

## Report of the Head of Planning & Enforcement Services

**Address** THE SWAN PH BREAKSPEAR ROAD NORTH HAREFIELD

**Development:** Two storey detached building to contain 6, two-bedroom, self contained flats with associated parking and amenity space and alterations to existing vehicle crossover to front, (involving demolition of existing building).

**LBH Ref Nos:** 18239/APP/2011/1588

**Drawing Nos:** 11/3252/1 Rev. A  
Location Plan to Scale 1:1250  
11/3252/2  
11/3252/3  
11/3252/4  
Arboricultural Survey  
Design & Access Statement  
Energy and Sustainability Statement  
Supporting Photographs  
Demolition Justification Report, dated 03-08-2011

**Date Plans Received:** 28/06/2011                      **Date(s) of Amendment(s):**

**Date Application Valid:** 12/07/2011

### 1. SUMMARY

This application is for the demolition of The Swan Public House on Breakspear Road North and erection of a two storey block comprising 6 x two-bedroom flats with parking for 8 cars in the front opposite the village green within the Harefield Village Conservation Area.

No objections are raised to the loss of the public house use. Although the existing building is not statutorily listed or included on the local list of buildings of architectural or historical merit, it is considered to make a positive contribution to the character and appearance of the Conservation Area. In these circumstances, it is not considered that the application provides sufficient justification as to why the building could not be retained. The proposed building is also considered to be of an inappropriate siting, bulk and design and the scheme would introduce an extensive parking area and large bin store to the front of the building which would detract from the Conservation Area.

The scheme is also considered to result in a loss of privacy and appear unduly prominent to adjoining properties and fails to afford adequate amenities for its future occupiers. The scheme also does not make provision for an education contribution. It is recommended accordingly.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1            NON2            Non Standard reason for refusal

In the absence of a full structural survey or similar and/or a financial viability appraisal, the proposal fails to demonstrate that all options for the renovation and repair of the Swan PH have been explored. Until such time that all options have been explored, it is considered that its demolition is premature. The proposal is therefore considered to be

contrary to PPS5.

**2 NON2 Non Standard reason for refusal**

The proposal, by reason of its layout, siting, bulk, excessive habitable room density and roof design, including the introduction of an extensive area of hardstanding to the front of the building, represents a cramped and incongruous form of development that fails to leave adequate space around the building, commensurate with the character of the surrounding area and fails to harmonise with the pattern, scale and design of surrounding residential development. The proposal would be detrimental to the visual amenities of the street scene and would fail to maintain or enhance the character and appearance of the Harefield Village Conservation Area. The proposal is therefore contrary to policies BE4, BE13, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

**3 NON2 Non Standard reason for refusal**

The proposed development by reason of the siting of the proposed building and its windows would result in the overlooking of the first floor flat at the adjoining Harefield Garage, Breakspear Road North, causing an unacceptable loss of privacy to the occupiers. The proposal is therefore contrary to policy BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

**4 NON2 Non Standard reason for refusal**

The proposed development by reason of its overall size, height, siting and length of projection would result in an overdominant/visually obtrusive form of development in relation to the neighbouring property, Apple Trees, Breakspear Road North and as such would constitute an un-neighbourly form of development, resulting in a material loss of residential amenity. The proposal is therefore contrary to policy BE21 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

**5 NON2 Non Standard reason for refusal**

The proposal, by reason of overlooking of the windows from the adjoining first floor flat at Harefield Garage in the rear elevation and the poor outlook from the lounge windows of the ground and first floor flats adjoining the Malthouse Pharmacy due to the length of projection of the building at the front of the building, would fail to provide an acceptable standard of residential accommodation, contrary to policy BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

**6 NON2 Non Standard reason for refusal**

The proposed bin store, due to its siting, size, scale and excessive height, would appear as a visually intrusive and incongruous feature, detrimental to the visual amenity of the street scene and harmful to the character and appearance of the Harefield Village Conservation Area. As such, the proposal is contrary to policies BE4, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

**7 NON2 Non Standard reason for refusal**

The development is estimated to give rise to a significant number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not

been offered or secured, the proposal is considered to be contrary to Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document (July 2008).

## INFORMATIVES

### 1 152 **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).

### 2 153 **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 (July 2011) and national guidance.

PPS1	Delivering Sustainable Development
PPS3	Housing
PPS5	Planning for the Historic Environment
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 3.16	(2011) Protection and enhancement of social infrastructure
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.13	(2011) Sustainable drainage
LPP 5.15	(2011) Water use and supplies
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.8	(2011) Heritage assets and archaeology
BE1	Development within archaeological priority areas
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
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.
H4	Mix of housing units

R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
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
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H8	Change of use from non-residential to residential
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM15	Provision of reserved parking spaces for disabled persons
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

### 3

The applicant is advised that had the application been considered acceptable, a detailed landscaping scheme would have been sought by condition which would have required any tree planting to have greater regard to possible overshadowing of neighbouring and proposed windows.

### 4

The applicant is advised that had the application been considered acceptable, amended plans would have been sought, seeking a reduction in the width of the vehicular crossover to 4.5m, reinstatement of the pedestrian footpath, clarifying that this would be at the applicants expense and a revised landscaping scheme which safeguards pedestrian visibility splays at the entrance.

## 3. CONSIDERATIONS

### 3.1 Site and Locality

The application site is located on the eastern edge of the Harefield Village centre, directly opposite the village green and pond. It is sited on the south western side of Breakspear Road North, some 70m to the east of its junction with High Street and is roughly rectangular in shape, tapering towards the rear with a 24m frontage and an overall depth of 42m. The site comprises a detached two-storey building, which was formerly in use as a public house known as The Swan, but is now vacant and the site boarded up. The main elevation of the building is set back from the front boundary of the site by approximately 3.3m to 4.0m and this area was used for car parking which appears to have involved overhanging of the public footway.

