A3

REVISION: -  
DATE: JAN 2010  
DRAWN BY: S. PATEL



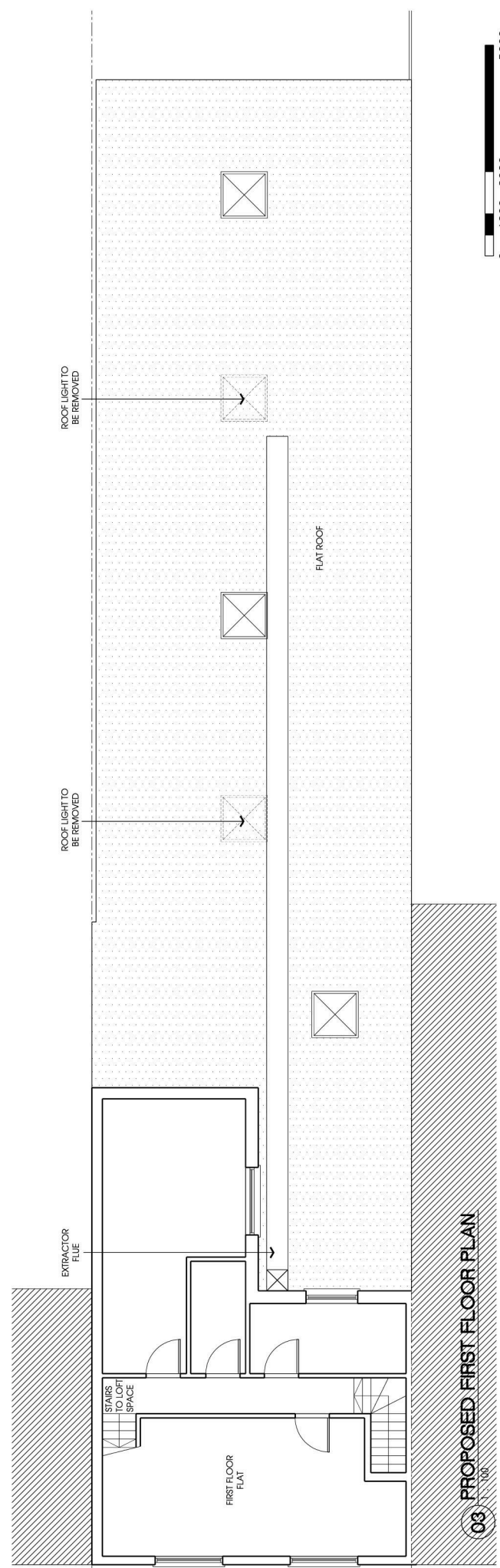
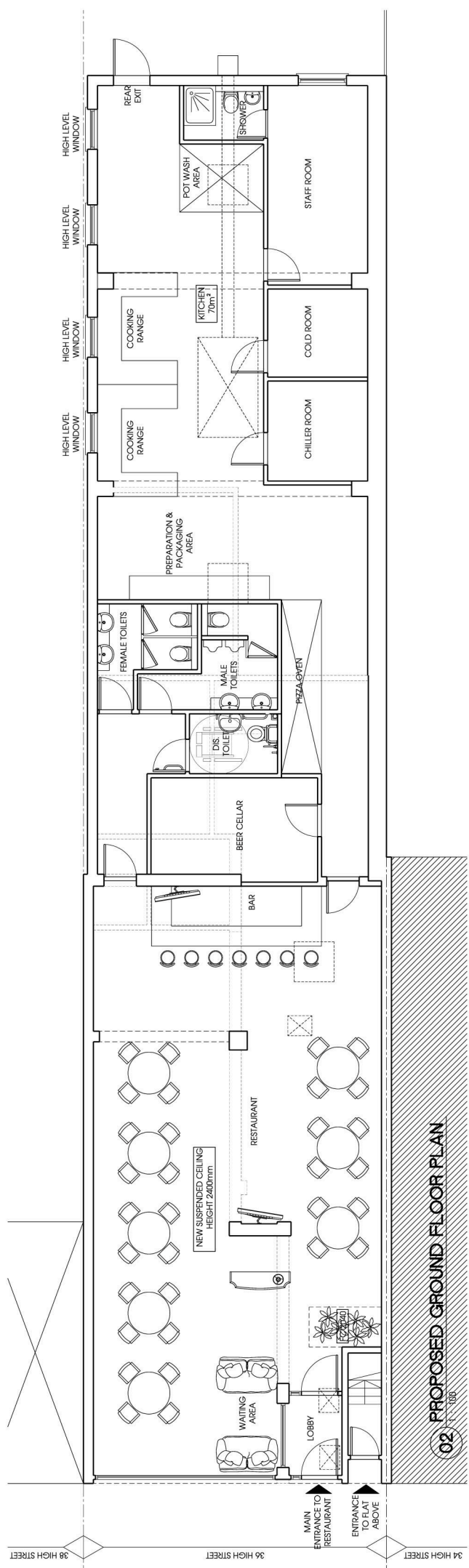
04 EXISTING GROUND FLOOR PLAN  
1:100



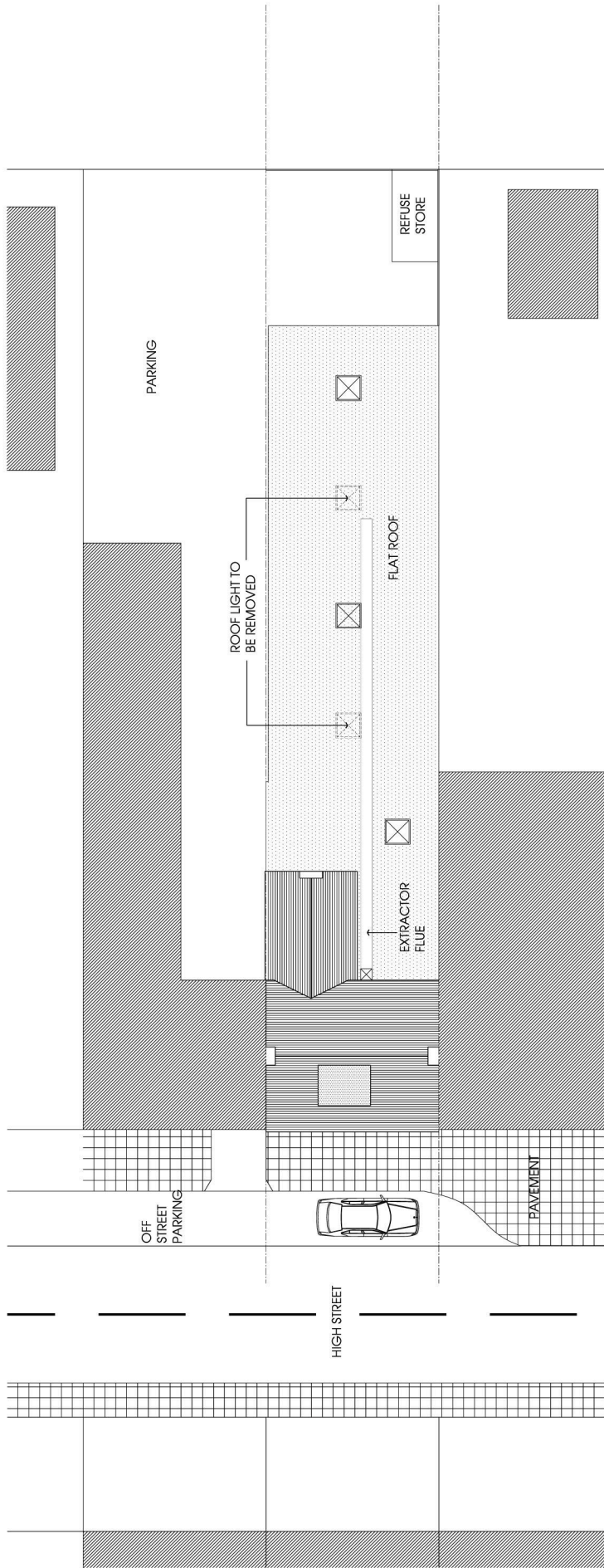
05 EXISTING FIRST FLOOR PLAN  
1:200



NOTES: THE CONTRACTORS ARE TO CHECK ALL DIMENSIONS, MAIN RAIN AND GENERAL CONDITIONS ON THE SITE BEFORE COMMENCING WORKS. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS. BIRTH-DATE AND SIGNATURE OF ARCHITECT MUST BE PROVIDED TO THE LOCAL AUTHORITY. ALL DIMENSIONS DO NOT SCALE FROM THIS DRAWING WITHOUT THE WRITING OF THE ARCHITECT. THIS DRAWING IS THE PROPERTY OF RS DESIGNS AND IS LOANED TO YOU ON THE CONDITION THAT IT IS NOT REPRODUCED, COPIED OR CORRECTED IN ANY MANNER WITHOUT THE WRITING OF THE ARCHITECT.		PROJECT: <b>PROPOSED RESTAURANT</b> <b>36 HIGH STREET</b> <b>NORTHWOOD HA6 1BN</b>	DRAWING TITLE: <b>EXISTING GROUND FLOOR &amp;</b> <b>FIRST FLOOR PLAN</b>	PROJECT No: <b>RSD2062</b>	DRAWING No: <b>002</b>	REVISION: -
		R S Designs 187 Carlton Avenue East Wembley HA9 8QB 0203 371 0259 07957 444257 info@rsdes.com www.rsdes.com	SCALE: <b>1:100 @ A3</b>	DATE: <b>JAN 2010</b>	DRAWN BY: <b>S. PATEL</b>	



NOTES: THE CONTRACTORS ARE TO CHECK ALL DIMENSIONS, DRAWINGS AND GENERAL CONDITIONS ON THE SITE BEFORE COMMENCING WORK. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS. BRITISH STANDARDS SHOULD BE REFERRED TO FOR FURTHER INFORMATION. DIMENSIONS DO NOT SCALE FROM THIS DRAWING UNLESS OTHERWISE STATED. THIS DRAWING IS THE PROPERTY OF RS DESIGNS AND IS LOANED TO THE CLIENT ON THE CONDITION THAT IT IS NOT TO BE REPRODUCED, COPIED OR USED FOR ANY UNAUTHORIZED PURPOSES WITHOUT THE WRITTEN CONSENT OF RS DESIGNS.		PROJECT: <b>PROPOSED RESTAURANT</b> <b>36 HIGH STREET</b> <b>NORTHWOOD HA6 1BN</b>	DRAWING TITLE: <b>PROPOSED GROUND FLOOR &amp; FIRST FLOOR PLANS</b>	PROJECT No: <b>RSD2062</b>	DRAWING No: <b>201</b>	REVISION: <b>A</b>
		R S Designs 187 Carlton Avenue East Wembley HA9 8QB 0203 3710259 07957 444257 info@rsdes.com www.rsdes.com	SCALE: <b>1:100 @ A3</b>	DATE: <b>JAN 2010</b>	DRAWN BY: <b>S. PATEL</b>	



**01** PROPOSED ROOF PLAN

1 : 200

**NOTES:**

THE CONTRACTORS ARE TO CHECK ALL DIMENSIONS, DRAWINGS, RANGES AND GENERAL CONDITIONS ON THE SITE BEFORE COMMENCING WORK. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND ALL APPLICABLE LAWS. CONTRACTORS ARE ADVISED THAT DIMENSIONS DO NOT SCALE FROM THIS DRAWING WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION FROM RS DESIGNS.  
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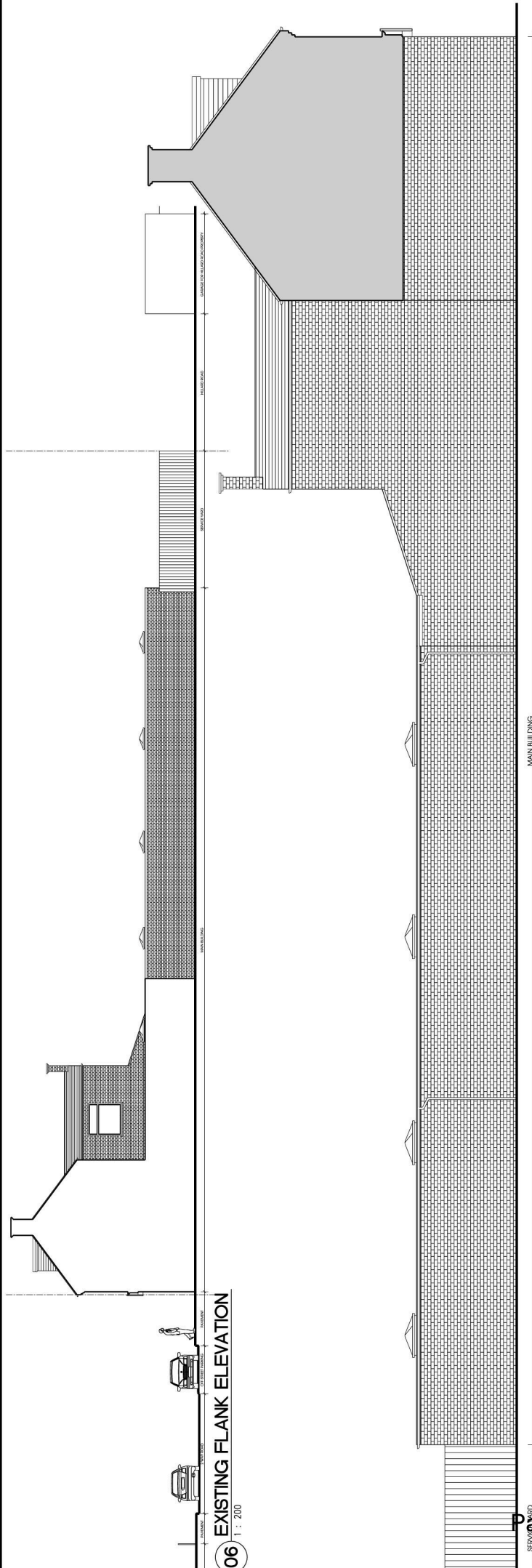
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Wembley HA9 8QB  
0203 371 0259  
07957 444257  
info@rsdes.com  
www.rsdes.com

**PROJECT:**  
PROPOSED RESTAURANT  
36 HIGH STREET  
NORTHWOOD HA6 1BN

**DRAWING TITLE:**  
PROPOSED ROOF PLAN

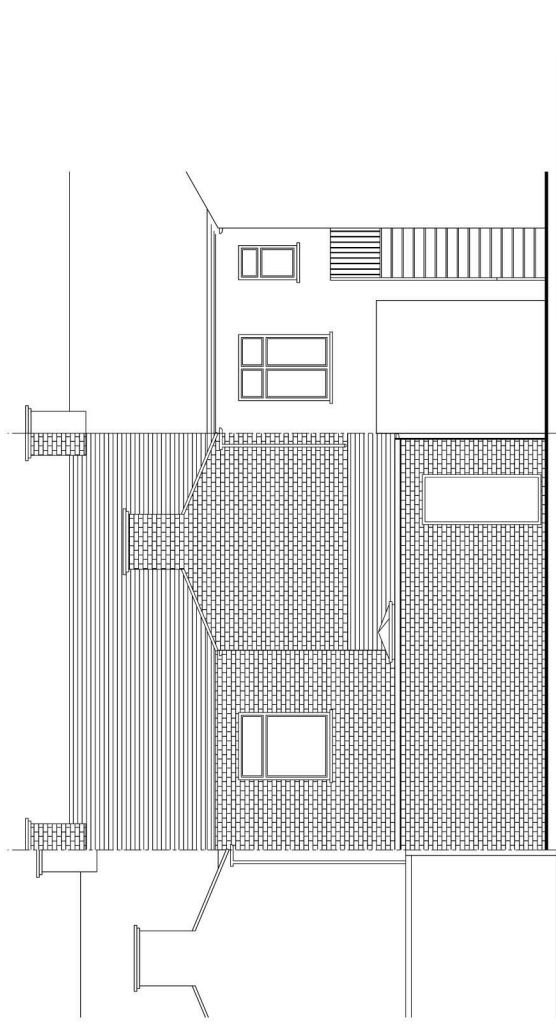
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<b>SCALE:</b> 1:200 @ A3	<b>DATE:</b> JAN 2010	<b>DRAWN BY:</b> S. PATEL