The building was built by Charles Brown, a local builder and opened as a public house in 1908. The building is of rough cast render and a plain tiled roof with two asymmetric mock timber frame gables fronting the street with a decorative swan tile incorporated into the larger left hand side gable. There is a projecting hipped wing with a cat slide roof at the rear. Above the windows, there are attractive tile creased arches. The building originally

had an attractive glazed brick string course detail, which has now been vandalised. There is a more modern porch to the front and side and rear single storey extensions.

Immediately adjoining the whole eastern side boundary of the site is a part single storey, part two storey building which is in use a retail pharmacy at the front with residential above, and as a repair garage further to the rear of the site. The garage use also wraps around to the rear of the application site. To the west are detached residential houses. The south eastern side, the boundary of the site is formed by an older buttressed wall which appears to pre-date the public house, although it is not listed. Adjoining this wall, within the front garden area of the neighbouring house is a large protected Ash tree which has been crudely lopped on one side.

The application site is located within an Archaeological Priority Area and forms part of the Harefield Village Conservation Area. It is also located within the Harefield Local Centre and covered by a Tree Protection Order (TPO\_3). It also forms part of the Colne Valley Regional Park.

### **3.2 Proposed Scheme**

The proposal involves the demolition of the existing public house building, and erection of a new two storey building with accommodation in the roof space to provide 6 two-bedroom flats. The building would be slightly angled to the road and set back from the back edge of the footway by approximately 11.3m to 12.6m. It would be 15.7m wide, set off the side boundary adjoining the Malthouse Pharmacy by 1m and by 3.5m on the side boundary adjoining Apple Trees. Due to the angled side boundary on this side adjoining Apple Trees, the gap narrows to 1m at its closest point towards the rear of the building. The building would have an eaves height of 5.1m and ridge height of 9.1m. It would be double fronted, with two, two-storey projecting hipped and gable roofed bays, in between which would be a single storey porch. The building would have an overall depth of 17.5m which would comprise a centrally sited projecting hipped roof wing at the rear. The building would also incorporate crown roof elements on each side of the rear wing.

At the front, there would be parking for 8 cars, withn one of the bays being for a disabled driver. A timber boarded bin store, 5.6m long by 1.6m deep and 2.4m high is also shown adjacent to the boundary wall with Apple Trees and a timber boarded cycle store, 2.8m long by 1.5m deep and 2.5m high is shown at the end of the rear garden.

A number of reports have been submitted in support of the application, namely:

Design and Access Statement:

This provides the background to the scheme and describes the site and surroundings. The design and access components of the scheme are assessed.

Building Assessment by Dr Mervyn Miller:

This provides the background to the report and includes the qualifications and experience of the author. A historical context and site description is provided. The report states that the building was inspected on 27/07/11. The building dates to the first quarter of the last century and is described as having a general Arts and craft character although it is not a sophisticated design. It has been disfigured with awkward extensions, which are described and the interior of the building is noted as being in disarray, being damaged and vandalised. The conservation area context of the building is then described, and its contribution to that character. National and local policy is then considered.

#### Arboricultural Survey:

This focuses upon a protected Ash tree on the front garden boundary within the adjoining property at Apple Trees. The report advises that the tree would have been a significant feature in the local landscape with a long safe life expectancy had it not been subject to some crude tree surgery on the east and south sides only of its upper crown which has destroyed its appearance and made the tree more susceptible to limb breakage in high wind. Although the tree will survive and re-grow branches, this will take several years and the report recommends that further surgery is needed to re-dress the balance of the crown and reduce the risk of wind snap. The report concludes by advising that with appropriate tree protection, the demolition and building works would not harm the tree.

#### Energy and Sustainability Statement:

This lists the measures that will be employed to reduce the impact of the building on the environment. As regards renewable energy, it states that in order to satisfy Level 3 of the Code for Sustainable Homes, either solar panels or photo-voltaic cells will supplement the conventional system.

### **3.3 Relevant Planning History**

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

There is no planning history relevant to this application other than the associated application for conservation area consent (18239/APP/2011/1586) which is also included on this agenda.

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

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

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

#### Part 1 Policies:

- |        |   |
|--------|---|
| PT1.8  | To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities.                               |
| PT1.10 | To seek to ensure that development does not adversely affect the amenity and the character of the area.   |
| PT1.16 | To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.  |
| PT1.30 | To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities. |
| PT1.7  | To promote the conservation, protection and enhancement of the archaeological heritage of the Borough.  |
| 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:

- |      |                                    |
|------|------------------------------------|
| PPS1 | Delivering Sustainable Development |
|------|------------------------------------|



PPS3	Housing
PPS5	Planning for the Historic Environment
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
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LPP 5.13	(2011) Sustainable drainage
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HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

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

**5.1** Advertisement Expiry Date:- **17th August 2011**

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

## **6. Consultations**

### **External Consultees**

45 neighbouring properties have been consulted, together with the Harefield Village Conservation Area Panel, the Harefield Tenants and Residents Association and the Harefield History Society. The application has also been advertised as affecting the character and appearance of the Harefield Village Conservation Area and a notice has been displayed on site. A petition with 24 signatories has been received, together with 5 individual responses objecting to the proposal.

The petition states:

'We would like to see a reduction in the bulk of the proposed development and a change in its position (front building line to be moved forward) in order to maintain the privacy/light of neighbouring properties.'

The individual respondents raise objection on the following grounds:

- (i) The site will be overdeveloped, with the footprint and height of the proposed building greater than that of the adjacent residential properties, which is inappropriate for this location and does not fit with surrounding buildings and the neighbourhood;
- (ii) The development does not respect the village frontage;
- (iii) The proposed building extends much further back on its plot than the existing building, presenting an enormous bulk to the two neighbouring occupiers at Apple Trees and Pear Trees, as well as the offices and a residential flat at the adjoining workshops, reducing their outlook and spoiling views. The rear elevation of any development should not project beyond that of Apple Trees;
- (iv) The design of the rear of the proposed property would be unsightly, lacking detail;
- (v) The proximity of the building to adjoining properties will lead to a loss of natural light, particularly sunlight to the house and rear garden of Apple Trees later in the day and adjoining offices and flat at the adjoining workshop;
- (vi) There will be a significant level of overlooking from the proposal, leading to loss of privacy of adjoining properties;
- (vii) The car parking is inadequate for the proposed occupation levels which will affect local parking off Breakspear Road North. This is already difficult, with properties adjacent to the green having no parking. The proposed parking also has poor sight lines and poses threat to highway and pedestrian safety;
- (viii) Proposal likely to generate significant noise with up to 18 residents on one plot, and up to 8 cars and motorbikes. Communal amenity area seems insufficient for the proposed occupancy which will lead to excessive noise in the surrounding area. The screening of this area from neighbours is negligible;
- (ix) Noise and traffic levels could spoil the tranquillity of the village pond and green;



- (x) The plans indicate that the excavations and development would endanger the root structure of adjacent protected trees and the historic wall from Harefield House estate that is listed;
- (xi) The distance between the building and adjoining properties will be a fire risk, particularly as there are commercial vehicle workshops at the rear;
- (xii) Inaccuracies in Design and Access Statement, including a street scene/site section that shows proposal further away from Apple Trees;
- (xiii) Existing building should be refurbished, avoiding unsympathetic materials;
- (xiv) Hours of construction needs to be controlled;
- (xv) Government is against garden grab and this should apply to pubs;
- (xvi) Proposal is very close to adjoining buildings and could affect the foundations;
- (xvii) The proposed new building will expose the wall of the Malthouse and thus the existing side window will be vulnerable to vandalism;
- (xviii) The cost of any alterations to the vehicular crossover should be born by the developer and not the taxpayer.

Harefield Village Conservation Panel:

While the disappearance of the pub was regretted, the style and size of the building proposed made an acceptable replacement. It is proposed that to commemorate the pub, that the plaque with the image of a swan on the front elevation of the pub be preserved and included in the front elevation of the new building, by condition.

Harefield Tenants and Residents Association:

We have no objections to the principal of a change of use from a Public House to residential use. Some members were of the view that the existing building should be developed into flats and be retained for historic reasons.

If approval for demolition was given we would not wish to see a new building any higher than that indicated in the outline planning application. It was also felt that the rear extension as shown should be single storey so as not to impact on the residents of the house next door to the site.

Ward Councillor: Requests that applications be presented to committee.

English Heritage (Archaeology):

The present proposals are not considered to have an affect on any significant heritage assets of archaeological interest.

I would therefore advise that any requirement for pre- or post-determination archaeological assessment/evaluation of this site in respect to the current application could be waived.

Thames Water: No objections are raised.

CAMRA (Campaign for Real Ale): Oppose the application unless it can be shown that all reasonable efforts have been made to sell the public house, at a reasonable price as a public house, and that no buyer could be found.

### **Internal Consultees**

URBAN DESIGN/CONSERVATION OFFICER:

Background: This is an attractive building, opened as a Public House in 1908, built by a local builder, Charles Brown, in rough cast render and tiled roof. The building has two asymmetric mock timber frame gables fronting the street elevation with a swan tile on the larger gable, and attractive

tile creased arches over the windows. The building originally had an attractive glazed brick string course detail, which has been vandalised recently. There is a modern front porch and several small modern extensions to the side and rear of the building, and there is scope to consolidate these into a large extension.

Interior: There are many original features retained such as the stained glass windows on the ground floor front elevation, the newel to the staircase and the windows, original panelled doors on first floor. The fire place in one of the bedrooms has since been removed or vandalised.

Setting and contribution to Conservation Area: The building sits within the historical commercial centre of Harefield Village Conservation Area, opposite the village green. Almost all buildings around the Green are domestic in scale, and are essential to its character. The picturesque setting of the green and the buildings around it make a very positive contribution to the character of the conservation area and its street scene. Due to its prominent location, there are long views to and from the site across the Green and from Rickmansworth Road. The staggered line of buildings allows views of the Swan along Breakspear Road and Northwood Road. Gap views of the building and the rear of the garden are also available from Breakspear Road and Pond Close. The site is, therefore, very sensitive and if demolition is agreed, new development should be high quality in design and contribute to the character of the area.

Comments:

Demolition: Policy HE 7.6 of PPS5 states that 'Where there is evidence of deliberate neglect or damage to a heritage asset in the hope of obtaining consent, the resultant deteriorated state of the heritage asset should not be a factor taken into account in any decision'.

On site visit, the building appeared to be in a deliberate state of neglect. Whilst boarded up, the onsite security was poor, and the building appeared to have been vandalised recently. There did not appear to be any evidence of structural issues or dampness. In this regard, we would disagree with the report submitted justifying demolition and believe that the building could be adopted for other viable uses.

In accordance with the above policy and from a conservation point of view, demolition is not justified.

Redevelopment: There are no objections to the conversion of the building for residential use. However, the proposed scheme would result in a large and bulky building, inappropriate to the scale of residential buildings surrounding the Green.

Position and setting: The proposed building would be very wide and whilst set back from its current building line, it would extend to the rear, much deeper than the neighbouring residential buildings. Given the increased depth of the footprint, the new building would have a considerable visual impact when viewed from the rear of adjacent properties and from Pond Close.

In terms of its setting, the scheme proposes at least 8 car parking spaces to the front, with very limited scope of landscaping. Whilst there is front parking on the site currently, this is not ideal and smaller in scale. The enlarged car parking area would be considered visually intrusive to the street scene and would be detrimental to the appearance of the area.

Townscape: To the front, the proposed building would cover almost the entire width of the plot, leaving a small gap for access to the rear. This would not allow gap views to the rear of the garden which is an important part of the street scene of the area. The width, together with the enlarged roof would also appear visually intrusive when viewed across from the Green and from Rickmansworth Road, detracting from its picturesque setting and character of the conservation

area. It would be, therefore, unacceptable from a townscape point of view.

Scale: The footprint of the proposed building is much larger compared to the existing and adjacent buildings, thus appearing cramped with very limited amenity space. In this respect, the scheme would not relate to the established scale and layout of the street and would be unacceptable.