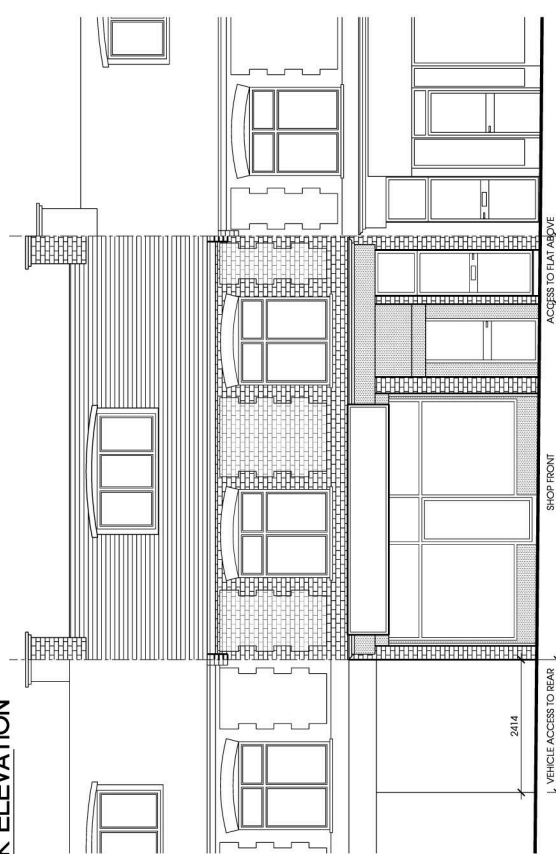


**06** EXISTING FLANK ELEVATION  
1 : 200

**07** EXISTING FLANK ELEVATION  
1 : 100

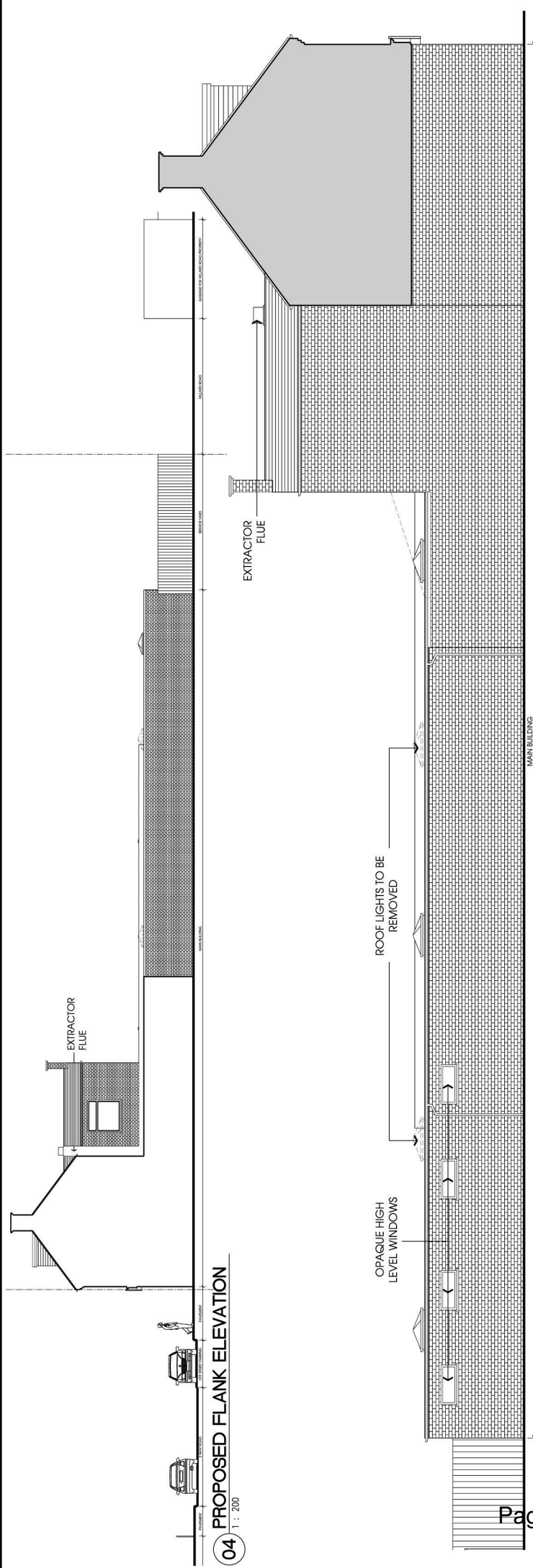


**09** EXISTING REAR ELEVATION  
1 : 100

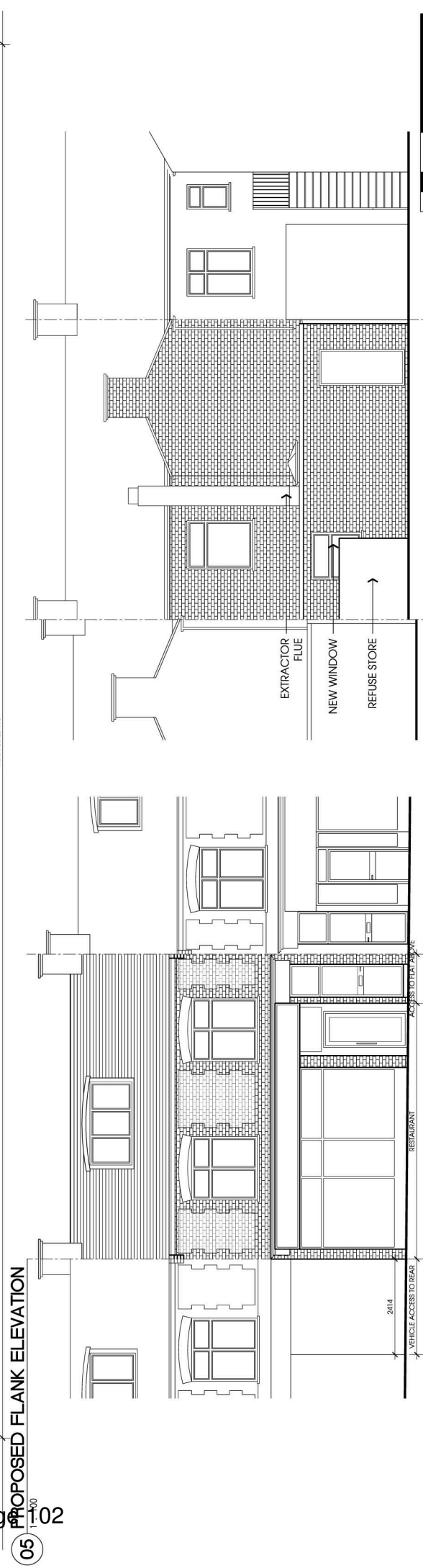


**08** EXISTING FRONT ELEVATION  
1 : 100

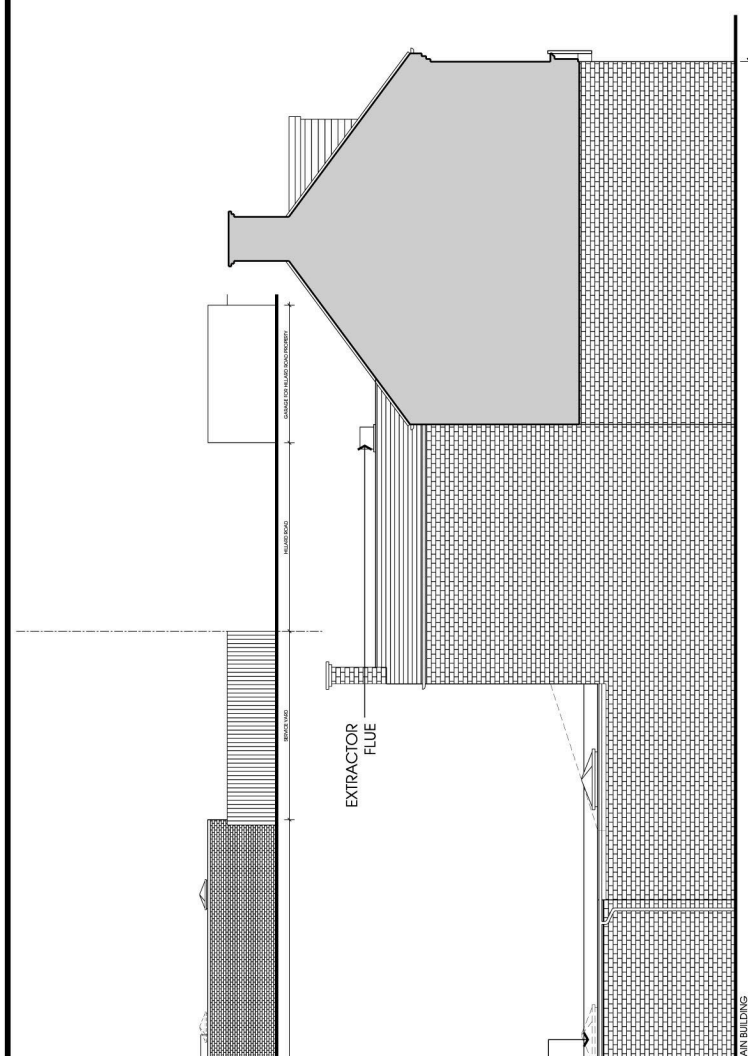
<p>NOTES: THE CONTRACTORS ARE TO CHECK ALL DIMENSIONS, DRAWING MARKS AND GENERAL CONDITIONS ON THE SITE BEFORE COMMENCING WORK. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND ALL APPLICABLE LAWS. CONTRACTORS SHOULD OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY BEFORE COMMENCING WORK. THIS DRAWING IS THE PROPERTY OF RS DESIGNS AND IS LOANED TO THE CLIENT ON THE CONDITION THAT IT IS NOT TO BE REPRODUCED, COPIED OR COUNTERFEITED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF RS DESIGNS.</p>	<p>DRAWING TITLE: EXISTING ELEVATIONS</p>	<p>PROJECT: PROPOSED RESTAURANT 36 HIGH STREET NORTHWOOD HA6 1BN</p>	<p>R S Designs 187 Carlton Avenue East Wembley HA9 8QB 0203 371 0259 info@rsdes.com www.rsdes.com</p>	<p>PROJECT No: RSD2062 DRAWING No: 003 REVISION: - SCALE: 1 : 100 @ A3 DATE: JAN 2010 DRAWN BY: S. PATEL</p>
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**04** PROPOSED FLANK ELEVATION  
1 : 200



**06** PROPOSED FRONT ELEVATION  
1 : 100



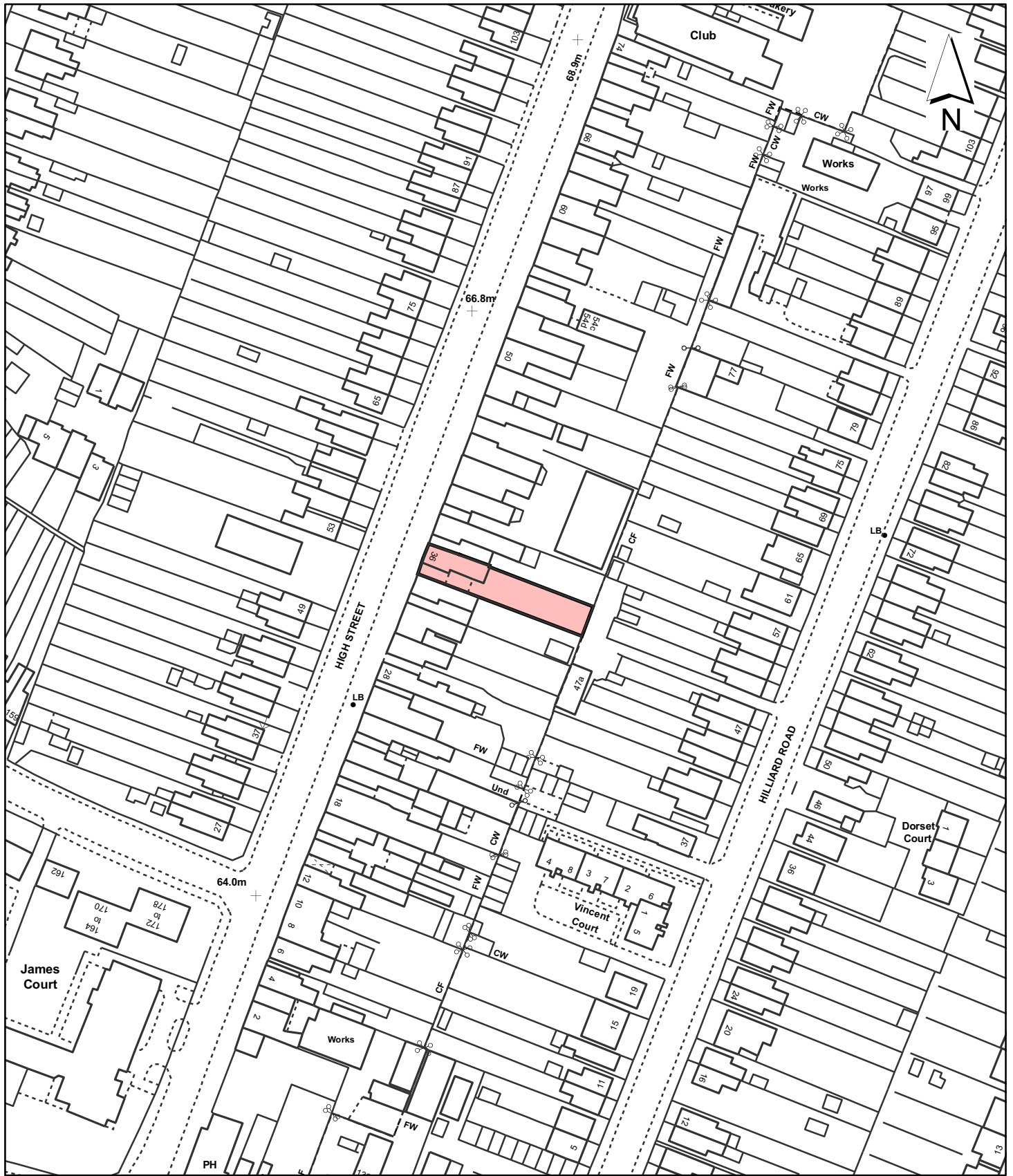
**07** PROPOSED REAR ELEVATION  
1 : 100

<p>NOTES: THE CONTRACTORS ARE TO CHECK ALL DIMENSIONS, DRAWING MARKS AND GENERAL CONDITIONS ON THE SITE BEFORE COMMENCING WORKS. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND LOCAL AUTHORITY REQUIREMENTS. DIMENSIONS DO NOT SCALE FROM THIS DRAWING WITHOUT THE WRITING AUTHORIZATION FROM R S DESIGNS. THIS DRAWING IS THE PROPERTY OF R S DESIGNS AND IS LOANED TO THE CLIENT ON THE CONDITION THAT IT IS NOT REPRODUCED, DISCLOSED OR COPIED TO ANY UNAUTHORIZED PERSON IN WHOLE OR PART WITHOUT PRIOR WRITTEN CONSENT.</p>	<p>PROJECT: <b>PROPOSED RESTAURANT 36 HIGH STREET NORTHWOOD HA6 1BN</b></p>	<p>DRAWING TITLE: <b>EXISTING SITE PLAN &amp; ROOF PLAN</b></p>	<p>PROJECT No: <b>RSD2062</b></p> <p>DRAWING No: <b>202</b></p> <p>REVISION: <b>A</b></p>	<p>SCALE: <b>1:100 @ A3</b></p> <p>DATE: <b>JAN 2010</b></p> <p>DRAWN BY: <b>S. PATEL</b></p>
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Site Address

**36 High Street  
Northwood**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning, Environment  
& Community Services**

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

Planning Application Ref:

**3189/APP/2010/2180**

Scale

**1:1,250**

Planning Committee

**North** Page 103

Date

**November  
2010**



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement Services**

**Address** 63 COPSE WOOD WAY NORTHWOOD

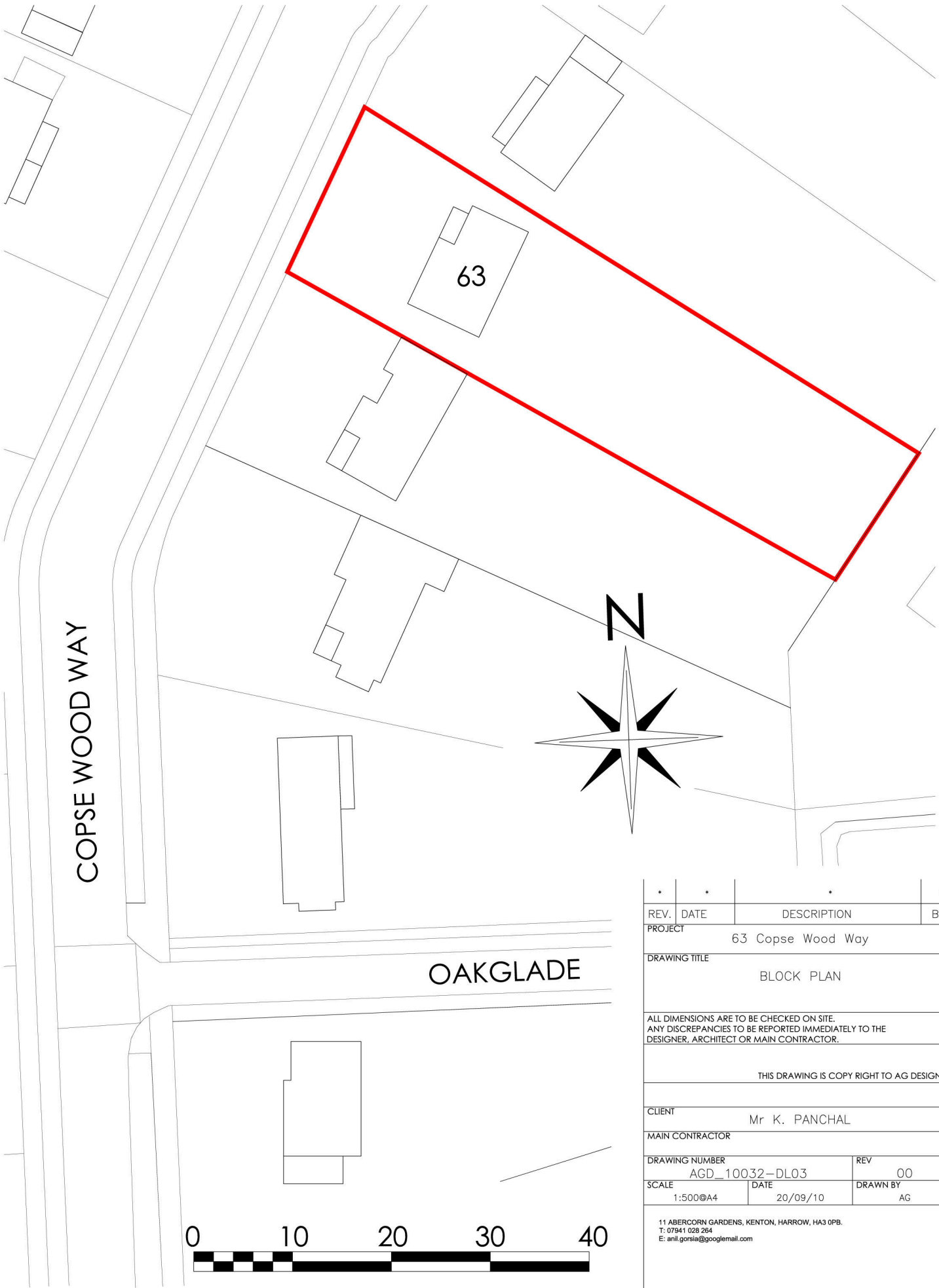
**Development:** New wall and gated entrance at boundary (Part retrospective application.)

**LBH Ref Nos:** 19815/APP/2010/2148

**Date Plans Received:** 13/09/2010

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

**Date Application Valid:** 21/09/2010

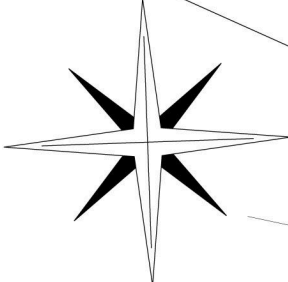


COPSE WOOD WAY

OAKGLADE

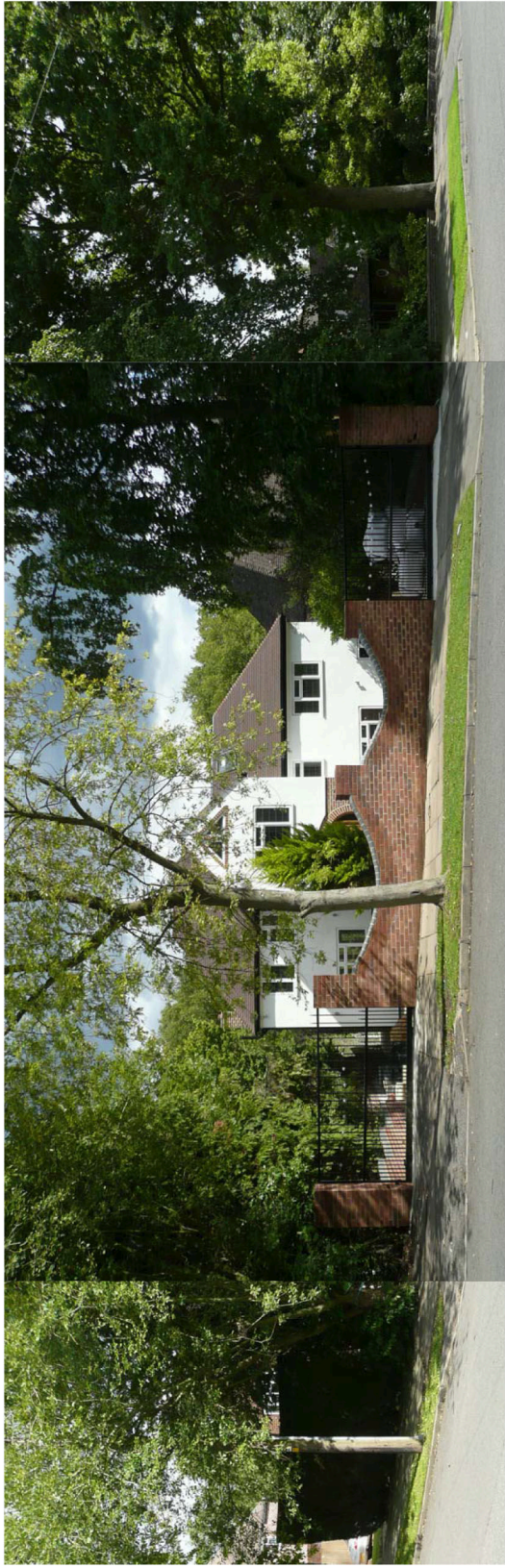
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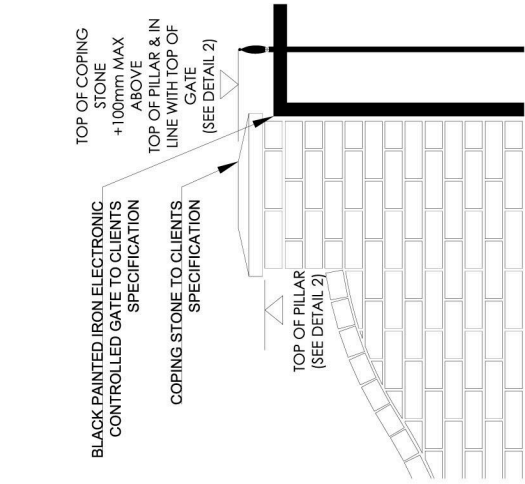
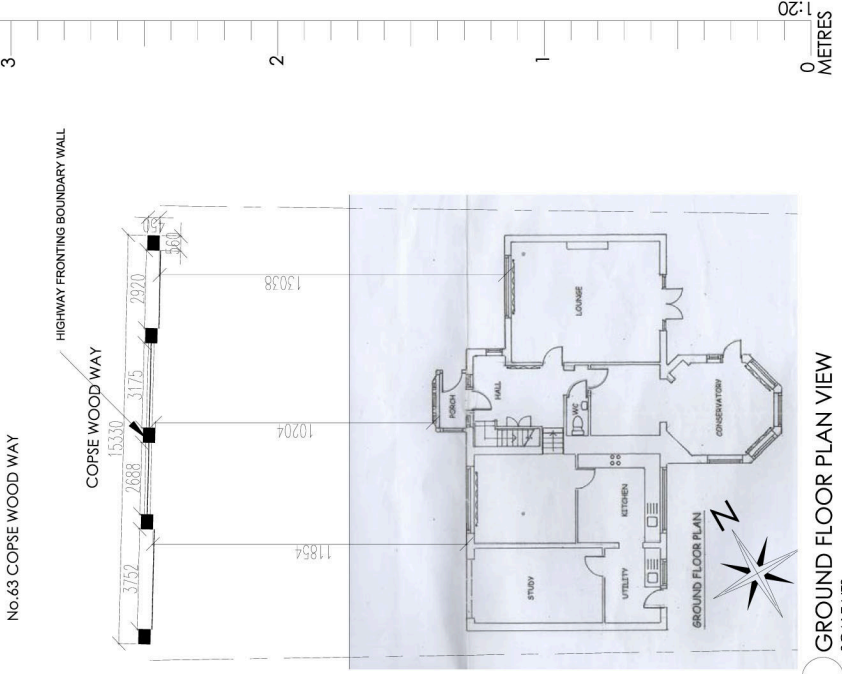
REV.	DATE	DESCRIPTION	BY
PROJECT 63 Copse Wood Way			
DRAWING TITLE BLOCK PLAN			
ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE DESIGNER, ARCHITECT OR MAIN CONTRACTOR.			
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CLIENT Mr K. PANCHAL			
MAIN CONTRACTOR			
DRAWING NUMBER AGD_10032-DL03		REV 00	
SCALE 1:500@A4	DATE 20/09/10	DRAWN BY AG	