Design: In design terms, the building is standard and does not reflect the vernacular and rural townscape of the village centre, and as such fails to address its local context. To the rear, the design fails to relate to the mews buildings to east or the 70s residential building to the west. The steep and large roof form appears bulky and would result in two crown roofs and a small flat section to the front, alien to the simple and traditional roof form design of the existing properties.

Overall, the design of the new building does not reflect the local context of the area and fails to relate to the simple design of the adjacent buildings. It would not enhance the character and appearance of the area and would in fact, detract from it. It is, therefore, unacceptable from a design point of view.

Conclusion: The existing building makes a positive contribution to the conservation area and the setting of the Green, and has architectural merits of its own. There are no structural issues evident and, therefore, the demolition of the existing building is not justified. It is felt that there is scope to adopt the existing building and extend to the rear for conversion to residential use. Demolition is, therefore, unacceptable.

The proposed building does not relate to the local context and as such would not be considered an improvement to the character and appearance of the conservation area. It is poorly designed with a very large and bulky roof form, alien to the established design of buildings in the vicinity. The new building, therefore, does not justify the loss of the existing historic asset on site and is unacceptable.

#### TREE/LANDSCAPE OFFICER:

TPO/Conservation Area: This site is covered by TPO 3 and also located within the Harefield Village Conservation Area. Therefore, all trees not covered by the TPO are protected by virtue of their location within the Conservation Area.

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (on-site): There are two small Larch trees at the end of the rear garden and a small Hawthorn along the side boundary. Whilst the trees do not constrain the development of the site, they should be retained for their screening value.

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (off-site): There is a large, protected Ash to the side of the site (at Apple Trees, Breakspear Road North), close to the front, eastern boundary. The tree has been lopped on one side (eastern side - within Apple Trees) and now appears un-balanced. However, the tree is re-sprouting and, given time, should recover. The submitted tree report recommends that the remainder of the tree should be pruned to re-balance it. This proposal is sensible, however a tree work specification should be provided and/or an informative should be added to explain that an application will need to be made if the tree is to be pruned at a later date, and that the prior written permission of the land owner will be required if there is a need to access their land to carry out the necessary works.

Part of the proposed parking area is likely to fall within the root protection area (RPA) of the protected Ash tree. However, this part of the RPA is currently beneath the hard surface of the existing car park. This hard area will afford the tree protection. Furthermore, the small site hut is to be located beneath the tree, within its RPA, and will afford the tree extra protection from traffic

using the site. The hard surface will, at some point, need to be removed so it can be replaced with the proposed permeable block paving. An arboricultural method statement (AMS) should be provided to show how this will be done without causing damage to the protected Ash tree's roots. This matter can be dealt with by condition.

Scope for new planting: The plans appear to show two new trees at the frontage of the site, and others at the rear. However the trees are not detailed. The plans should be amended to show the species of tree and specification (i.e. standard size and short-staked). This matter can be dealt with by condition

The plans also appear to show soft landscaping around the proposed car park. No further detail has been provided, however this matter can also be dealt with by condition.

Does scheme conform to HDAS/SUDS: The proposed scheme shows that about 25% of the frontage has been set aside for soft landscaping, and the applicant is also proposing to use permeable block paving.

Conclusion (in terms of Saved Policy BE38): Acceptable, subject to conditions, TL1 (levels and services), TL2, TL3, TL5 (including details/specification of tree surgery to the Ash at Apple Trees) , TL6, TL7 and TL21.

#### HIGHWAY OFFICER:

Breakspear Road North is a Classified Road and is designated as a Local Distributor Road within the Council's UDP.

The site is located in a level 1b 'low' PTAL area. The Council's car parking standards stipulate a maximum standard of 2 spaces per dwelling with curtilage and 1.5 space per flat and/or house without individual curtilage with communal parking in garages or open car parking areas. There is some flexibility in applying these parking standards.

It is important to note that a number of factor influence car ownership and car parking demand including dwelling size, type and tenure, dwelling location, availability of allocated and unallocated car parking spaces.

The Council's maximum car parking standards stipulate 9 car parking spaces for this development. The proposed number of car parking spaces is 8, which is considered acceptable. Considering the worst case scenario, the proposals would have a shortfall of one car parking space. One additional car parking demand on the surrounding roads is unlikely to cause demonstrable harm on road safety and/or free flow of traffic. There might be increased competition for the available on street parking on adjoining streets as a result of the development taking place, but this is not of itself a reason to believe that safety would be compromised.

Covered and secured cycle storage at 1 space per flat should be provided.

The width of the access point should be reduced to 4.5m and a proportional reduction should be made to the width of the crossover. Apart from the crossover for the proposed development, the remaining crossover in front of the application site should be reinstated to footway, cost of which would have to be borne by the developer. The submitted drawings show hedge planting within the pedestrian visibility splays, which is not acceptable as the hedges could grow over 1m in height in future, which would interfere with the requisite 2.4m x 2.4m visibility splays. Revised drawings should be submitted to reflect the amendments discussed above.

Sightlines at the access would continue to be poor; however, overall there will be an improvement

in road safety. The existing layout requires vehicles to reverse in/out of the parking area, whereas the proposed parking layout would provide adequate turning space for vehicles to enter and egress the site in a forward gear.

Subject to revised drawings being received, no objection is raised on the highways aspect of the proposals. The following conditions and informatives are recommended to be applied;

#### Conditions

1. The development hereby approved shall not be occupied until the parking area has been laid out, surfaced and drained in accordance with details first submitted to, and approved in writing by, the Local Planning Authority and shall be permanently maintained and available for the parking of vehicles at all times thereafter to the Authority's satisfaction.
2. The development hereby approved shall not be occupied until the means of vehicular access has been constructed in accordance with the details including swept paths have been submitted to and approved in writing by the Local Planning Authority.
3. The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.
4. Standard condition H14 Cycle storage - details to be submitted for 6 covered and secured cycle storage spaces.

#### Informatives

1. It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system.
2. The applicant is advised to contact the Council's Highways Team in respect of the construction of the vehicle crossover.

#### ACCESS OFFICER:

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document Accessible Hillingdon adopted January 2010.

Having reviewed the elevation and internal floor plans, the proposal incorporates all Lifetime Homes Standards relevant to a flatted development of this scale.

Conclusion: Acceptable

#### SUSTAINABILITY OFFICER:

I have no objections to the proposed development subject to the following conditions:

1. No development approved by this permission shall be commenced until a scheme for the provision of sustainable drainage systems to drain surface water runoff has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that runoff can be attenuated as close to the source as possible in compliance with the London Plan's drainage hierarchy. The development shall proceed in accordance with the approved scheme.

#### REASON

To prevent the increased risk of flooding and aid adaptation to climate change in accordance with PPS25, and London Plan policies 5.3, 5.10 and 5.13.

2. Prior to the commencement of development, the applicant shall submit a design stage certificate



demonstrating the proposals will meet Code for Sustainable Homes Level 3. The certificate must be signed by a licensed Code for Sustainable Homes Assessor on behalf of the BRE.

Prior to the occupancy of the development, the applicant shall submit a completion certificate demonstrating the development has been built to Code for Sustainable Homes Level 3. The certificate must be signed by a licensed Code for Sustainable Homes Assessor on behalf of the BRE.

#### REASON

To ensure compliance with London Plan policies 5.3 and 5.15.

#### EDUCATION SERVICES:

An education contribution of £11,342 is required (Nursery - £1,685, Primary - £5,895, Secondary - £2,740 and Post-16 - £1,022).

#### Waste Services:

The projected weekly waste and recycling from 6 two-bedroom flats would be likely to be 6 x 170 litres = 1,020 litres. The above waste could therefore be accommodated in one bin. The three bulk bins shown would therefore be more than sufficient.

## **7. MAIN PLANNING ISSUES**

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

As regards the loss of the public house use, policy 3.16 of the London Plan (July 2011) only seeks to protect social infrastructure where there is a defined need for that type of infrastructure. This could be applied to public houses, particularly where they provide a strong focus for the community, but that is not the case here, where there are a number of alternative licensed premises in the vicinity. No objections can therefore be raised to the loss of the use.

As regards the principle of demolition of the existing building, it is not statutorily listed nor has it been included on the local list. However, the building is attractive and sits within the historical commercial centre of Harefield Village Conservation Area, located opposite the village green, where the backdrop of domestic scale buildings gives the village green and pond its open and attractive setting. Due to the building's prominent position, it enjoys long views to and from the village green and across the green from Rickmansworth Road. Views of the building are also available along Breakspear Road and Northwood Road to the east, as well as gap views from adjoining roads at the rear. The building does make a very positive contribution to the character of the Conservation Area and the street scene and is considered to be a heritage asset for the purposes of PPS5. Policy HE8.1 of PPS5 states that the effect of an application on the significance of a non-designated heritage asset or its setting is a material consideration in determining the application. Furthermore, PPS5 goes on to advise that not all elements of a Conservation Area contribute towards its significance but where they do, policies HE9.1 to HE9.4 and HE10 will apply which establish the presumption in favour of conservation.

The applicants have submitted a building assessment in an attempt to justify the loss of the building. The report notes that the building has a 'general Arts and Crafts character, although it is not a sophisticated design. It has been disfigured by awkward extensions, which are flat-roofed, around three sides.' The report goes on to state that 'the interior of the building is in disarray. While there may have been subdivision into two or more bars, with, perhaps, a small space for outdoor sales, all is now turned into a single, poorly designed space, which has clearly disrupted what might remain of the original



arrangement. The ceiling features exposed beams, which are clearly of modern sawn timber supporting the floor above, with some large binders to carry the floor over the larger spans.' It continues, 'The first floor contains the landlord's flat. This also was extensively vandalised, and had nothing of any intrinsic merit, or which might have survived any earlier building on the site. The report considers the building to have been insensitively altered, compromising the visual quality it may once have had.

The report goes on to advise that the building is sited in a fairly prominent position facing the green, but its contribution to the character and appearance of the surroundings of the village green is limited due to the screening afforded by the belt of mature trees on the northern side of Breakspear Road. The report considers the building to be of an appropriate scale, rather than a distinctive building. The report goes on to state that the replacement building would have a traditional form, with two feature gables with ornamental barge boards with a ridge level to match that of the existing building. The report concludes by stating that the overall effect of the proposal on the conservation area will be benign and positive and will avoid harmful impact.

The report does not query the structural integrity of the building or advance any reasoning as to why the building could not be converted, other than pointing out it has an awkward steep dogleg stair which restricts access to the first floor.

The building appears to be structurally sound, although it has suffered from vandalism. PPS5 makes clear at policy HE7.6 that where this is the case it should not count in favour of the scheme.

In this instance, it is considered that very little in the way of justification for the demolition of the building has been provided, with no building survey having been undertaken to assess the condition and possible limitations to the buildings re-use and conservation. No discussions have been held with officers as to how the existing buildings could be re-used/adapted. As such, the principal of demolition has not been justified in accordance with PPS5 in terms of this building which is of significance to the Harefield Village Conservation Area.

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

Policy 3.4 of the London Plan (July 2011) advises that Boroughs should ensure that development proposals maximise housing output having regard to local context, design principles, density guidance in Table 3.2 and public transport accessibility. Table 3.2 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 1b, where 6 is the most accessible and 1 the least. Paragraph 4.2 of the Council's HDAS: Residential Layouts advises that for the purposes of calculating habitable room density, habitable rooms over 20sqm should be counted as two rooms. However, on a similar scheme by the same agent at 8 Sunningdale Avenue (19038/APP/2010/770), the Inspector accepted the appellant's arguments that the lounge/kitchen rooms that were of a similar shape and size to those being proposed in the current application could not easily be subdivided and still be as usable and therefore only counted the large open plan rooms as a single room.