11 ABERCORN GARDENS, KENTON, HARROW, HA3 0PB.  
 T: 07941 028 264  
 E: anil.gorsia@googlemail.com



4 PHOTOGRAPHIC MONTAGE - STREETSCENE  
SCALE NTS

1 GROUND FLOOR PLAN VIEW  
SCALE NTS



3 TYPICAL PILLAR DETAIL  
SCALE 1:20



2 PHOTOGRAPHIC ANNOTATED ELEVATION  
SCALE NTS

REV.	DATE	DESCRIPTION	BY
1		63 Copse Wood Way	

**PROJECT**  
63 Copse Wood Way

**DRAWING TITLE**  
Front Elevation Images, Ground Floor Plan & Details

**ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE DESIGNER, ARCHITECT OR MAIN CONTRACTOR.**

**LOCATION MAP** SCALE 1:2500 @ A3

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**CLIENT**  
Mr. K. PANCHAL

**MAIN CONTRACTOR**

**DRAWING NUMBER**  
AGD\_10032\_DP01

**SCALE**  
1:20 @ A3

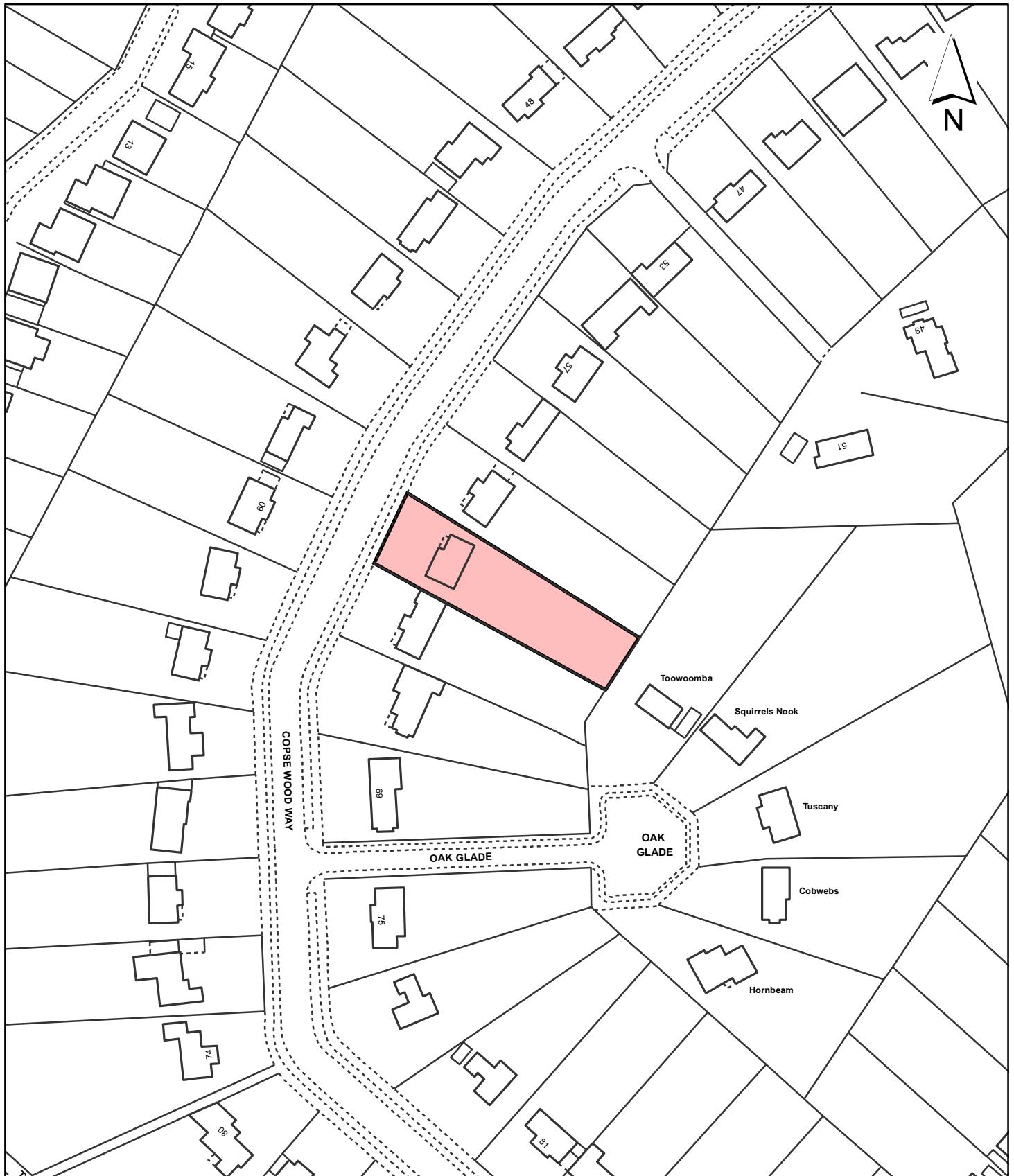
**DATE**  
05/09/19



**REV**  
00

**DRAWN BY**  
AG

**11 ABERCROMBIE GARDENS, NEWTON, HARROW, HA3 0PE.**  
E: anil@anilgorsia.com

**ANIL GORSIA**



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	<p>Planning Application Ref:</p> <p><b>19815/APP/2010/2148</b></p>	<p>Scale</p> <p><b>1:1,250</b></p>	 <p><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee</p> <p><b>North</b> Page 107</p>	<p>Date</p> <p><b>November 2010</b></p>	

## **Report of the Head of Planning & Enforcement Services**

**Address** 2 HILLIARD ROAD NORTHWOOD

**Development:** Part two storey, part single storey rear/side extension, conversion of roofspace to habitable use with rear dormer and conversion of enlarged dwelling to 1 three-bedroom, 1 two-bedroom and 1 one- bedroom flats, involving a cycle store in rear garden and demolition of existing attached garage.

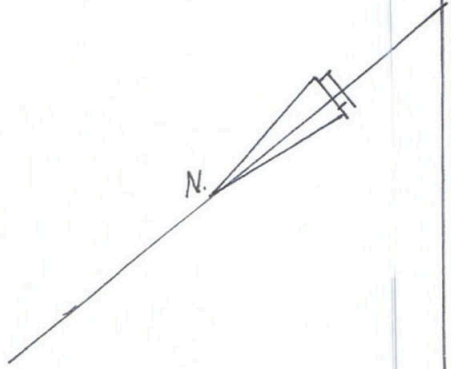
**LBH Ref Nos:** 34684/APP/2010/2013

**Date Plans Received:** 27/08/2010

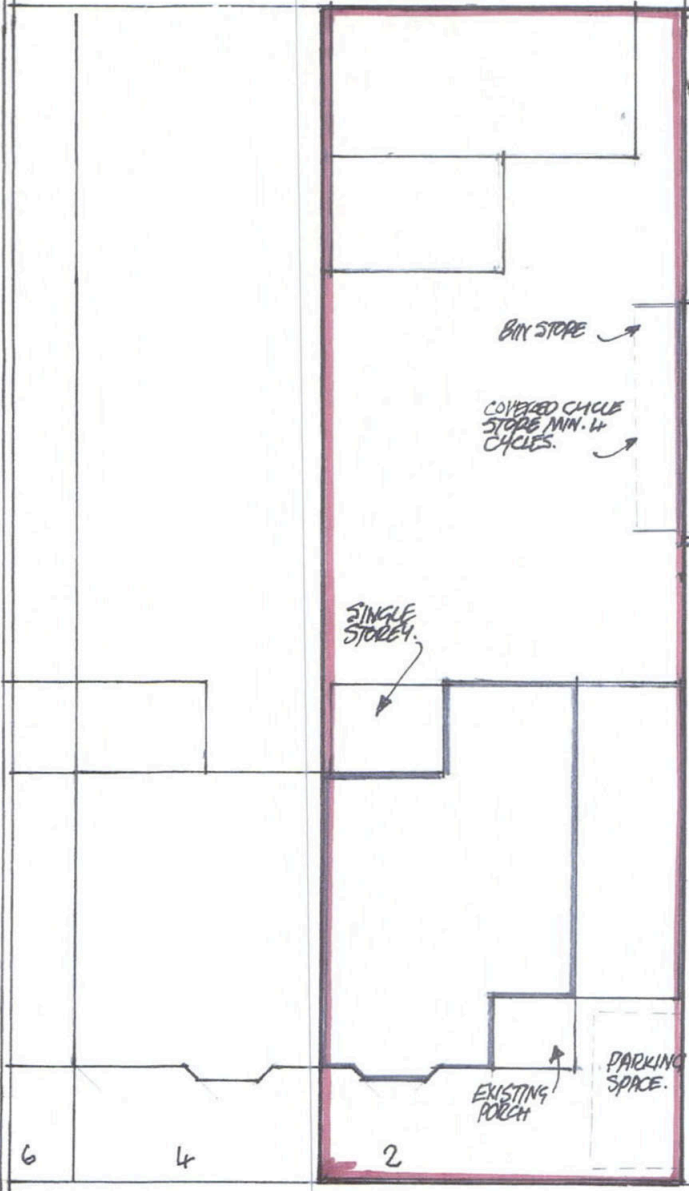
**Date(s) of Amendment(s):**

**Date Application Valid:** 14/09/2010

0 10 M.  
M.  
1:200.



LOW BORO OF HILLINGDON  
RECEIVED  
27 AUG 2010  
PLANNING & TRANSPORTATION  
GROUP



HILLIARD ROAD.

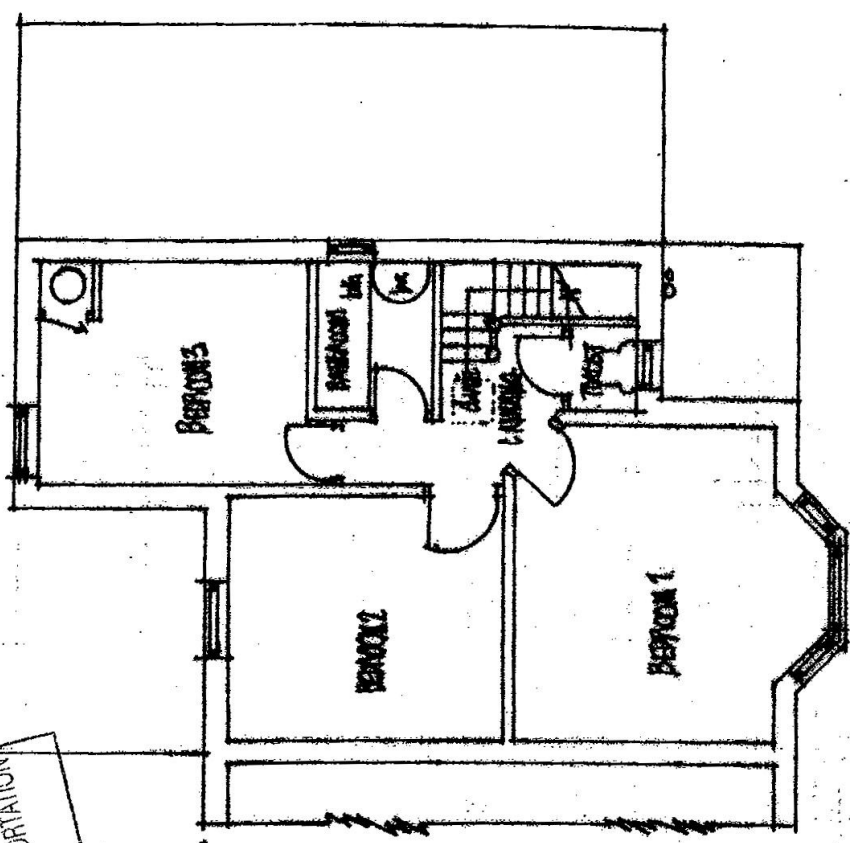
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NOV. 07  
DRG. NO:  
2188.??

2 HILLIARD ROAD  
NORTHWOOD  
MIDDX. HA6 1SN.

ELEY AND ASSOCIATES  
11 OLD HALL CLOSE  
PINNER  
MIDDX. HA5 4ST.

LON BORO OF HILLINGDON  
 RECEIVED  
 27 AUG 2010  
 PLANNING & TRANSPORTATION  
 GROUP



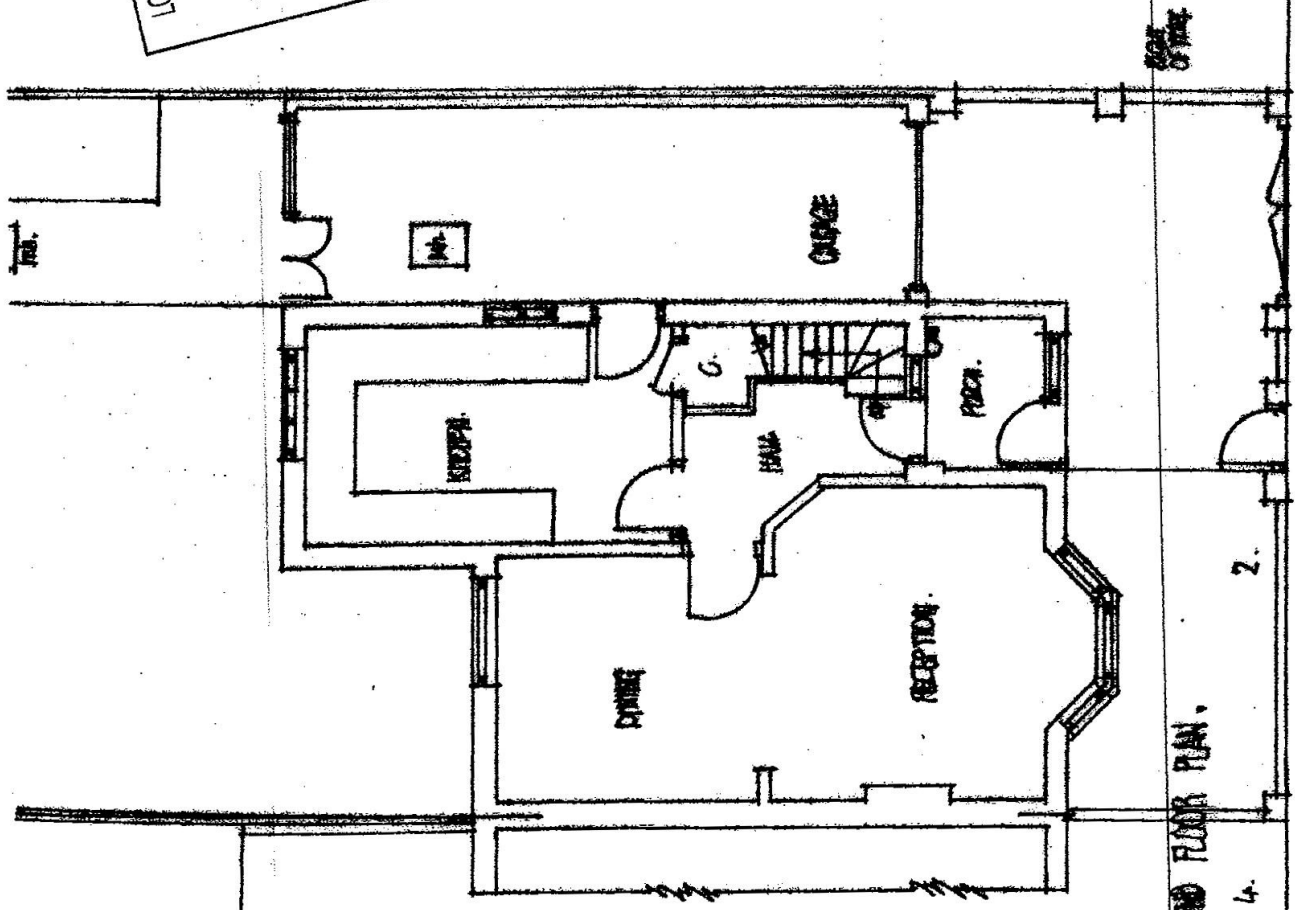
FIRST FLOOR PLAN.

2 HILLIARD ROAD  
 NORTHWOOD  
 MIDDX. HA6 1SN. 2077/10

SCALE 1:100  
 NOV 07  
 DRG. NO. 2077/10

ELEY AND ASSOCIATES  
 11 OLD HALL CLUFE  
 FINCHER  
 MIDDX. HA5 1ST

EXISTING.

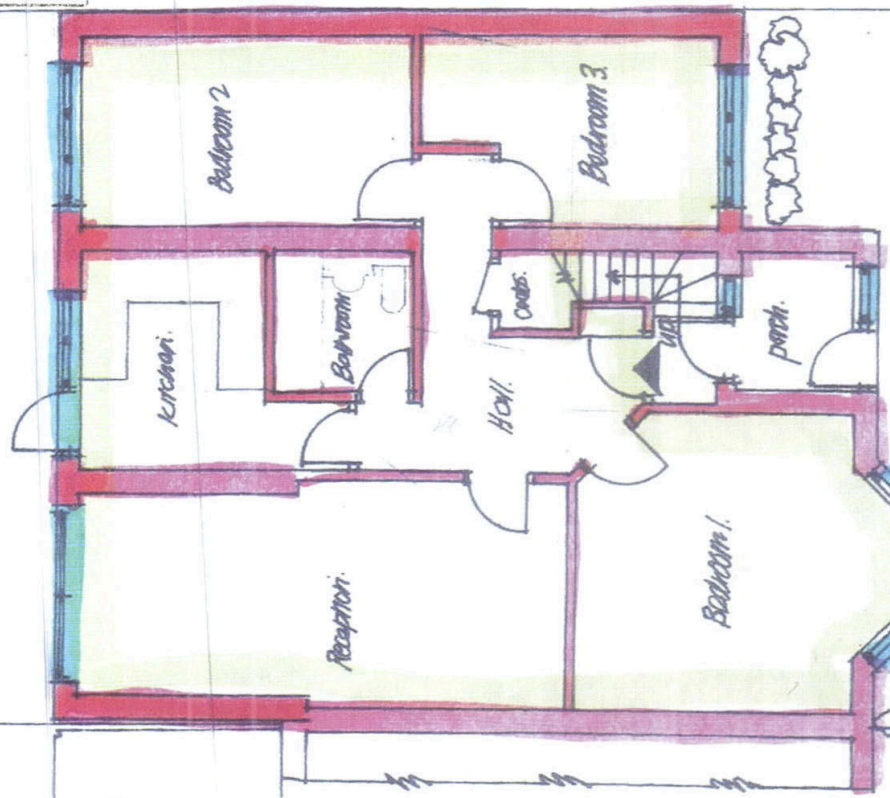


GROUND FLOOR PLAN.

HILLIARD ROAD.



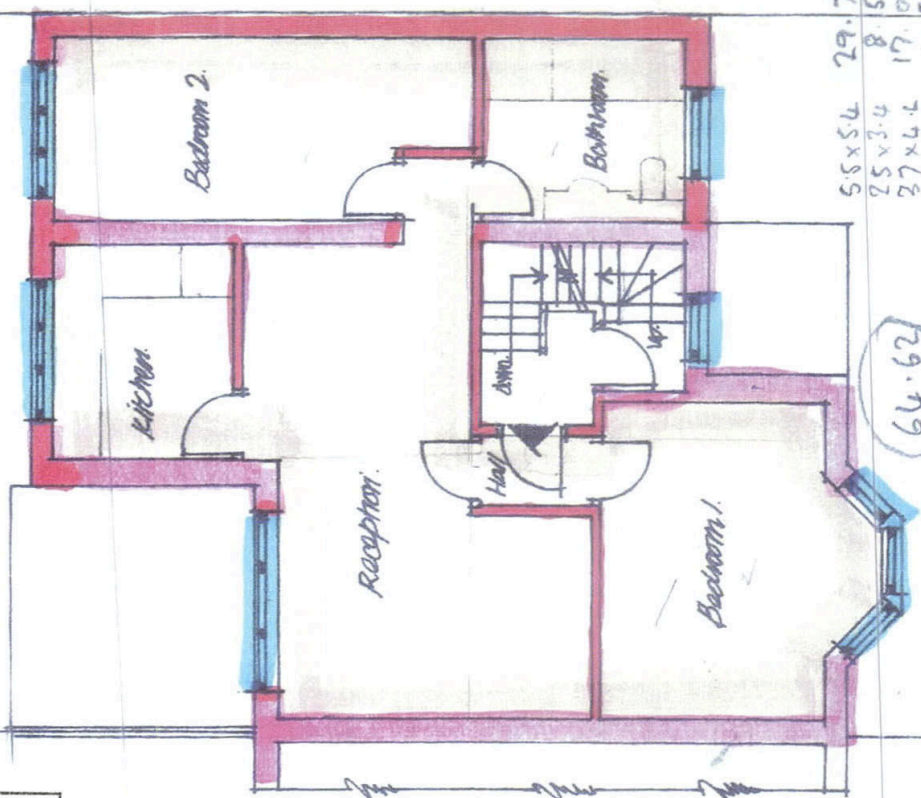
LOW BOROUGH OF HILLINGDON  
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 27 AUG 2010  
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 GROUP



GROUND FLOOR PLAN.