Having regard to the Inspector's reasoning and taking site parameters into account, the matrix recommends a density of 50-75 u/ha and 150-200 hr/ha, with each of the two-bedroom units having 3 habitable rooms. This proposal equates to a density of 75 u/ha

and 225 hr/ha, which in terms of overall habitable rooms, exceeds the Mayor's guidance.

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

The application site is located within an Archaeological Priority Area but English Heritage (Archaeology) advise that in this instance, the proposals are not considered to have any significant affect on any heritage assets of archaeological interest and there is no requirement for a pre- or post-determination archaeological condition. As such, the scheme is considered to comply with policy BE1 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2011).

The proposed residential block would be set approximately 8m to 9m further back on the application site than the existing building, and the width of the proposed building at 15.7m would be some 4.7m wider than the main width of the existing building, with a corresponding reduction in the undeveloped gaps between the building and side boundaries of the site. Adjoining the Malthouse Pharmacy building which is sited immediately on the boundary, the undeveloped gap at first floor level would reduce from approximately 4.1m to 1.0m and adjoining Apple Trees, the gap would close from 9.0m to 3.5m at the front of the building, reducing to 1m at the rear of the building as the site tapers. The proposed building would also project some 11m further into the rear garden than the projecting rear cat slide roof of the existing building.

The Council's Urban Design Officer considers that as a result, with the building filling much more of the width of the site, the closing of the undeveloped gaps on each side of the building would not allow important views through to the rear of the building and adjacent gardens, which forms a characteristic feature of the street scene and general character of the buildings surrounding the village green. With the building filling almost the entire width of plot, the proposal would appear unduly cramped.

The Council's Design Officer also comments that the footprint of the building, with its extensive depth and projection at the rear would also project significantly beyond the main rear elevation of the adjoining residential property and dramatically increase the footprint and bulk of the building on site so that it would no longer be domestic in scale, comparable to the adjoining residential properties. The proposed building would appear more dominant from public view points at the rear and its enlarged roof would appear visually intrusive when viewed across the village green and from Rickmansworth Road. Furthermore, the incongruous scale and setting of the building is compounded by its design. The steep and large roof form would appear bulky and incorporates large crown roof elements that are not generally characteristic of the Harefield Village Conservation Area. On the front, the roof form appears unduly complicated and contrived, with half width gables added to the front of projecting hipped wings. The roof form is not characteristic of the simple and traditional roof form of surrounding properties.

At the front, the increased set back of the proposed building reduces the its more intimate relationship with the village green and allows a large car parking area for 8 vehicles to be created. Whilst this would replace the more informal parking arrangement that previously took place in front of the public house building, the area of parking would be more extensive, with limited scope for landscaping, resulting in it being visually intrusive in the street scene, detrimental to the character and appearance of the Conservation Area.

The Council's Design Officer concludes that the existing building makes a positive contribution to the conservation area. By contrast, the proposed building is not considered to reflect the vernacular and rural townscape of the village centre and fails to address its local context. It is poorly designed with a very large and bulky roof form, alien to the

established design of buildings in the vicinity. The proposed building would not maintain or enhance the character and appearance of the conservation area but would in fact, detract from it and would not compensate for the loss of the existing building. The application therefore fails to accord with policies BE4, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **7.04 Airport safeguarding**

Not applicable to this application.

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

The application does not form part of or is conspicuous from the Green Belt and therefore no Green Belt issues are raised by the application.

#### **7.06 Environmental Impact**

With the exception of the impact upon trees which is dealt with in Section 7.14 below, this application would not give rise to any other significant environmental impact.

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

This is dealt with in Section 7.03 above.

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

The adjoining residential flats in Malthouse Mews do not contain any windows in their side elevation which overlook the application site, with their only windows being skylights on the main roof that would not be materially affected by the proposal.

There are ground floor offices and the owner's first floor flat connected to the garage use further to the rear of this building that do contain side windows that overlook the application site. Given the commercial nature of the ground floor office windows and the fact that the proposed building would not be sited immediately in front of them, it is considered that the impact upon these windows is acceptable. As regards the first floor flat, its nearest habitable room window would be sited some 5.5m beyond the rear elevation of the projecting rear wing of the proposed building. Given the east facing aspect of these windows, there would be no loss of sunlight to this residential flat. As regards dominance, the proposed building would encroach upon the 45° line of sight of the nearest window within an 8m distance. However, given the relatively acute angle involved and the first floor level of the flat, the impact of the proposal would not be that significant and comparable to that of a single storey structure, albeit with a hipped roof. With such a relationship, the 8m separation distance is considered acceptable to mitigate any overdominating impact.

Of more concern is the potential for overlooking. Design guidance advises that overlooking windows should normally maintain at least a 21m separation distance and overlooking potential outside of a 45° line of sight taken from the centre of habitable room windows is normally discounted. The only windows in the side elevations of the proposed building are secondary and therefore could be obscure glazed. The proposed building would contain habitable room windows in its rear elevation. Although these would be at an approximate 90° angle to the windows in the neighbouring flat, the nearest window would just be within the 45° line of sight. Given that the separation distance would be just in excess of 8m, it is considered that privacy to this window would be unduly compromised within such a distance.

As regards the impact upon the adjoining property, Apple Trees, the proposed residential block would be sited further back on its plot than the existing building. Although its front elevation would roughly align with the front elevation of Apple Trees, its rear elevation would project from its first floor rear elevation by some 9.1m, reducing to 5.9m on the ground floor due to a single storey rear extension at the neighbouring property. Although a

45° line of sight would not be breached from its rear windows, it is considered that with such a projection, the two storey building would appear unduly visually intrusive and dominant from the adjoining property and its rear garden, particularly as the building would be sited close to the side boundary.

At the rear of the site, No. 14 Pond Close is the closest residential property to the proposal and its rear patio area would be sited more than 24m from the nearest window in the rear elevation of the proposed building so that its privacy would be maintained.

The proposal is therefore considered to be contrary to policies BE21 and BE24 of the adopted Hillingdon Unitary Development Plan and relevant design guidance.

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

As the application was submitted towards the beginning of July 2011, the most appropriate standards against which it should be considered are those that were in place before the adoption of the latest London Plan (July 2011).

The requirement then was that in order for two-bedroom flats to provide adequate amenity for their occupiers, they should have a minimum internal floor area of 63m<sup>2</sup>. The proposed two-bedroom flats would have floor areas of 65m<sup>2</sup> and 66m<sup>2</sup> and therefore would comply with this standard.

However, the proposed set back of the building would result in the adjoining Malthouse Pharmacy projecting some 11.3m beyond the front elevation of the new block. With the centre of main ground and first floor lounge windows within the front elevation of the new block being sited some 3m from the two storey flank wall of the adjoining building, the 45° line of sight would be encroached upon and the outlook and residential amenities from the adjoining new flats would not be acceptable. At the rear, windows are either sited further away to the side boundary and/or the adjoining building is single storey so that their outlook would be acceptable. However, for similar reasons discussed above in terms of the impact upon the adjoining flat above the garage, the nearest lounge windows would be overlooked.

Private amenity space:

Design guidance requires shared amenity space to be usable and a minimum 25m<sup>2</sup> provided for each two-bedroom flat. In this instance, 220m<sup>2</sup> of shared amenity space would be provided, which would satisfy this standard. Furthermore, the ground floor flats would also have 5.5m<sup>2</sup> patio areas at the rear that would provide defensible space to safeguard the privacy of the ground floor flats from the shared use of the amenity space. Design guidance does advise that first floor flats should also have balconies wherever possible and this scheme does not propose them, but it is not considered that this would warrant a separate reason for refusal.

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

The Council's Highway Engineer advises that the Council's maximum car parking standards would require 9 parking spaces (1.5 spaces per unit) and 8 are proposed. Taking the worse case scenario, the shortfall of one space with one additional car parking demand on the surrounding roads is unlikely to result in demonstrable harm on road safety and/or free flow of traffic. There might be increased competition for available on-street parking on adjoining roads as a result of the development being implemented but this in itself is not a reason to believe safety would be compromised.

A cycle store is shown in the rear garden and the Highway Engineer advises that 1 space

per flat should be provided.

The officer makes a couple of suggestions for amendment, namely the reduction in the width of the crossover, reinstatement of the pedestrian footway to be carried out at the applicant's expense and removal of hedging on the front boundary to improve sightlines. It is considered that these suggestions do not raise fundamental objections to the scheme and amended plans would have been pursued if the application had been recommended favourably. An appropriate informative has been added. The officer does recognise that the scheme represents an overall improvement on highway safety grounds. As such, the scheme is considered to comply with policies AM7, AM9 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2011).

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

Given the scale of the development, it is considered that 6 x two-bedrooms flats would be appropriate to comply with policy H4 of the Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **7.12 Disabled access**

Policy 3.8 of the London Plan (July 2011) advises that all new housing development should be built in accordance with Lifetime homes standards. Further guidance on these standards is provided within the Council's Supplementary Planning Document: Accessible Hillingdon, January 2010.

The Council's Access Officer advises that the scheme satisfies all Lifetime homes standards relevant to a flatted development of this scale and is therefore acceptable.

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

Not applicable to this application, given the nature of the proposed development.

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

There are no trees on the site that would constrain the development. There is a protected Ash Tree on the side boundary in the front garden of the adjoining property, Apple Trees which should be a significant feature in the local landscape but has been subject to some crude tree surgery on the east and south sides only of its upper crown which has destroyed its appearance and made the tree more susceptible to limb breakage in high wind. A submitted tree report focuses on this tree and advises that although the tree will survive and re-grow branches, this will take several years and the report recommends that further surgery is needed to re-dress the balance of the crown and reduce the risk of wind snap. The Council's Tree Officer advises that the remedial work to the tree would be an improvement, and providing the owner of the site is agreeable, advises that the scheme is acceptable, subject to various conditions. As such, the scheme complies with policy BE38 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

The proposal makes provision for refuse and recycling storage within a timber boarded store in the front garden area at the side of the existing boundary wall adjoining Apple Trees. This would be capable of storing 3 eurobins which the Council's Waste Services advise would adequately serve the scheme.

The store would be sited against an existing 2m high boundary wall. However, given its 5.6m length and 2.4m height, it would be a very conspicuous structure, particularly from the village green and Breakspear Road North to the north west. With such dimensions and in such a position, it is considered that it would be detrimental to the street scene and conservation area, contrary to policies BE4, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2011).

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



An Energy and Sustainability Statement has been submitted with the application. The Council's Sustainability Officer advises that the scheme is acceptable on sustainability grounds and conditions would have been added to ensure appropriate measures were put in place to limit the impact of the building upon the environment had it not been recommended for refusal.

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

The application does not lie within an area prone to flooding. A condition could have been added to any grant of permission to ensure a sustainable drainage scheme was provided.

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

This application raises no specific noise or air quality issues. A noise insulation scheme to ensure the flats were adequately protected from noise generation by other occupants within the building would have been secured by condition had the application not been recommended for refusal.

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

The comments raised by the petitioners have been dealt with in the committee report.

As regards the comments received from individuals, points (i) - (vii) and (xviii) have been dealt with in the main report. As regards points (viii) and (ix) regarding noise generation, it is wrong to suggest that the proposal represents a threat in terms of noise and general disturbance to surrounding residents given the existing public house use of the site. The adequacy of the communal area (point (viii)) is considered in the main report. As regards point (x), there is no evidence to suggest that the works would threaten the protected Ash Tree or the boundary wall which is not listed. Points (xi) and (xvi) would be dealt with under the Building Regulations. Points (xii) and (xiii) are noted. Hours of construction (point (xiv)) is an environmental health issue. As regards garden grabbing (point xv), new guidance is specific in referring to private residential dwellings. Point (xvii) does not raise a specific planning issue.