78.21 sqm  
 REQ 77

8.8 x 5.5  
 5.8 x 3.7  
 2.5 x 1.9  
 1.3  
 1.9  
 78.21



FIRST FLOOR PLAN. REQ 63

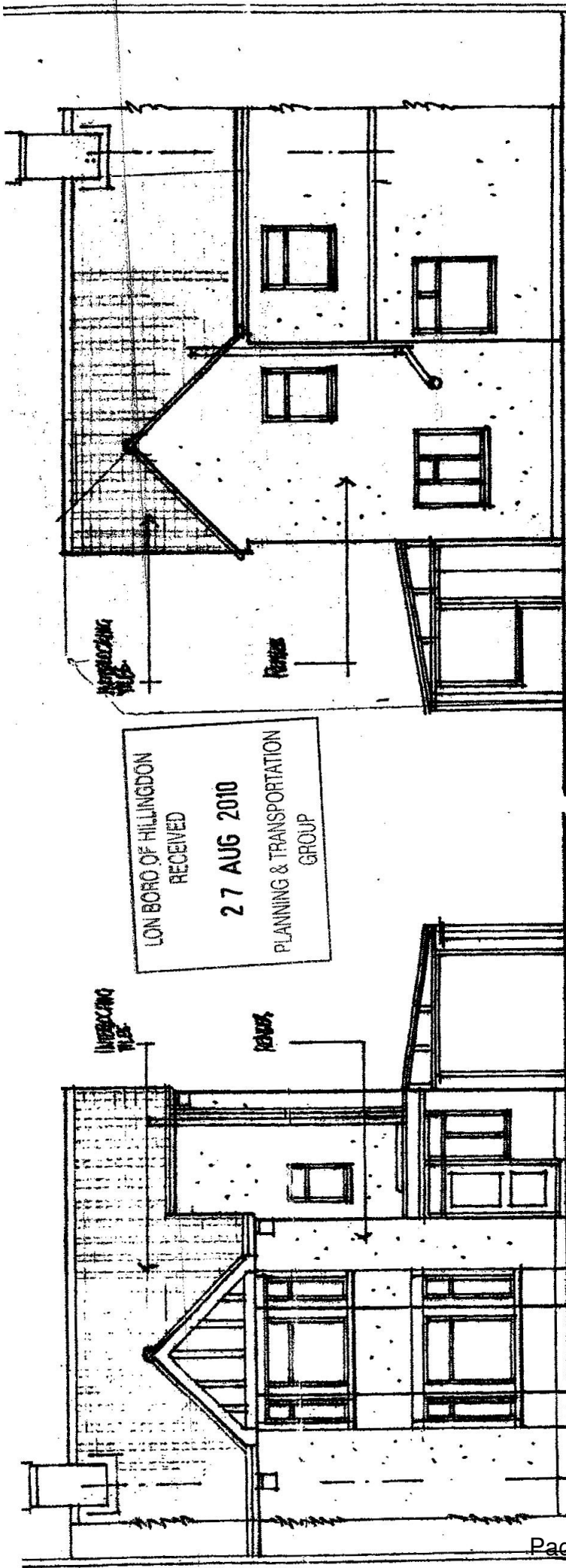
64.62

55 x 54 29.7  
 25 x 34 8.5  
 27 x 42 17.02  
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 1.5  
 57  
 7  
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2 HILLIARD ROAD  
 NORTHWOOD  
 MIDDX. HA6 1SN.

SCALE 7:100  
 JUNE 2010  
 DRG. NO: 2188/20

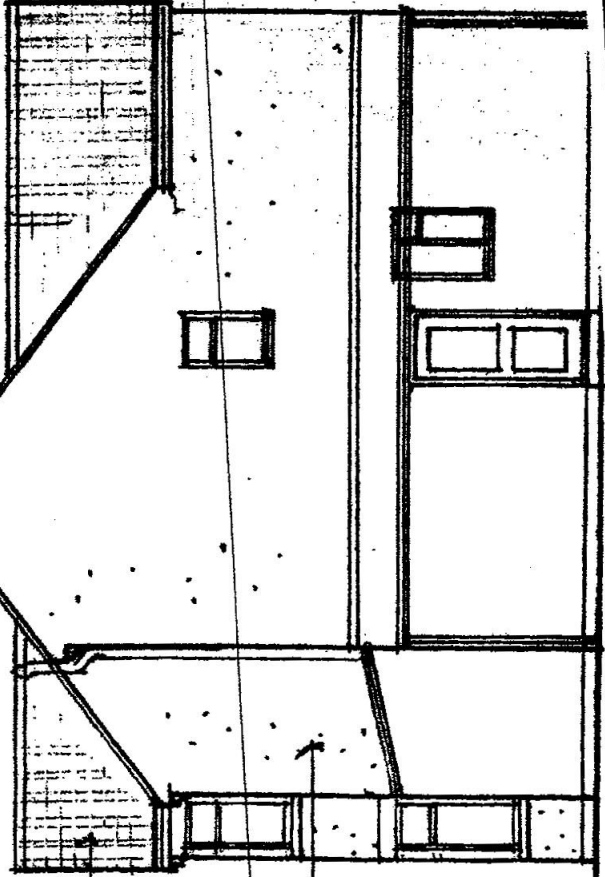
ELEY AND ASSOCIATES  
 11 OLD HALL CLOSE  
 PINNER HA5 4ST.



LON BORO OF HILLINGTON  
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 GROUP

REAR ELEVATION

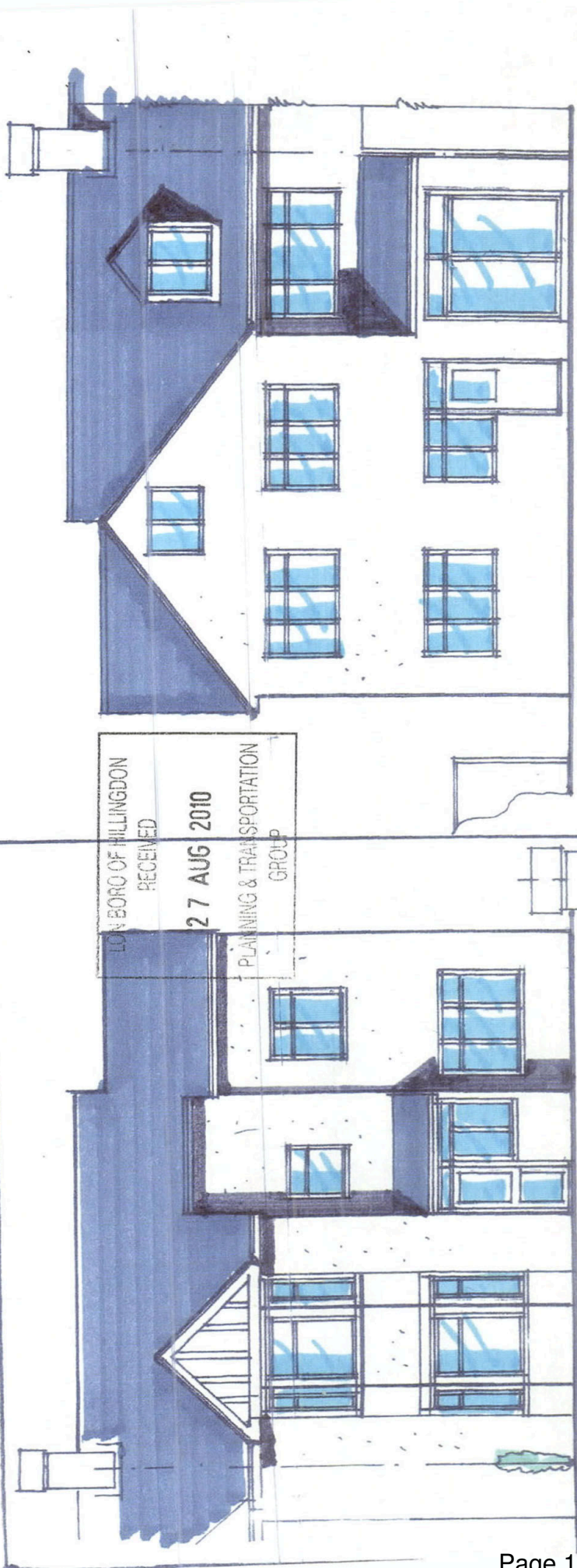
FRONT ELEVATION



SIDE ELEVATION

EXISTING

2 HILLIARD ROAD  
 NORTHWOOD  
 MIDDX. HA6 1SN.  
 SCALE 1/100  
 NO. 07  
 DRG. NO.  
 2099/11  
 ELEY AND ASSOCIATES  
 11 OLD HALL CLOSE  
 PINNER



TOWN BORO OF HILLINGTON  
 RECEIVED  
 27 AUG 2010  
 PLANNING & TRANSPORTATION  
 GROUP

REAR ELEVATION.

FRONT ELEVATION

2 HILLIARD ROAD  
 NORTHWOOD  
 MIDDX. HA6 1SN.

SCALE 1:100  
 JUNE 2010  
 DRG. NO: 2188 - 21

ELEY AND ASSOCIATES  
 11 OLD HALL CLOSE  
 PINNER HA5 6LST.

SIDE  
 ELEVATION (END).

SIDE  
 ELEVATION (NO4)



*2 HILLIARD ROAD  
NORTHWOOD HA6 1SA.*

LON BORO OF HILLINGDON  
RECEIVED

27 AUG 2010

PLANNING & TRANSPORTATION  
GROUP

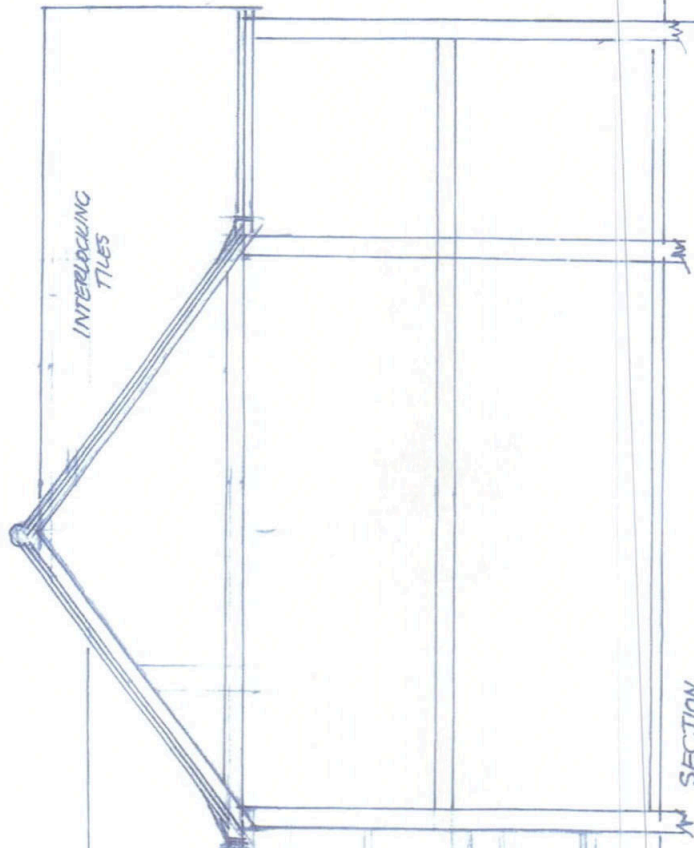
LON BORO OF HILLINGDON  
RECEIVED  
27 AUG 2010  
PLANNING & TRANSPORTATION  
GROUP



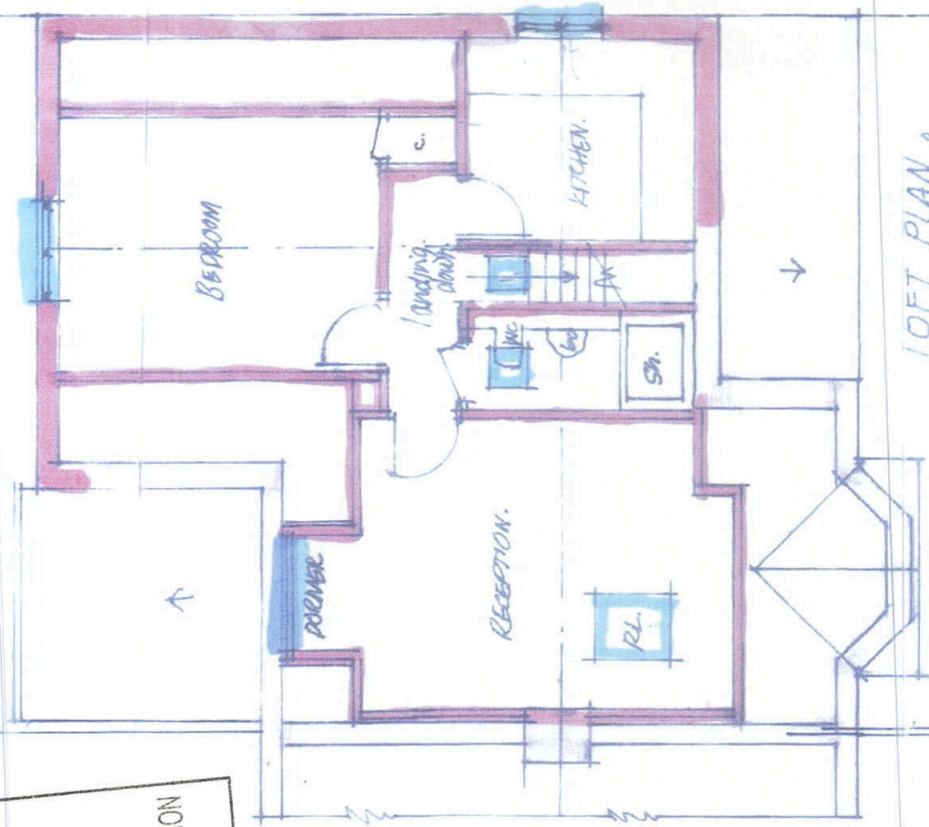
DRG NO 2152-SS.

0 1 2 3 4 5 10  
 METRES  
 SCALE 1:100

LOW BORO OF HILLINGDON  
 RECEIVED  
 27 AUG 2010  
 PLANNING & TRANSPORTATION  
 GROUP



SECTION.



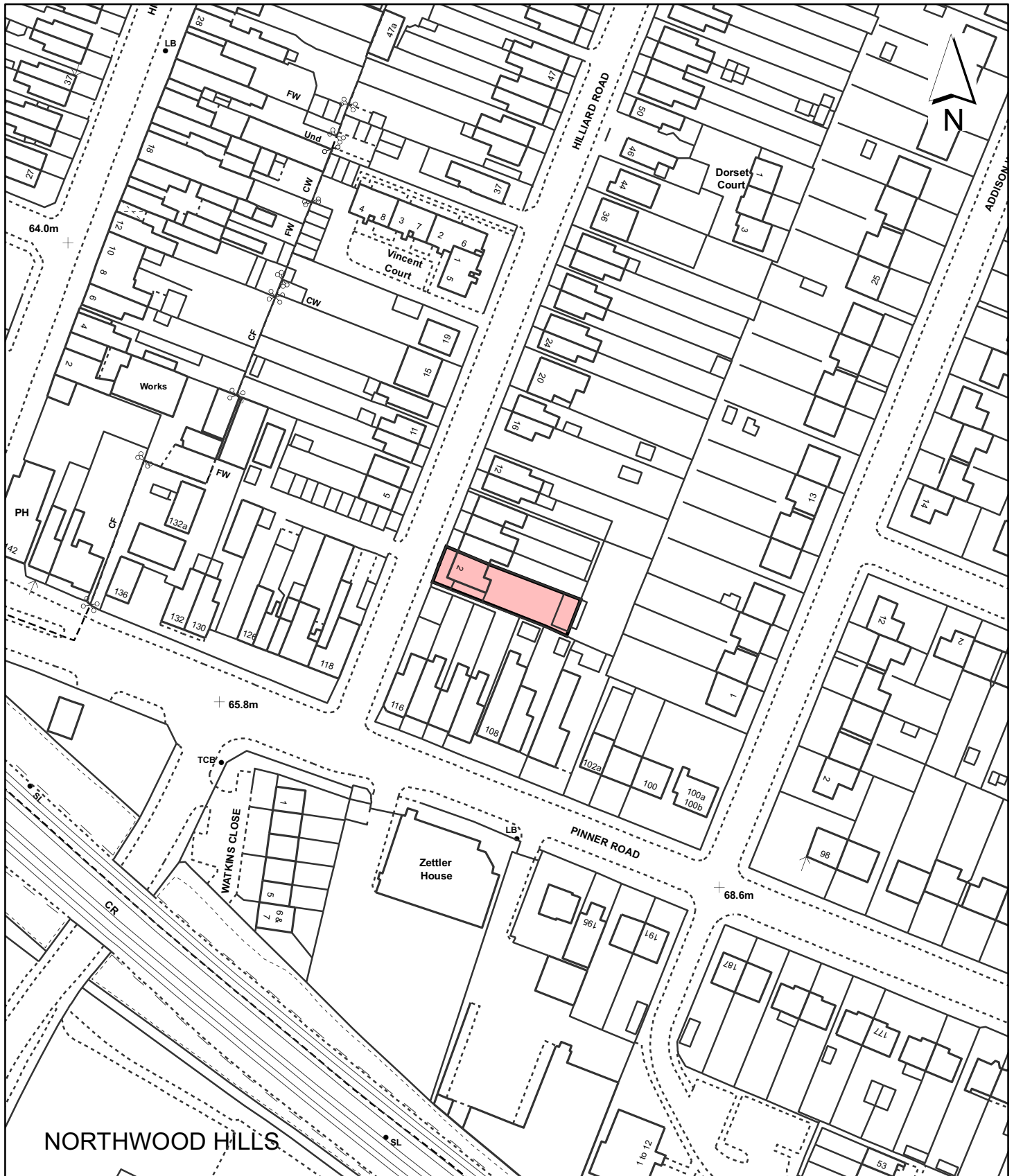
LOFT PLAN.

2 HILLIARD ROAD  
 NORTHWOOD  
 MIDDLESEX HA6 1SN.


SCALE 7:100  
 FEB. 2010  
 DRAWING: 2/52.5

ELEY AND ASSOCIATES  
 11 OLD HALL CLOSE  
 PINNER HA5 6LST.

PROPOSED.



**Notes**

 Site boundary  
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Site Address	
<b>2 Hilliard Road Northwood</b>	
Planning Application Ref:	Scale
<b>34684/APP/2010/2013</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 117	<b>November 2010</b>

**LONDON BOROUGH  
OF HILLINGDON**

**Planning, Environment  
& Community Services**

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



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement Services**

**Address** 62 FAIRACRES RUISLIP

**Development:** Single storey rear extension, first floor side extension, enlargement of front and rear dormer windows and conversion of garage to habitable space.