#### **7.20 Planning Obligations**

Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) is concerned with securing planning obligations to offset the additional demand on recreational open space, facilities supporting arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. These UDP policies are supported by more specific supplementary planning guidance.

Given the nature and scale of the scheme, only a potential contribution towards additional educational provision would be generated. Education Services advise that a contribution towards additional education space of £11,342 is required (Nursery - £1,685, Primary - £5,895, Secondary - £2,740 and Post-16 - £1,022).

No Unilateral Undertaking has been submitted as part of the current application and on this basis, the proposal fails to comply with Policy R17 of the UDP Saved Policies (September 2007) and it is recommended the application should be refused on this basis.

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

No enforcement issues are raised by this application.

#### **7.22 Other 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**

## **10. CONCLUSION**

Although the existing building is not statutorily listed or included on the local list, it is considered to make a positive contribution to the character and appearance of this part of the Conservation Area which faces over the village green. Given this significance, it is not considered that the application provides sufficient justification as to why the building could not be retained. The proposed building is also considered to be of an inappropriate siting, bulk and design and the scheme would introduce an extensive parking area and large bin store to the front of the building which would detract from the Conservation Area.

The scheme is also considered to result in a loss of privacy and appear unduly prominent to adjoining properties and fails to afford adequate amenities for its future occupiers. The scheme also does not make provision for an education contribution. It is recommended for refusal.

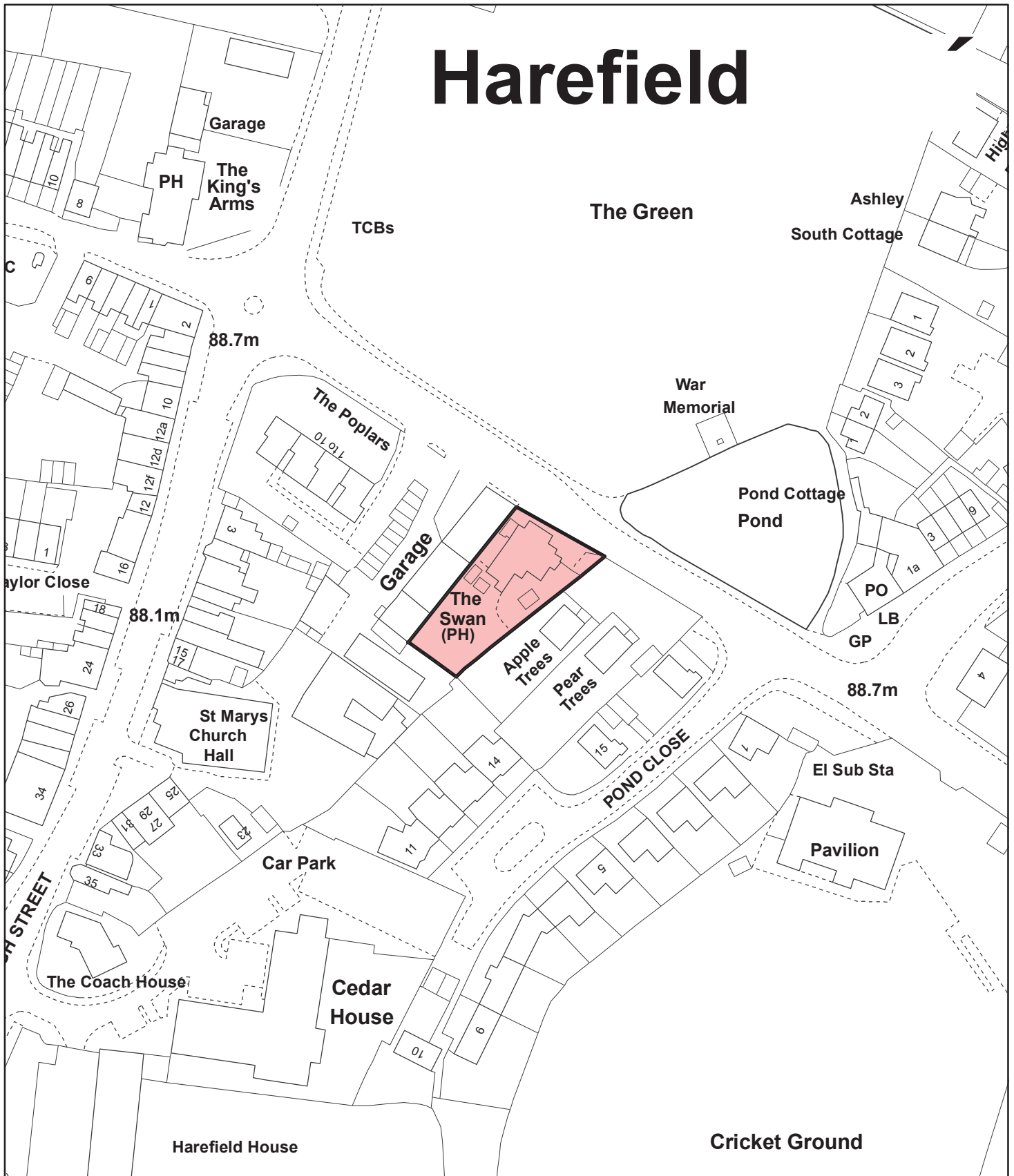
## **11. Reference Documents**

PPS1: Delivering Sustainable Development  
PPS3: Housing  
PPS5: Planning for the Historic Environment  
London Plan (February 2008 and July 2011)  
Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)  
HDAS: Residential Layouts & Accessible Hillingdon  
Planning Obligations Supplementary Planning Document, July 2008  
Consultation responses

**Contact Officer:** Richard Phillips

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# Harefield



**Notes**



Site boundary

For identification purposes only.

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Site Address

**The Swan PH.  
Breakspear Road North,  
Harefield**

Planning Application Ref:

**18239/APP/2011/1588**

Planning Committee

**North**

Scale

**1:1,250**

Date

**September  
2011**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning,  
Environment, Education  
& Community Services**

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