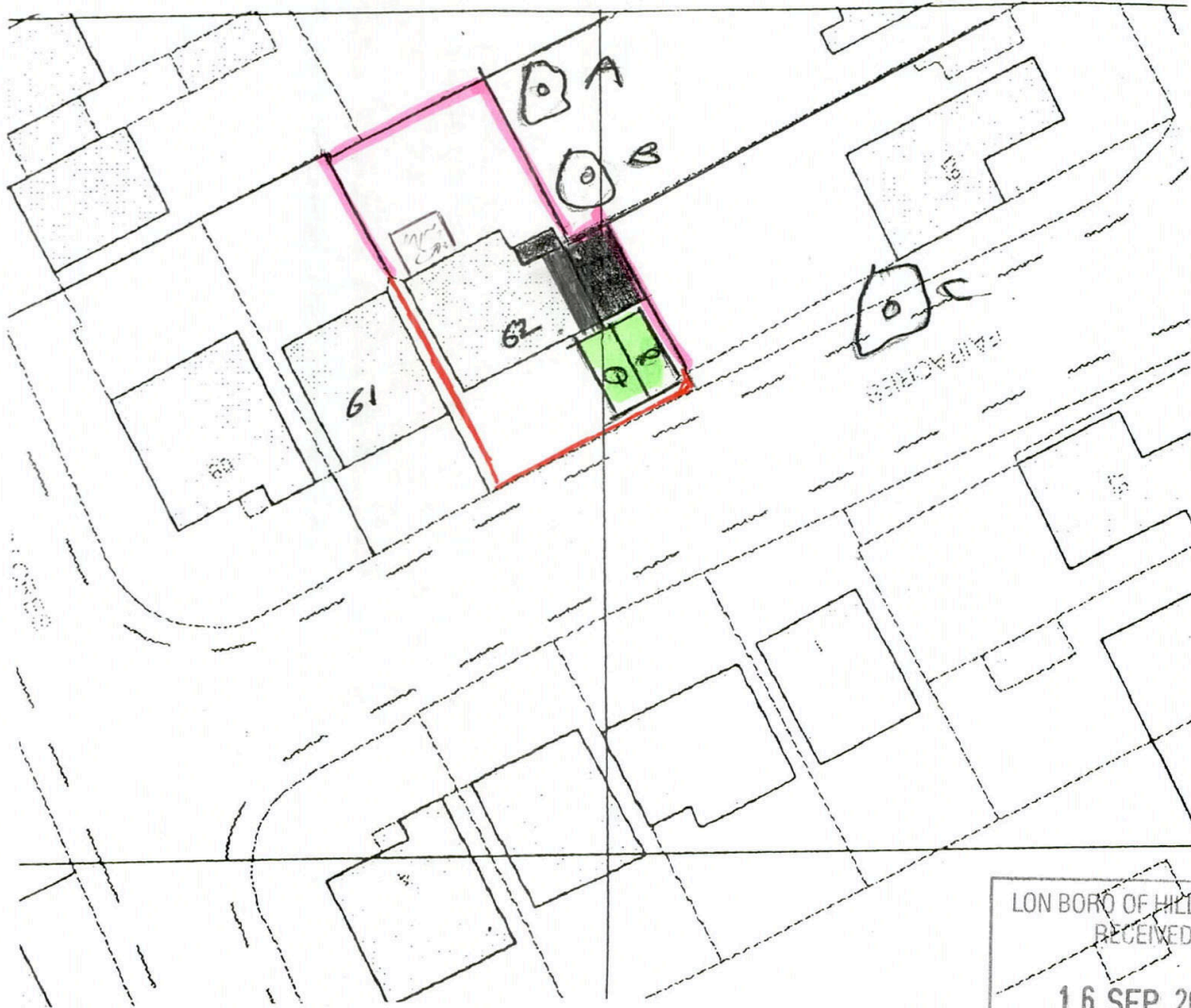
**LBH Ref Nos:** 24895/APP/2010/2170

**Date Plans Received:** 17/09/2010

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

**Date Application Valid:** 17/09/2010





LON BORO OF HILLINGDON  
RECEIVED  
16 SEP 2010  
PLANNING & TRANSPORTATION  
GROUP

LON BORO OF HILLINGDON  
ACCEPTED  
[Redacted]  
PLANNING & TRANSPORTATION  
GROUP

EXTENSION  
SHOWN SHADED

N24  
Q/P

2 PARKING  
BAYS  
EACH 2400  
X 4800

A/B/C TREES IN ADJOINING PROPERTIES

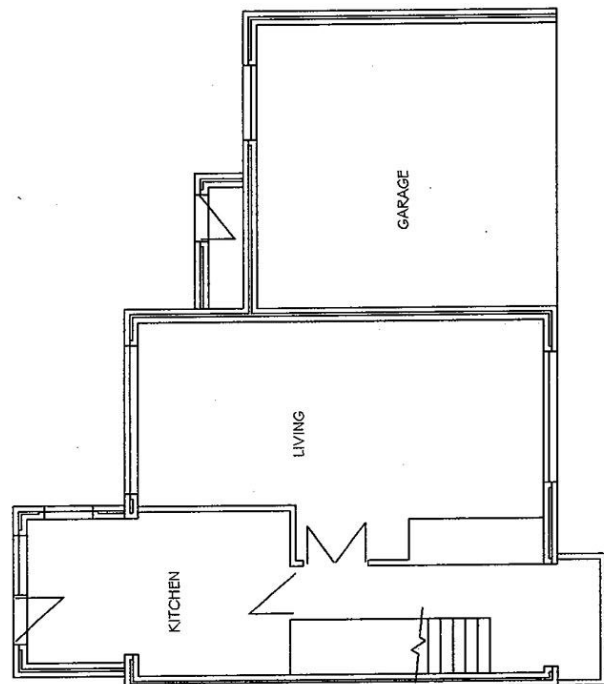
- A: APPLE
- B: JAPANESE CHERRY TREE
- C: CONIFER

LON BORO OF HILLINGDON  
RECEIVED  
[Redacted]  
PLANNING & TRANSPORTATION  
GROUP

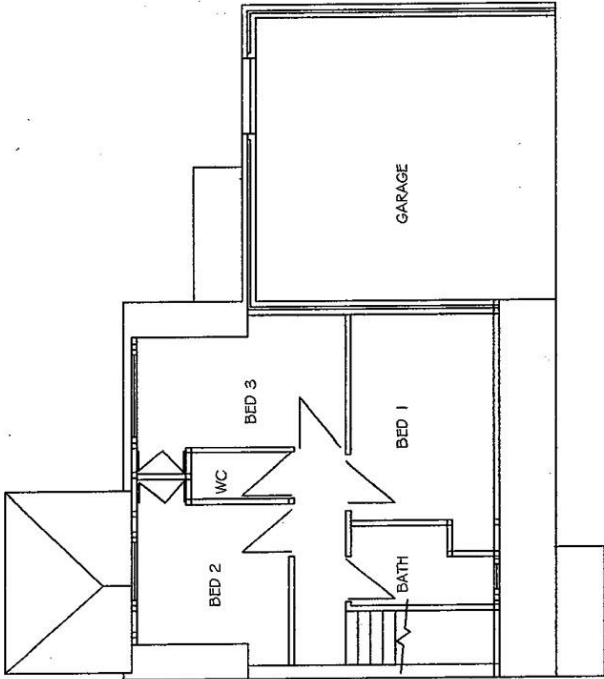
62 FAIRACRES  
RUISLIP

SCALE 1:50

SKETCH 1



GROUND FLOOR PLAN



1ST FLOOR PLAN

LON BORO OF HILLINGDON  
RECEIVED  
PLANNING & TRANSPORTATION  
GROUP  
1 10 06

LON BORO OF HILLINGDON  
RECEIVED  
PLANNING & TRANSPORTATION  
GROUP

LON BORO OF HILLINGDON  
RECEIVED  
16 SEP 2010  
PLANNING & TRANSPORTATION  
GROUP

62 FAIRACRES  
RUISLIP

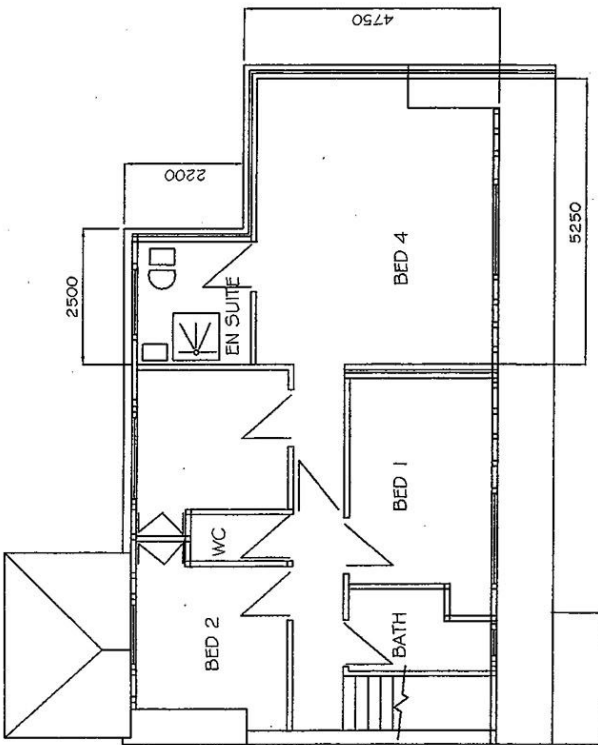
PROPOSED 1ST FLOOR EXTENSION  
GROUND FLOOR REAR EXTENSION &  
GARAGE CONVERSION

EXISTING STRUCTURE  
SHEET 2

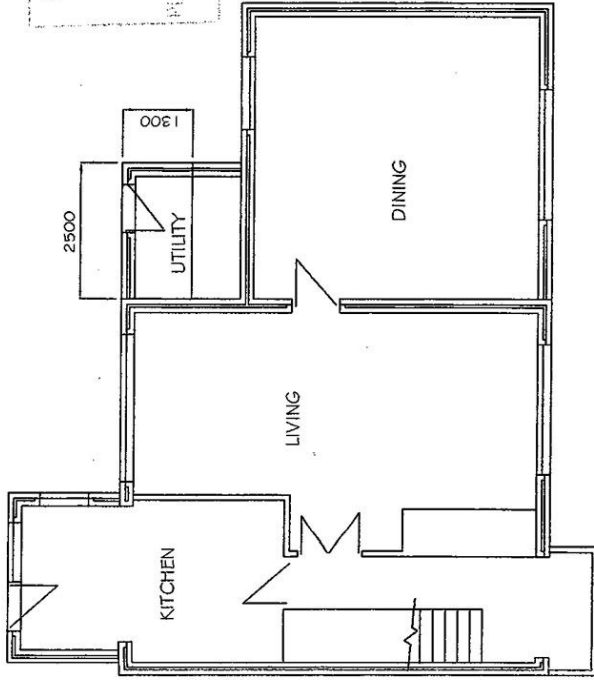
SCALE 1:100 FEB 06  
62FA/2

NOTES

FRONT DORMER COVERED IN UPVC CLADDING  
 PITCHED ROOF COVERED IN CLAY TILES  
 EXTERNAL WALLS BRICK TO MATCH EXTG.



1ST FLOOR PLAN



GROUND FLOOR PLAN

LOW BORO OF HILLINGDON  
 ACCEPTED  
 PLANNING & TRANSPORTATION  
 GROUP

LOW BORO OF HILLINGDON  
 RECEIVED  
 PLANNING & TRANSPORTATION  
 GROUP

LOW BORO OF HILLINGDON  
 RECEIVED  
 16 SEP 2010  
 PLANNING & TRANSPORTATION  
 GROUP

62 FAIRACRES

RUISLIP

PROPOSED 1ST FLOOR EXTENSION  
 GROUND FLOOR REAR EXTENSION &  
 GARAGE CONVERSION

PROPOSED STRUCTURE  
 SHEET 2

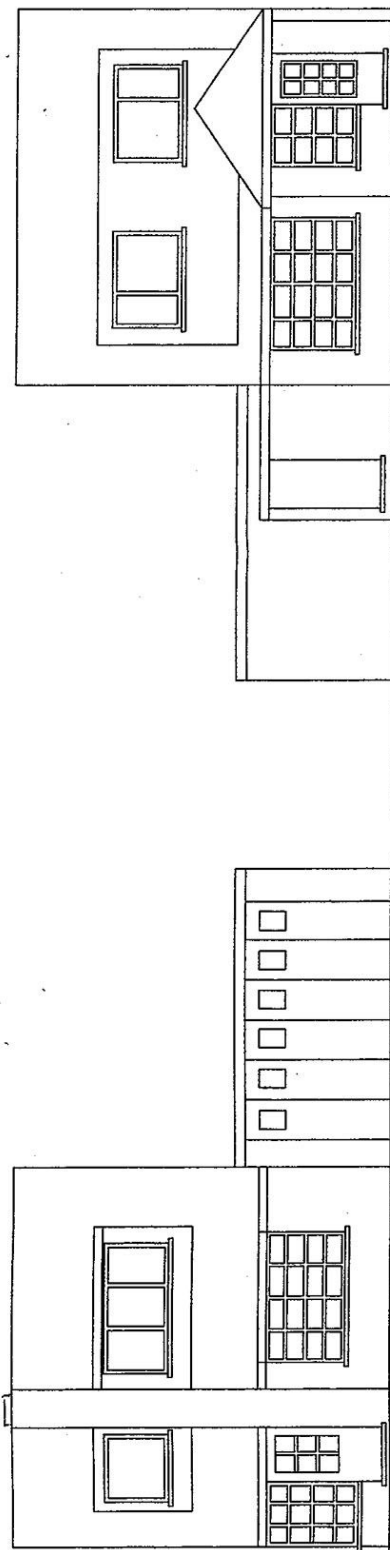
SCALE 1:100 MARCH 06  
 62FA/4



LON BORO OF HILLINGDON  
ACCEPTED  
[REDACTED]  
PLANNING & TRANSPORTATION  
GROUP

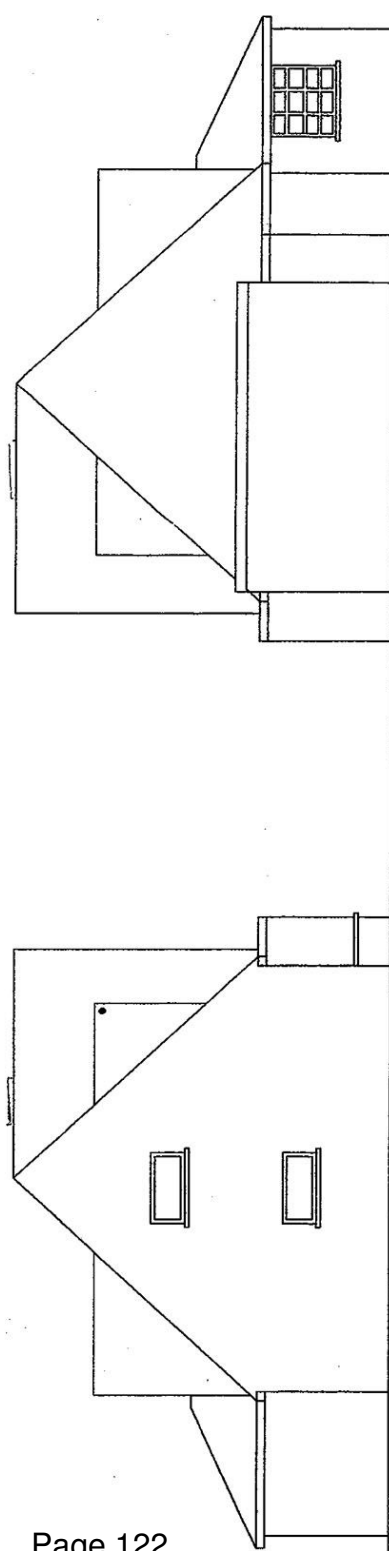
LON BORO OF HILLINGDON  
RECEIVED  
[REDACTED]  
PLANNING & TRANSPORTATION  
GROUP

LON BORO OF HILLINGDON  
RECEIVED  
16 SEP 2010  
PLANNING & TRANSPORTATION  
GROUP



REAR ELEVATION

FRONT ELEVATION



SIDE ELEVATION VIEW FROM EVELYN AVENUE

SIDE ELEVATION VIEW FROM 61 FAIRACRES

62 FAIRACRES  
RUISLIP

PROPOSED 1ST FLOOR EXTENSION  
GROUND FLOOR REAR EXTENSION &  
GARAGE CONVERSION

EXISTING STRUCTURE  
SHEET 1

SCALE 1:100 FEB 06  
62FA/1

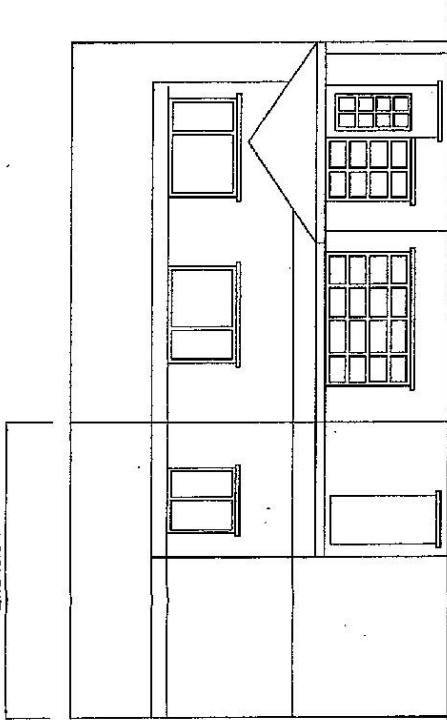
LON BORO OF HILLINGDON  
 RECEIVED  
 PLANNING & TRANSPORTATION  
 GROUP

LON BORO OF HILLINGDON  
 RECEIVED  
 PLANNING & TRANSPORTATION  
 GROUP

LON BORO OF HILLINGDON  
 RECEIVED  
 16 SEP 2003  
 PLANNING & TRANSPORTATION  
 GROUP

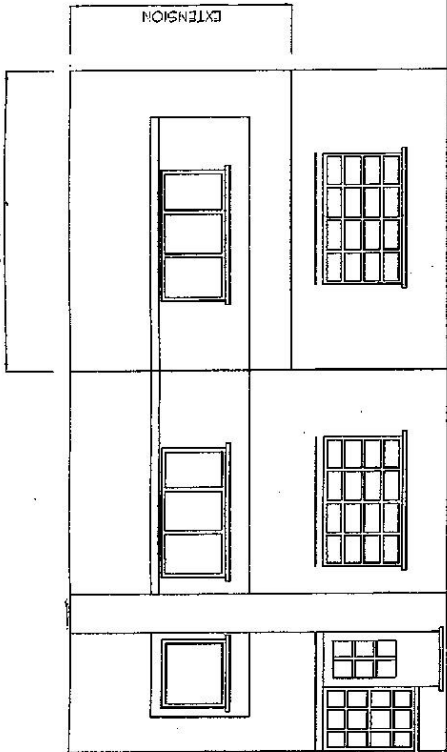
62 FAIRACRES RUISLIP
PROPOSED 1ST FLOOR EXTENSION # GROUND FLOOR REAR EXTENSION # GARAGE CONVERSION
PROPOSED STRUCTURE SHEET 1
SCALE 1:100 FEB 06 62FA/3

EXTENSION

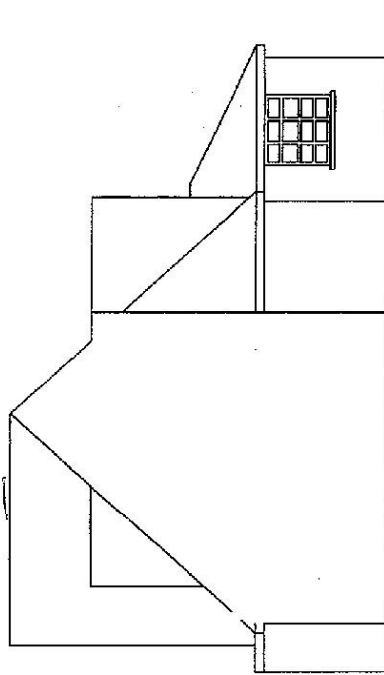


REAR ELEVATION

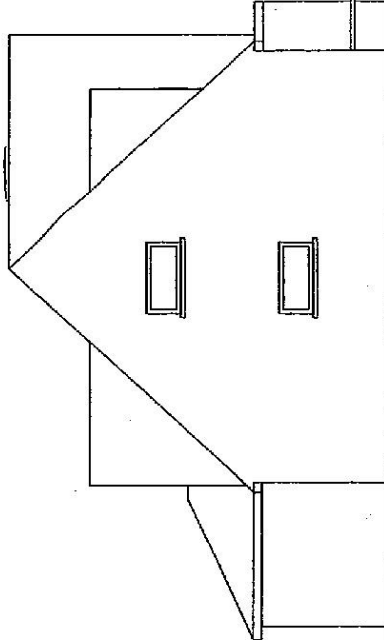
EXTENSION



FRONT ELEVATION




SIDE ELEVATION VIEW FROM EVELYN AVENUE



SIDE ELEVATION VIEW FROM 61 FAIRACRES



**Notes**

 Site boundary

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Site Address

**62 Fairacres  
Ruislip**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning, Environment  
& Community Services**

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

Planning Application Ref:

**24895/APP/2010/2170**

Scale

**1:1,250**

Planning Committee

**North** Page 124

Date

**November  
2010**



**HILLINGDON**  
LONDON

### **Report of the Head of Planning & Enforcement Services**

**Address** GRASS VERGE OPPOSITE RECREATION GROUND MOORHALL ROAD  
HAREFIELD

**Development:** Installation of a 11.8m high mobile telecommunications pole and ancillary equipment cabinet (Consultation under Schedule 2, Part 24 of The Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

**LBH Ref Nos:** 67032/APP/2010/2380

**Date Plans Received:** 12/10/2010

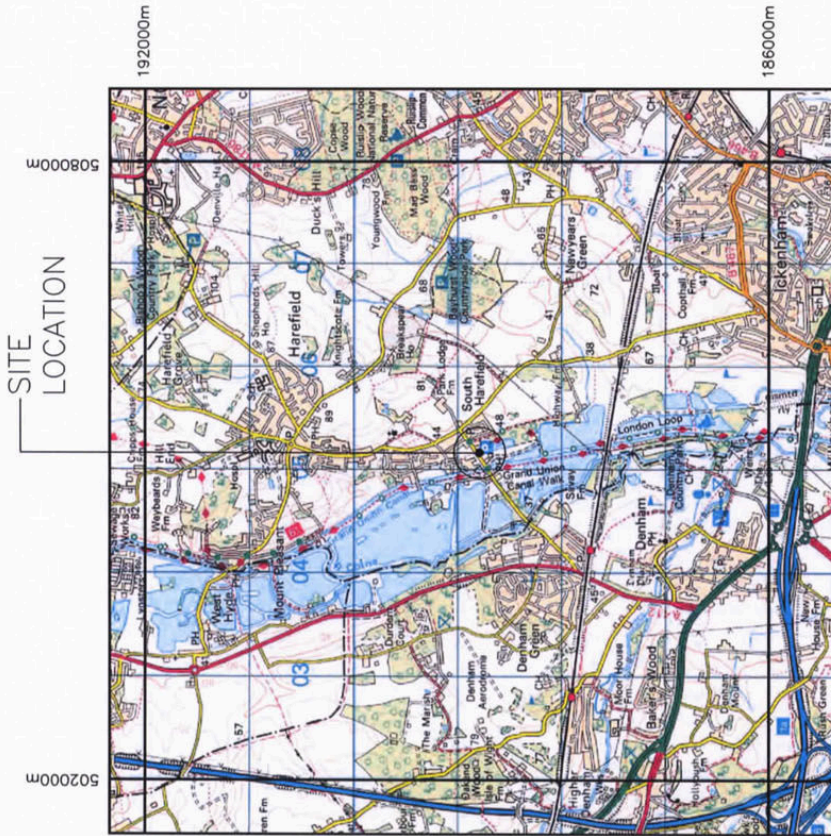
**Date(s) of Amendment(s):**

**Date Application Valid:** 12/10/2010

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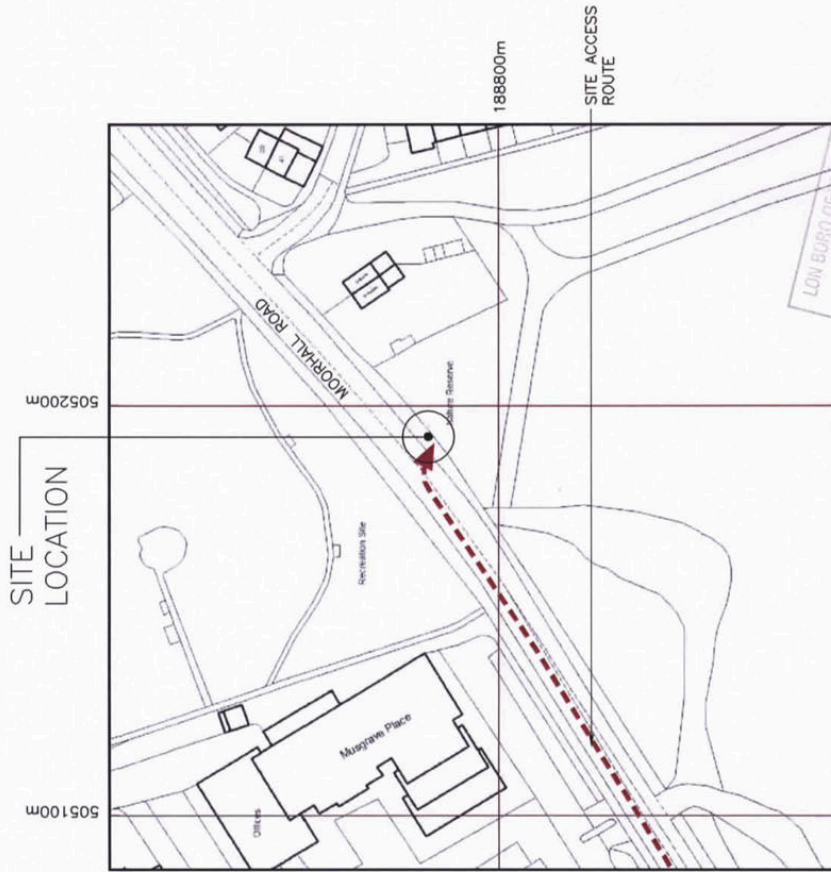
NORTH



SITE GRID REFERENCE 505194E 188817N  
SCALE 1:50000



SITE PHOTOGRAPH



SITE GRID REFERENCE 505194E 188817N  
SCALE 1:1250

**NOTES:**

1. SITE ACCESS:  
AT JUNCTION 17 SOUTH (M25), TAKE THE A412 EXIT TO MAPLE CROSS. AT THE ROUNDABOUT, TAKE THE 1ST EXIT ONTO A412/DENHAM WAY HEADING TO MAPLE CROSS. AT THE ROUNDABOUT, TAKE THE 2ND EXIT ONTO A412/DENHAM WAY/N ORBITAL RD. CONTINUE TO FOLLOW A412/N ORBITAL RD. GO THROUGH 1 ROUNDABOUT. TURN LEFT AT MOORFIELD RD. SLIGHT LEFT TO STAY ON MOORFIELD RD. CONTINUE STRAIGHT TO STAY ON MOORFIELD RD. SLIGHT RIGHT TO STAY ON MOORFIELD RD. CONTINUE ONTO MOORHALL RD. THE SITE IS LOCATED ON YOUR RIGHT HAND SIDE OPPOSITE THE BUSINESS PARK.
2. SURROUNDING AREA IS RURAL.
3. DISTANCE TO PUBLIC HIGHWAY IS 2.0m APPROX.

REPRODUCED FROM ORDNANCE SURVEY WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE.  
© CROWN COPYRIGHT. LICENCE NO. AL100034583

LONG BOARD RECEIVED  
12 OCT 2010  
PLANNING & TRAFFIC

REV.	DATE	ADDRESS REVISED	DW	AKSESS	BY	CHK.	REMARKS
A	17.06.10						

CELL NAME	MOORHALL ROAD		OPTION	A	DRAWN	VENY	CHECKED	AKSESS	APPROVED	CA	DATE	19.04.10	SCALE	N/A
SITE ADDRESS	MOORHALL ROAD (OPP BUSINESS PARK)													
	SOUTH HAREFIELD													
	MIDDLESEX													
	UB9 6JF													
DRAWING TITLE	SITE LOCATION MAPS													
PURPOSE OF ISSUE	PLANNING		DRAWING No.	100		REVISION	A							
CORNERSTONE ID	CS - 10469	HOST ID	O2 - 44623	SHARER ID	VF - 76293									
CONSULTANT REF No.	1293/019													

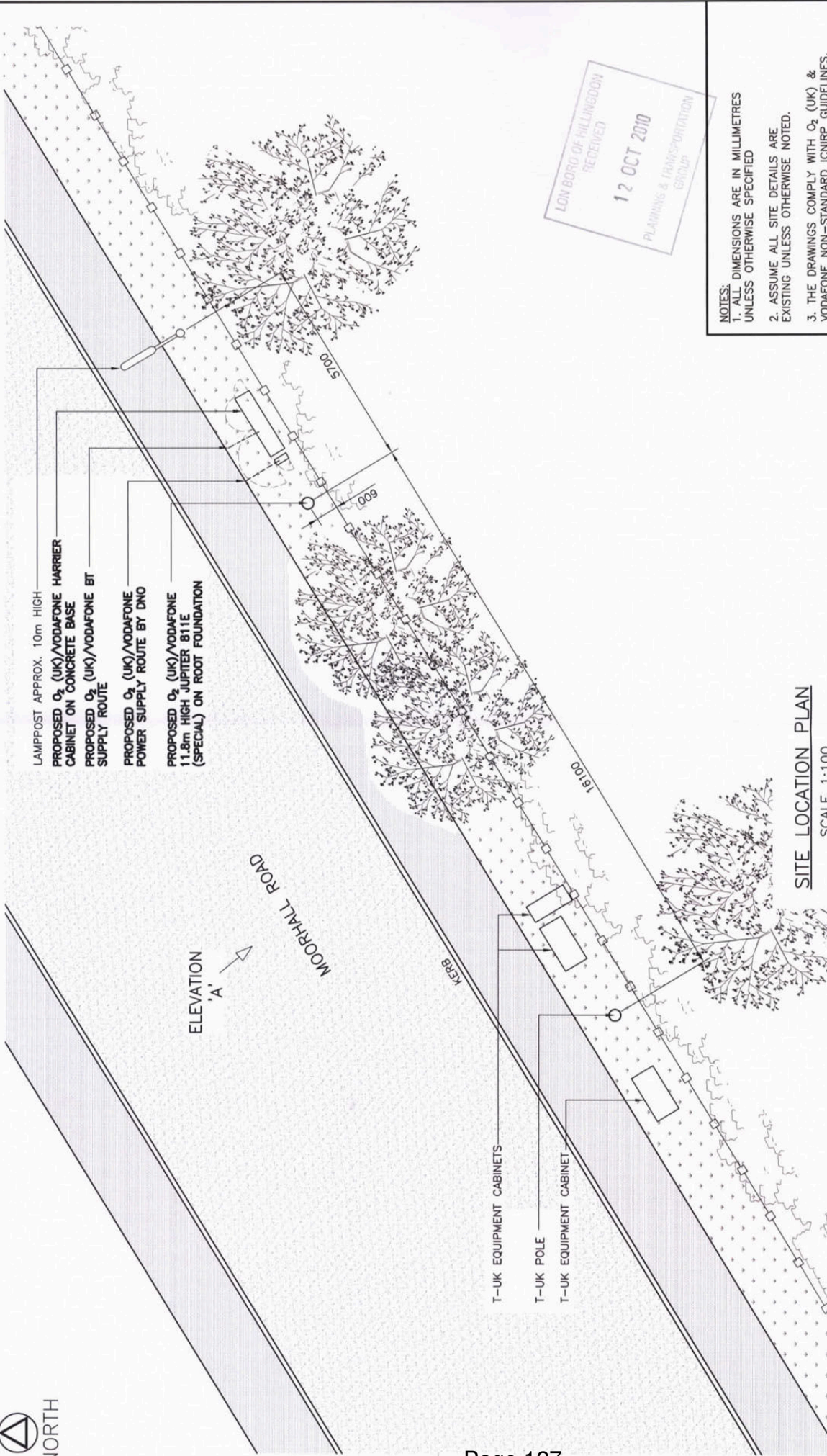
**Tyco Electronics**  
Tyco Electronics UK Infrastructure Ltd.  
Hemel Hempstead  
Hertfordshire, Surrey  
KT16 9DT  
Telephone 01932 576 900 Fax 01932 576 901

**O2**  
CORNERSTONE PROJECT





NORTH



LON BORO OF HILLINGDON  
 RECEIVED  
 12 OCT 2010  
 PLANNING & TRANSPORTATION  
 GROUP

NOTES:  
 1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED  
 2. ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.  
 3. THE DRAWINGS COMPLY WITH O<sub>2</sub> (UK) & VODAFONE NON-STANDARD ICNIRP GUIDELINES.

**SITE LOCATION PLAN**  
 SCALE 1:100

DRAWN	VENY	CHECKED	AKSESS	APPROVED	CA	DATE	19.04.10	SCALE	N/A
CORNERSTONE ID	CS - 10469	HOST ID	O2 - 44623	SHARER ID	VF - 76293				
CONSULTANT REF No.	1293/019								
PURPOSE OF ISSUE	PLANNING	DRAWING No.	200	REVISION	C				

CELL NAME	MOORHALL ROAD	OPTION	A
SITE ADDRESS	MOORHALL ROAD (OPP BUSINESS PARK)		
	SOUTH HAREFIELD		
	MIDDLESEX		
	UB9 6JF		
DRAWING TITLE	SITE LOCATION PLAN		

**Tyco Electronics**  
 Tyco Electronics UK Infrastructure Ltd.  
 Head Office  
 Herold Road  
 Cheresey, Surrey  
 KT16 9DT  
 Telephone 01932 575 900 Fax 01932 575 901

**O<sub>2</sub>**  
 CORNERSTONE PROJECT

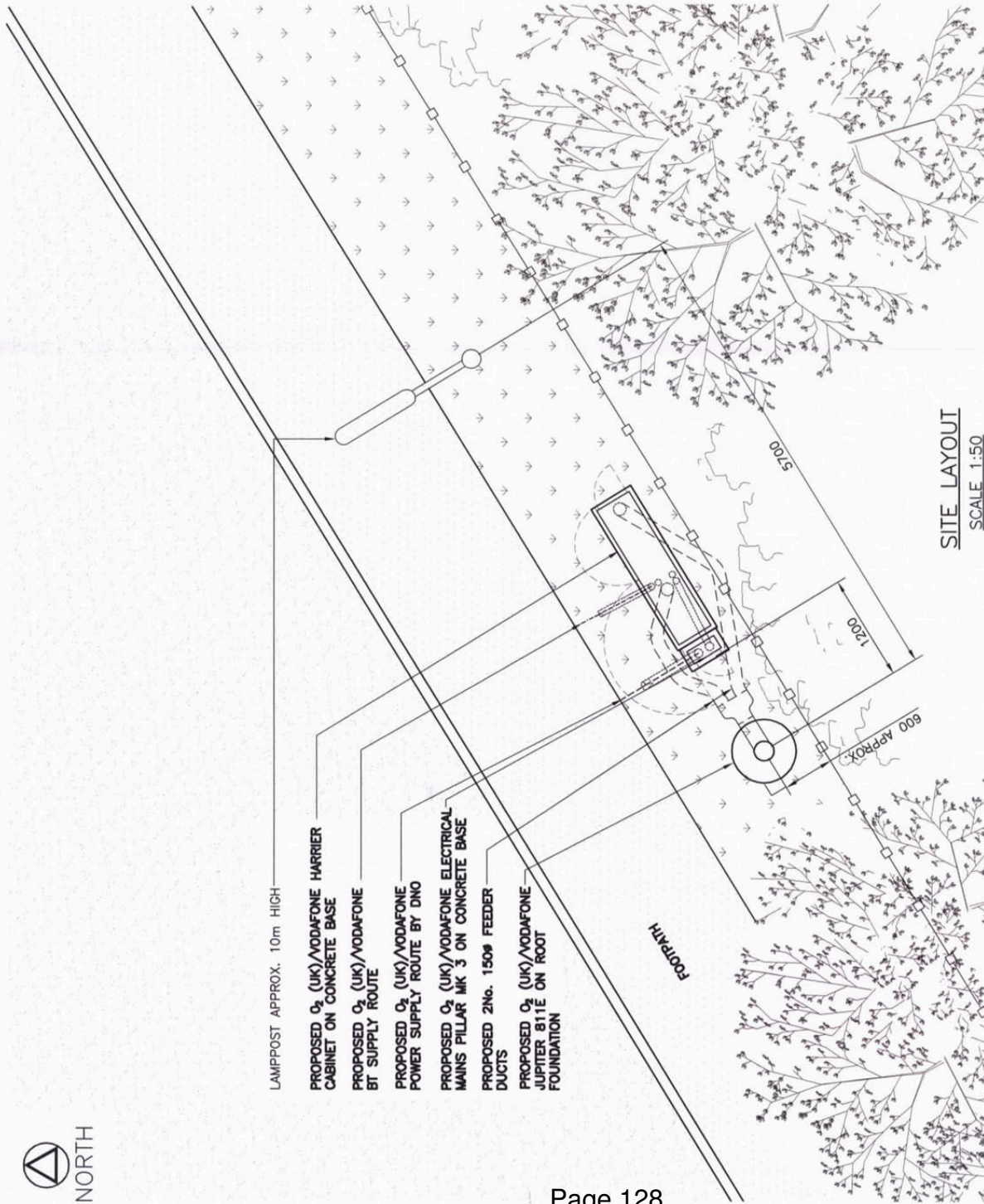
REV.	DATE	REMARKS	BY	CHK.
C	07.10.10	TOWER HEIGHT REVISED	BJ	AKSESS
B	17.06.10	ADDRESS REVISED	DW	AKSESS
A	29.04.10	ELECTRICAL MAINS MILLAR ADDED	SM-G	AKSESS



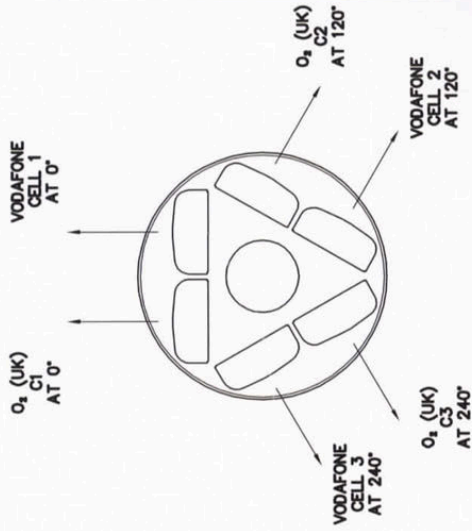
NORTH



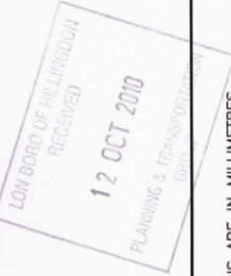
NORTH



SITE LAYOUT  
SCALE 1:50

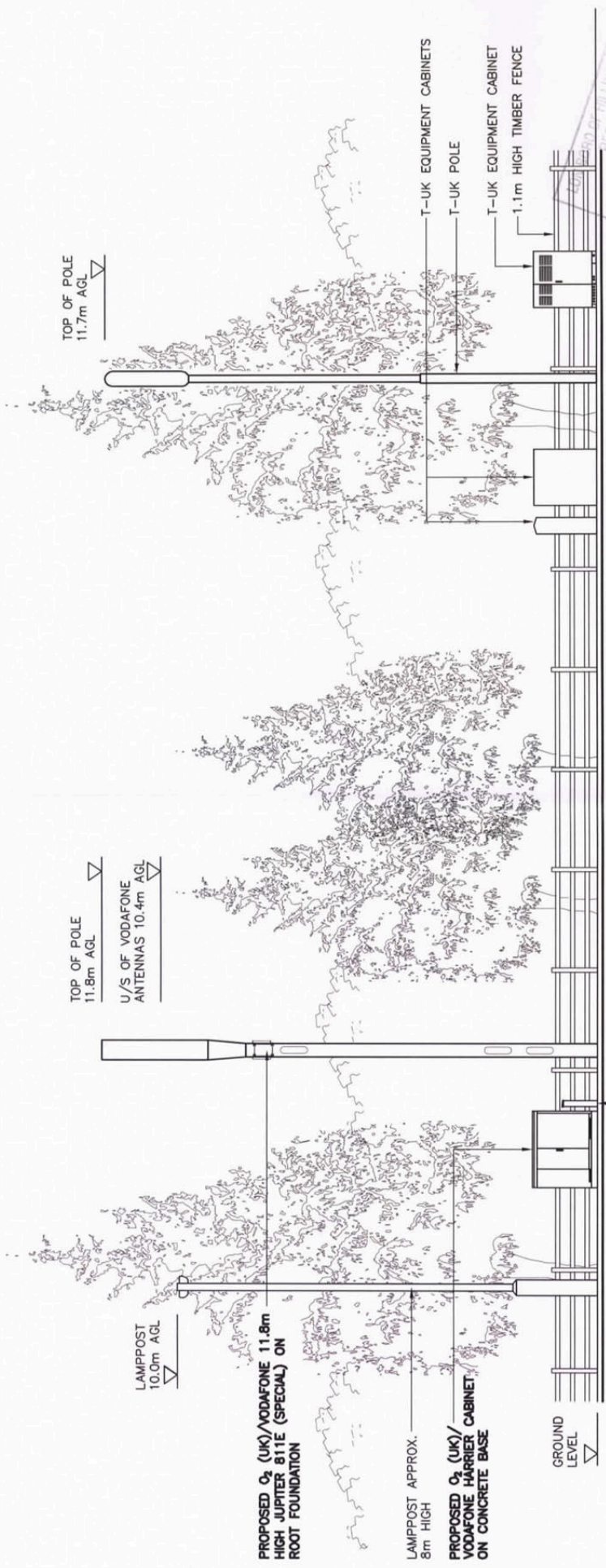


PLAN OF VODAFONE/O<sub>2</sub> (UK) EQUIPMENT  
ON TOWER @ 10.4m A.G.L.  
SCALE 1:10



- NOTES: DIMENSIONS ARE IN MILLIMETRES  
1. ALL UNLESS OTHERWISE SPECIFIED  
2. ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.  
3. THE DRAWINGS COMPLY WITH O<sub>2</sub> (UK) & VODAFONE NON-STANDARD ICNIRP GUIDELINES.

CELL NAME MOORHALL ROAD		OPTION A	DRAWN VENY	CHECKED AKSESS	APPROVED CA	DATE 19.04.10	SCALE N/A	
SITE ADDRESS MOORHALL ROAD (OPP BUSINESS PARK) SOUTH HAREFIELD MIDDLESEX UB9 6JF		CORNERSTONE ID CS - 10469	HOST ID O2 - 44623	SHARER ID VF - 76293				
DRAWING TITLE SITE LAYOUT & EQUIPMENT PLAN		CONSULTANT REF No. 1293/019	DRAWING No. 400	PURPOSE OF ISSUE PLANNING	REVISION C			
 Tyco Electronics UK Infrastructure Ltd. High Street Hertsey, Surrey KT16 9DT Telephone 01932 676 900 Fax 01932 676 901		 CORNERSTONE PROJECT						
REV.	DATE	REMARKS	BY	CHK.				
C	07.10.10	TOWER HEIGHT REVISED	BU	AKSESS				
B	17.06.10	ADDRESS REVISED	DW	AKSESS				
A	29.04.10	ELECTRICAL MAINS MILLAR ADDED	SM&G	AKSESS				



NOTES:  
 1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED  
 2. ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.  
 3. THE DRAWINGS COMPLY WITH O<sub>2</sub> (UK) & VODAFONE NON-STANDARD ICNIRP GUIDELINES.

PROPOSED ELEVATION 'A'  
 SCALE 1:100

DRAWN	VENY	CHECKED	AKSESS	APPROVED	CA	DATE	19.04.10	SCALE	N/A
CORNERSTONE ID	CS - 10469	HOST ID	O2 - 44623	SHARER ID	VF - 76293				
CONSULTANT REF No.	1293/019								
PURPOSE OF ISSUE	PLANNING	DRAWING No.	300	REVISION	D				

CELL NAME	MOORHALL ROAD	OPTION	A
SITE ADDRESS	MOORHALL ROAD (OPP BUSINESS PARK) SOUTH HAREFIELD MIDDLESEX UB9 6JF		
DRAWING TITLE	SITE ELEVATION		

**Tyco Electronics**  
 Tyco Electronics UK Infrastructure Ltd.  
 Heston Road  
 Chertsey, Surrey  
 KT16 9DT  
 Telephone 01932 575 900 Fax 01932 575 901

CORNERSTONE PROJECT

REV.	DATE	REMARKS	BY	CHK.
D	07.10.10	TOWER HEIGHT REVISED	BJ	AKSESS
C	28.07.10	POLE HEIGHTS AMENDED	OW	AKSESS
B	17.06.10	ADDRESS REVISED	OW	AKSESS
A	29.04.10	ELECTRICAL MAINS PILLAR ADDED	SM-G	AKSESS

**This Photograph shows as existing**



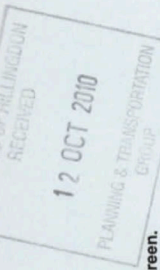
Image Prepared For:  
**M25**  
In association with:  
**Pico Consultants**  
07795 486654



**This Photomontage shows as proposed**

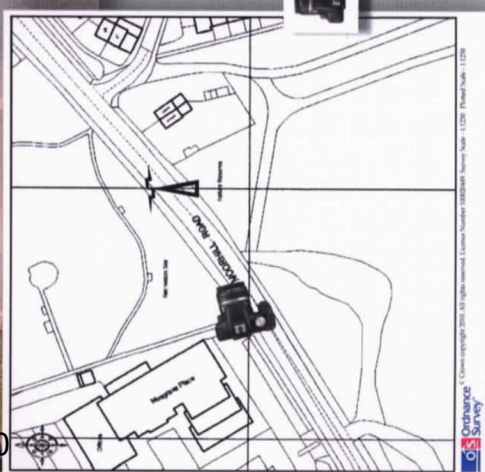


**This Photomontage is for illustrative purposes only**



Cell Site: 10469 Moorhill Road  
Site Location: Moorhill Road, South Harefield,  
Middlesex UB9 6JF  
NGR: E 505174 N 188794

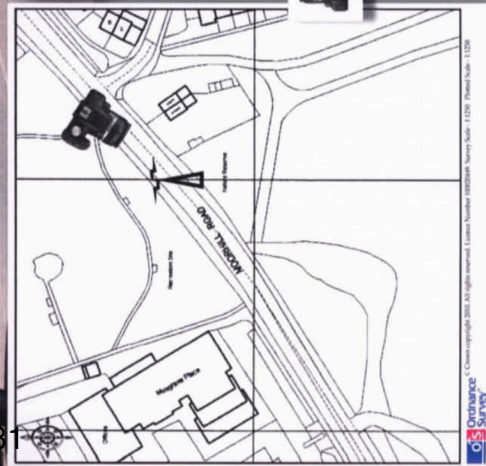
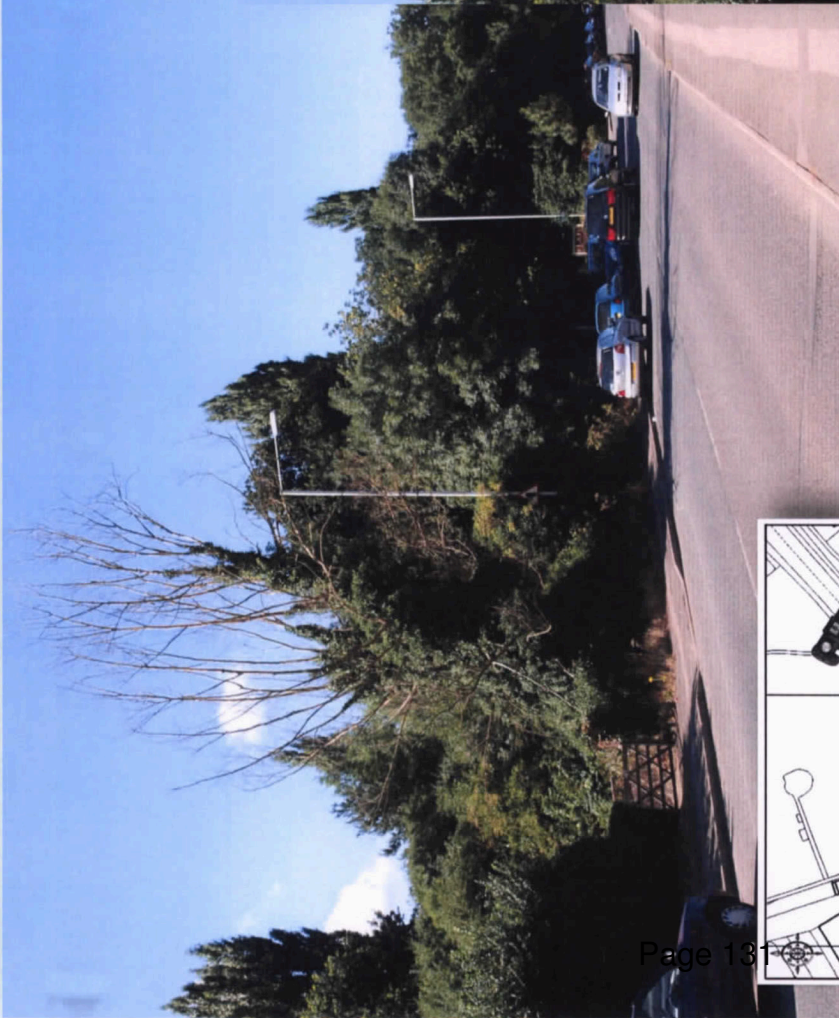
Viewpoint: Looking East from Moorhill Road  
Camera to antenna distance: @ 48m  
Photographs: MV Imaging Ltd  
Date : 21/07/10



Structure: 11.8m overall street pole, coloured Green.  
Antenna Spec: 3no Vodafone panel antennas at 11.1m AGL, 3no O2 panel antennas at 11.1m AGL, all concealed within a GRP shroud at the top of the structure.  
Cabinets: 1no Vodafone 1.84m x 0.44m x 1.55m high, 1no electrical pillar 0.38m x 0.17m x 0.85m high, coloured Green.

MV Imaging Ltd  
10469 Moorhill Road  
Berkshire  
RG18 3DQ  
mark.vella@mvimaging@line.co.uk  
© MV Imaging Ltd

**This Photograph shows as existing**



Camera Location  
Antenna Location

Viewpoint: Looking Southwest from Moorhill Road  
Camera to antenna distance: @ 55m  
Photographs: MV Imaging Ltd  
Date : 21/07/10

Cell Site: 10469 Moorhill Road  
Site Location: Moorhill Road, South Harefield,  
Middlesex UB9 6JF  
NGR: E 505174 N 188794



Image Prepared For:  
**M25**  
In association with:  
**Pico Consultants**  
07795 486654

**This Photomontage shows as proposed**



**This Photomontage is for Illustrative Purposes Only**

Structure: 11.8m overall street pole, coloured Green.  
Antenna Spec: 3no Vodafone panel antennas at 11.1m AGL, 3no O2 panel antennas at 11.1m AGL, all concealed within a GRP shroud at the top of the structure.  
Cabinets: 1no Vodafone 1.84m x 0.44m x 1.55m high, 1no electrical pillar 0.38m x 0.17m x 0.85m high, coloured Green.

MV Imaging Ltd  
Thatcham,  
Berkshire  
RG18 3DQ  
mark.vella.imaging@live.co.uk  
© MV Imaging Ltd

# South Harefield

Chapel  
(site of)

Recreation Ground

Musgrave House

MOORHALL ROAD

Moorside

Dellside Cott

Shelter

DELSIDE

THE SITE

37.5m

40.5m

Harefield Boat Yard

## Notes

 Site boundary

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Site Address

**Grass verge opposite recreation ground  
Moorhall Road  
Harefield**

Planning Application Ref:

**67032/APP/2010/2380**

Planning Committee

**North** Page 132

Scale

**1:1,250**

Date

**November  
2010**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning, Environment  
& Community Services**

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



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement Services**

**Address** PATH ADJ. RECREATION GROUND OPPOSITE FIELD END JUNIOR  
SCHOOL FIELD END ROAD RUISLIP

**Development:** Replacement of existing H3G 13m replica telegraph pole telecoms mast, with  
15m replica telegraph pole telecoms mast with ancillary cabinets at ground  
level. Original to be removed (Consultation under Schedule 2, Part 24 of the  
Town and Country Planning (General Permitted Development) Order 1995)  
(as amended.)

**LBH Ref Nos:** 61143/APP/2010/2442

**Date Plans Received:** 18/10/2010                      **Date(s) of Amendment(s):**

**Date Application Valid:** 18/10/2010

Notes:  
1 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE

N.G.R E: 511807 N: 186698  
Directions  
From the M25 J16 take the M40 towards London. This turns into the A40. Follow until turning on the left (A312 Church Road), continue until B470 Field End Road, site is this road on the right just after the school.

LON BORO OF HILLINGDON  
RECEIVED  
18 OCT 2010  
PLANNING & TRANSPORTATION  
GROUP

REV	MODIFICATION	BY	CH	DATE
C	Issue and cabinet type revised	DM	AE	09.07.10
B	Lower height revised to 15m	DM	AE	16.06.10
A	Issued for Approval	DM	MS	05.05.10

# **mono**

MONO CONSULTANTS LIMITED  
Peachwood House  
111-113 High Street  
Stratford-upon-Avon  
CV37 6PP  
T: 44 (0)1789 200099  
F: 44 (0)1789 200088  
www.moniconsultants.com

**O<sub>2</sub>**  
Cornerstone Project

Cell Name	FIELD END ROAD
Opt	A

Cornerstone	Host	Share
1097	(02) 40894	(VF) 46998

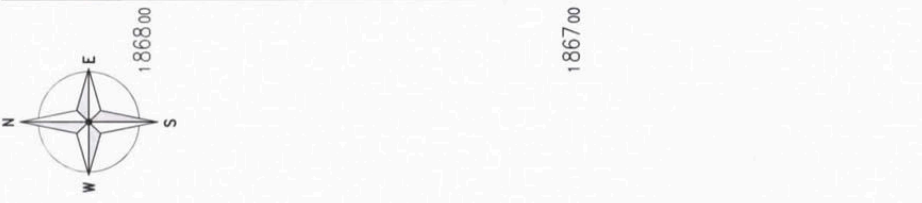
Site Address / Contact Details  
FIELD END ROAD  
RUISLIP  
MIDDLESEX  
HA4 9PQ

Drawing Title: SITE LOCATION MAPS  
Purpose of Issue: PLANNING  
Drawing Number: 100

Scale:	As Shown	Drawn:	DM	Date:	05.05.10	Issue:	C
Checked:	MS	Date:	05.05.10	Approved:	AE	Date:	05.05.10

SITE LOCATION

Access Route

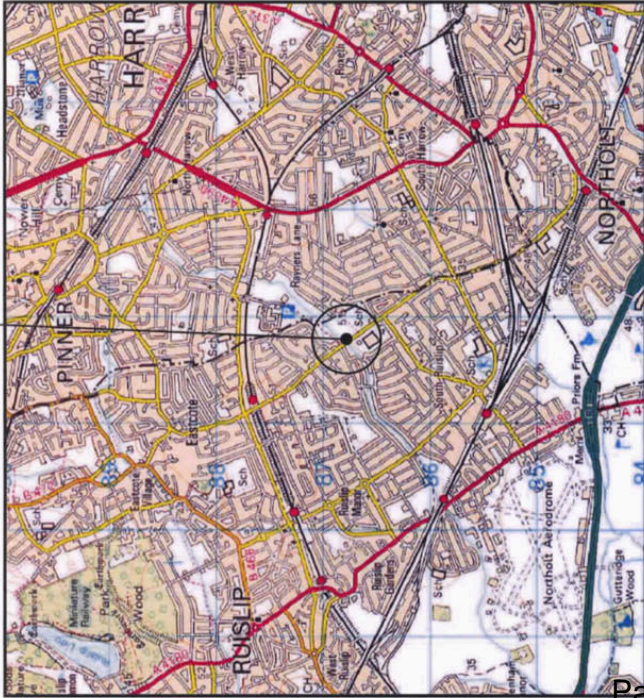


DETAILED SITE LOCATION  
(Scale 1:1250)

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Mono Consultants Limited licence no. ES100017753  
Promap licence no. A152065A0001

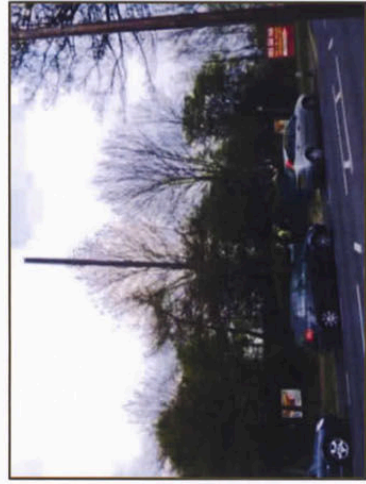
SITE LOCATION

Scale



SITE LOCATION  
(Scale 1:50000)

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SITE PHOTOGRAPH



NOTES:  
 1 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE  
 N.G.R. E: 511807 N: 186698

LON BORO OF HILLINGDON  
 RECEIVED  
 18 OCT 2010  
 PLANNING & TRANSPORTATION  
 GROUP

REV	DESCRIPTION	BY	CH	DATE
A	Issued for Approval	DW	MS	05.05.10

**#mono**  
 MONO CONSULTANTS LIMITED  
 Postwood House  
 Guild Street  
 Stratford-upon-Avon  
 CV37 0JZ (01789 290099  
 T: 44 (0)1789 290088  
 www.monocountants.com



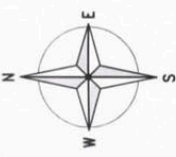
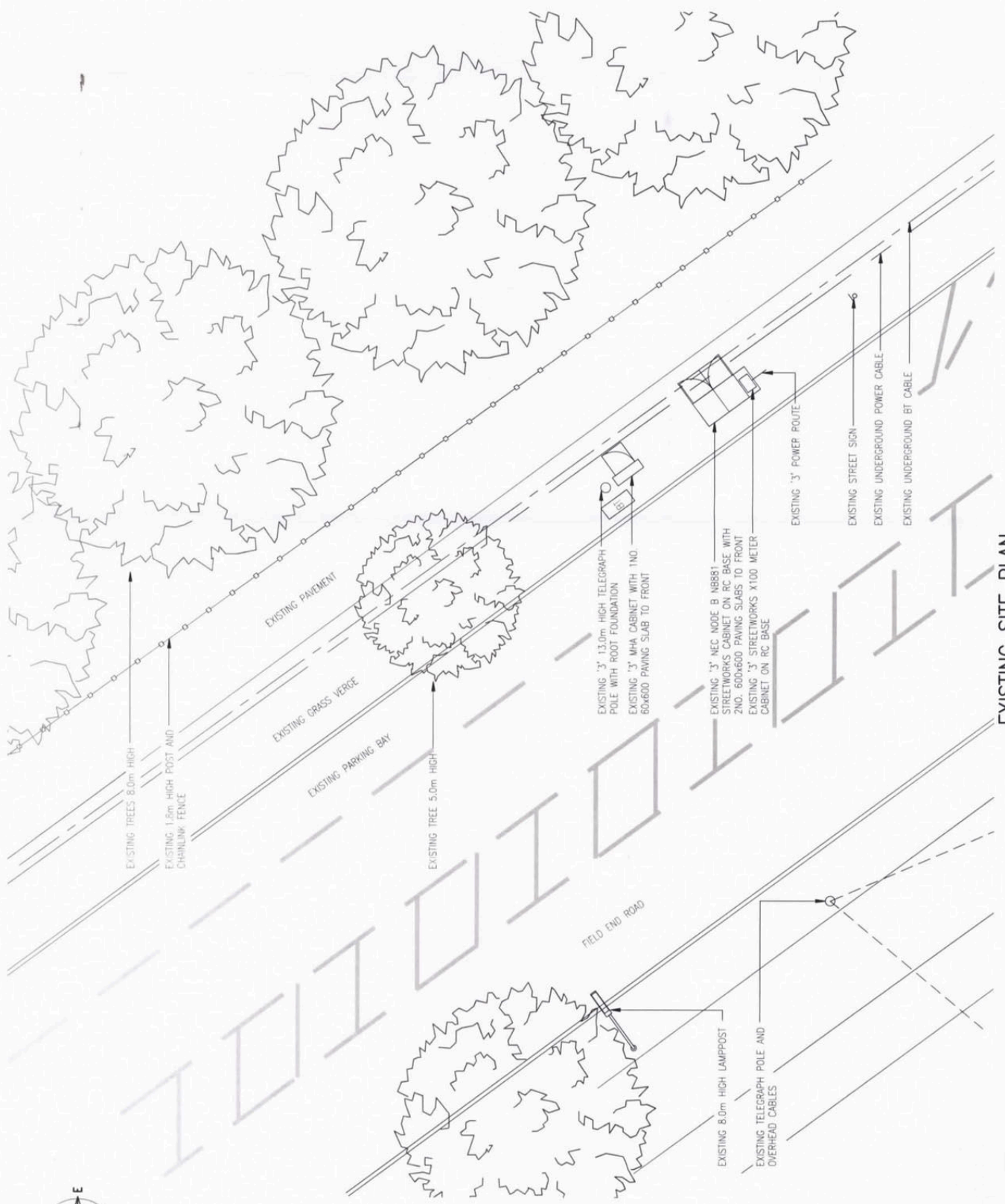
Cell Name	FIELD END ROAD	Opt	A
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Cornerstone	1097	Host	(02) 40894 (VF) 46998
Cell ID No	Sharer		

Site Address / Contact Details  
 FIELD END ROAD  
 RUISLIP  
 MIDDLESEX  
 HA4 9PQ

Drawing Title:	EXISTING SITE PLAN
Purpose of Issue:	PLANNING
Drawing Number:	200

Scale:	As Shown	Drawn:	DW	Date:	05.05.10	Issue:	A
Checked:	MS	Date:	05.05.10	Approved:	AE	Date:	05.05.10



EXISTING SITE PLAN  
 (1:100)

Notes:  
1 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE

N.G.R. E: 511807 N: 186698

LON BORO OF HILLINGDON  
RECEIVED  
18 OCT 2010  
PLANNING & TRANSPORTATION  
GROUP

REV	MODIFICATION	BY	CH	DATE
C	Tower and cabinet type revised	DM	AE	05.07.10
B	Tower height revised to 15m	DM	AE	18.06.10
A	Issued for Approval	DM	MS	03.05.10

**mono**  
#

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F: +44 (0)1789 200088  
www.monoconsultants.com



Cornerstone Project

Cell Name	Opt
FIELD END ROAD	A

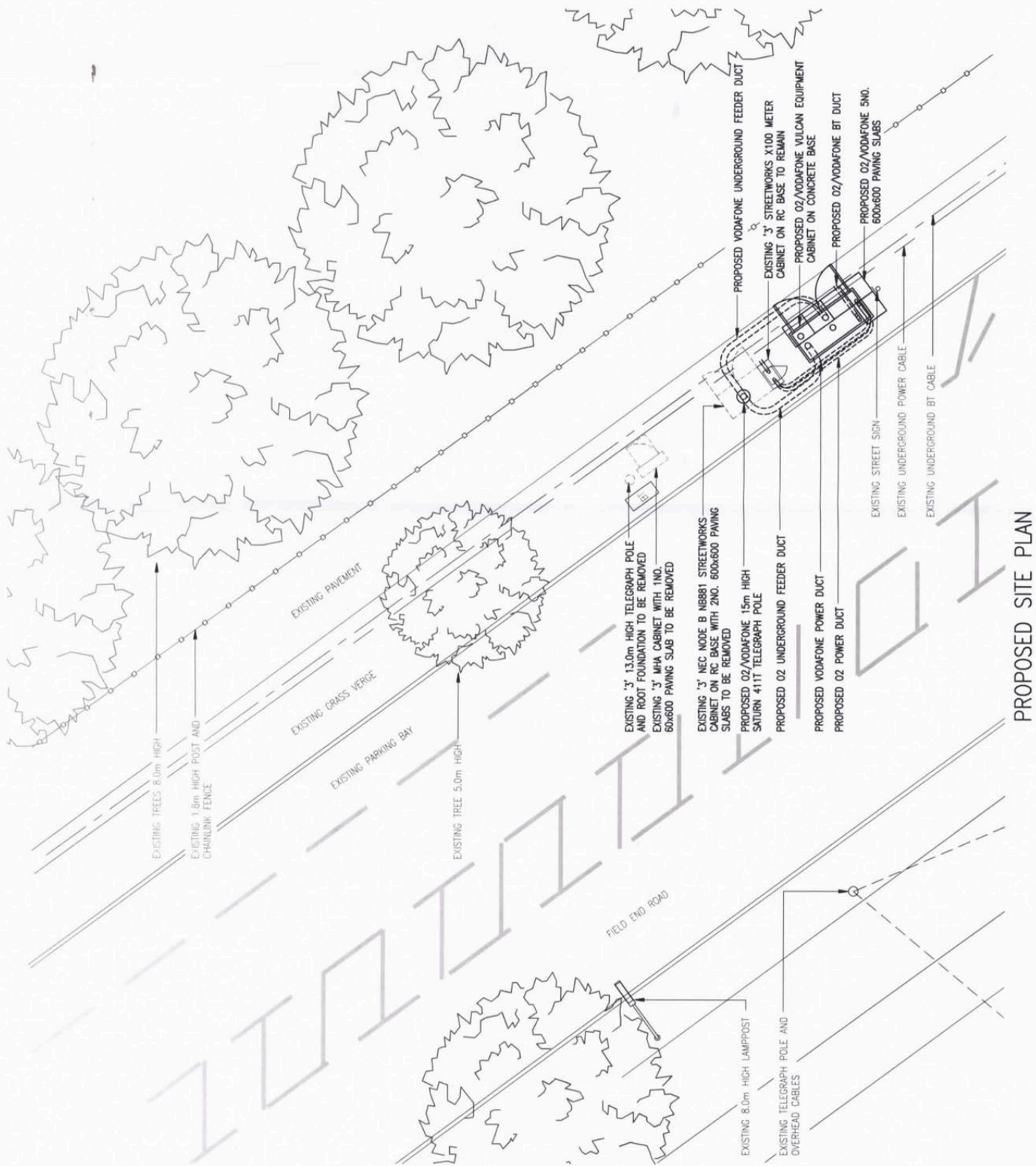
Cell ID No	Host	Sharer
1097	(02) 40894	(VF) 46998

Site Address / Contact Details  
FIELD END ROAD  
RUISLIP  
MIDDLESEX  
HA4 9PQ

Drawing Title: PROPOSED SITE PLAN  
Purpose of Issue: PLANNING

Drawing Number: 201

Scale:	As Shown	Drawn	Date	Drawn	Date	Issue
MS	MS	AE	05.05.10	AE	05.05.10	C



PROPOSED SITE PLAN  
(1:100)

The drawings comply with O2 & Vodafone Standard ICNIRP guidelines.  
Designed in accordance with Cornerstone document: CORN/09/013

Notes:  
1 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE

N.G.R. E: 511807 N: 186698

LOW BORO OF HILLINGDON  
RECEIVED  
18 OCT 2010  
PLANNING & TRANSPORTATION  
GROUP

REV	DESCRIPTION	BY	CH	DATE
A	Issued for Approval	DW	MS	05.05.10

**#**  
**mono**

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Ox27 8PP  
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Cell ID No	FIELD END ROAD	Opt	A
Cell Name			
Cornerstone	Host	Share	
1097	(02) 40894	(VF) 46998	
Site Address / Contact Details			
FIELD END ROAD RUISLIP MIDDLESEX HA4 9PQ			

Drawing Title: EXISTING SITE ELEVATION			
Purpose of Issue: PLANNING			
Drawing Number: 300			
Scale:	As Shown	Drawn:	Date:
MS		DW	05.05.10
Checked:	Date:	Approved:	Date:
MS	05.05.10	AE	05.05.10
Issue:			
A			



EXISTING SOUTH WEST ELEVATION  
(1:100)

Notes:

1. ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE

N.G.R. E: 511807 N: 186698

LOW BORO OF HILLINGDON  
RECEIVED  
18 OCT 2010  
PLANNING & TRANSPORTATION  
GROUP

REV	MODIFICATION	BY	CH	DATE
C	Tower and cabinet type revised	HW	AE	05.05.10
B	Foundation revised to 1.5m	HW	AE	15.05.10
A	Issued for Approval	HW	MS	05.05.10

**# mono**

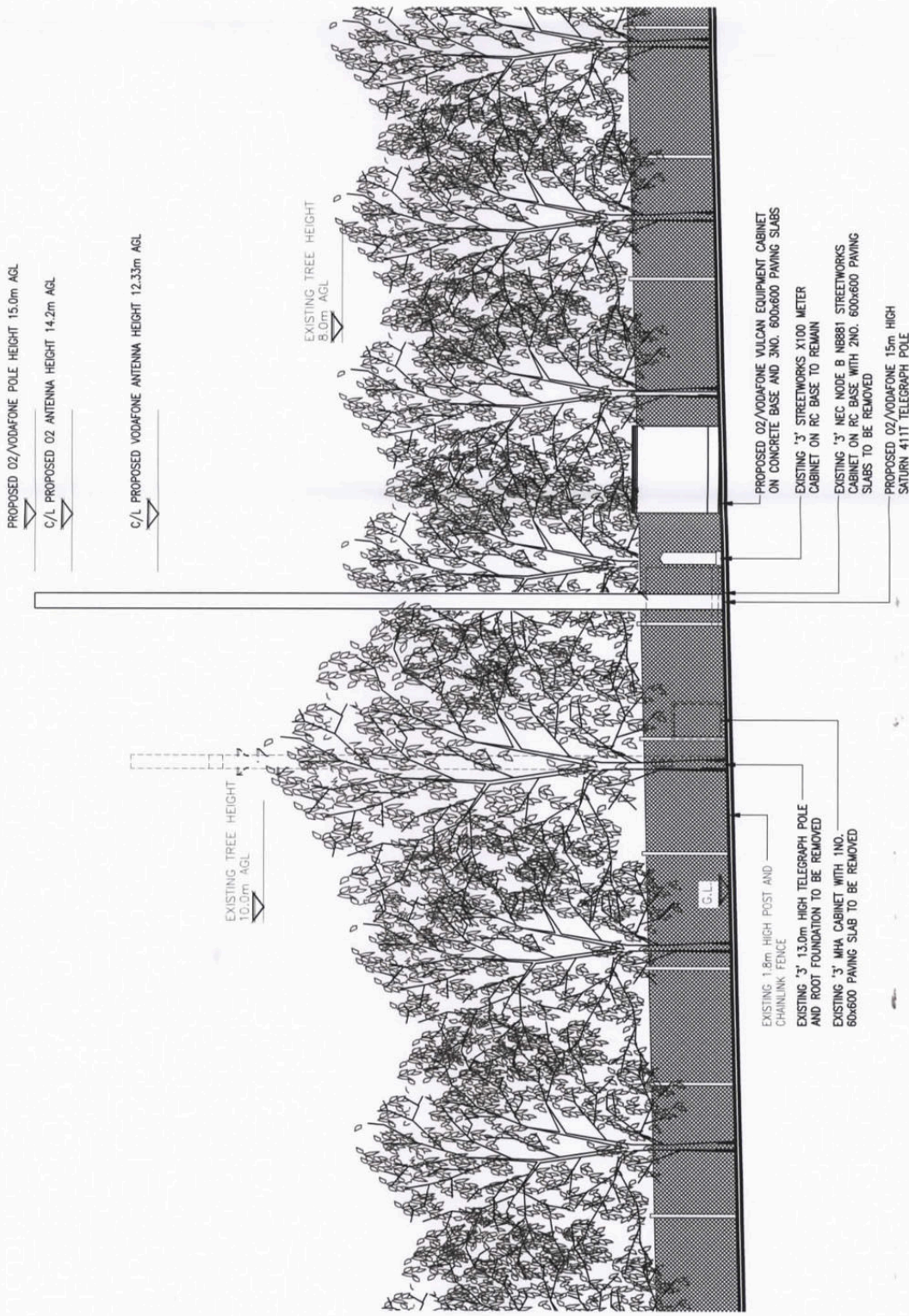
MONO CONSULTANTS LIMITED  
Pockwood House  
Old Street  
Widopen-Aven  
OX7 8BP  
L 44 (01759 290099  
F 44 (01759 290088  
www.monocollants.com



Cell Name	FIELD END ROAD	Opt	A
Cell ID No	1097	Host	Sharex
Site Address / Contact Details	FIELD END ROAD RUJSLIP MIDDLESEX HA4 9PQ		

Drawing Title: PROPOSED SITE ELEVATION  
Purpose of Issue: PLANNING  
Drawing Number: 301

Scale:	As Shown	Drawn:	DTW	Date:	05.05.10	Issue:	C
Checked:	MS	Date:	AE	Date:	05.05.10		



PROPOSED SOUTH WEST ELEVATION  
(1:100)

The drawings comply with O2 & Vodafone Standard ICNIRP guidelines.  
Designed in accordance with Cornerstone document: CORN/09/013

Notes:  
1 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE

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LOW BORO OF HILLINGDON  
RECEIVED  
18 OCT 2010  
PLANNING & TRANSPORTATION  
GROUP

REV	MODIFICATION	BY	CH	DATE
C	Tower and cabinet type revised	DM	AE	06.05.10
B	Tower height revised to 15m	DM	AE	16.05.10
A	Issued for Approval	DM	MS	05.05.10

**# mono**

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L 44 (0)1789 200098  
F 44 (0)1789 200088  
www.monoconsultants.com



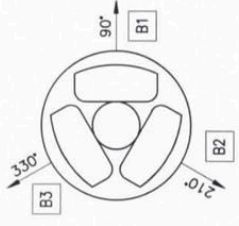
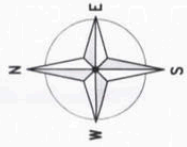
Cell Name	FIELD END ROAD
Opt	A

Cell ID No	Host	Share
1097	(02) 40894	(VF) 46998

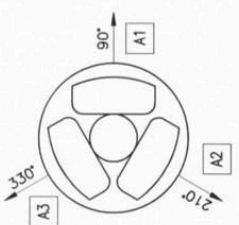
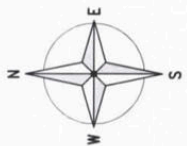
Site Address / Contact Details  
FIELD END ROAD  
RUJSLIP  
MIDDLESEX  
HA4 9PQ

Drawing Title: ANTENNA & EQUIPMENT LAYOUT  
Purpose of Issue: PLANNING  
Drawing Number: 400

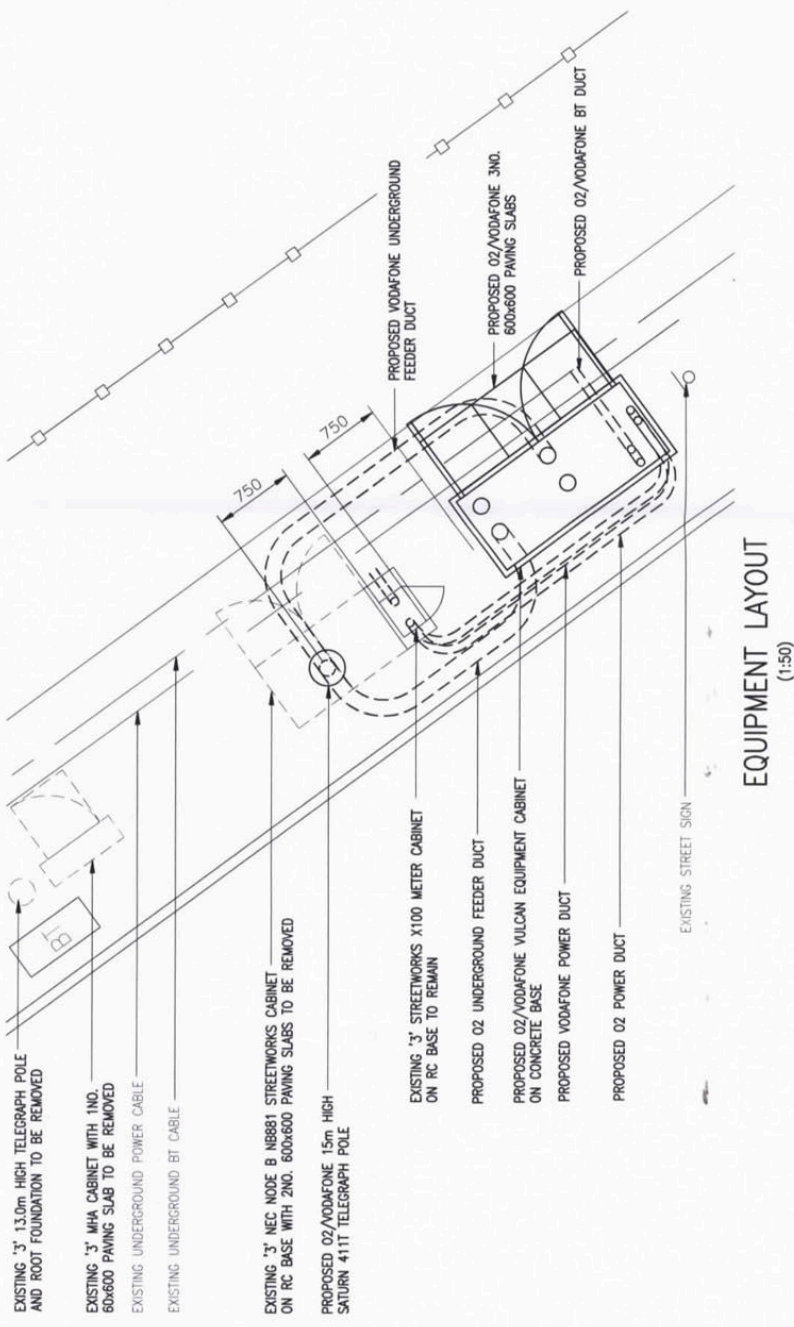
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Checked:	MS	Date:	05.05.10	Approved:	AE	Date:	05.05.10



PROPOSED O2 ANTENNA PLAN  
(1:10)

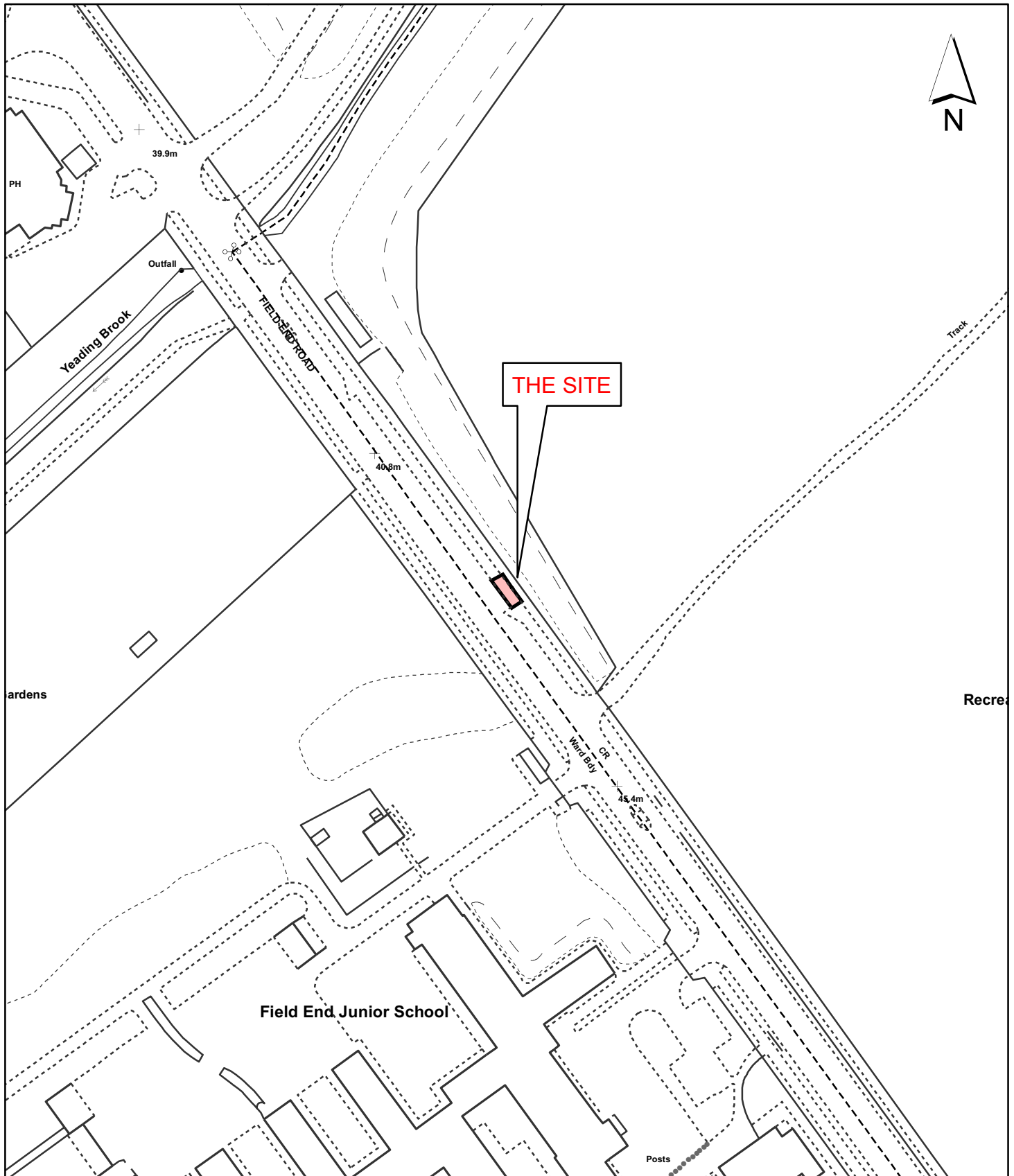


PROPOSED VF ANTENNA PLAN  
(1:10)




EQUIPMENT LAYOUT  
(1:50)

The drawings comply with O2 & Vodafone Standard ICNIRP guidelines.  
Designed in accordance with Cornerstone document: CORN09/013



**Notes**

 Site boundary  
For identification purposes only.

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Site Address	
<b>Path adjoining recreation ground opposite Field End Junior School Field End Road, Ruislip</b>	
Planning Application Ref:	Scale
<b>61143/APP/2010/2442</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 140	<b>November 2010</b>

**LONDON BOROUGH  
OF HILLINGDON**

**Planning, Environment  
& Community Services**

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



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