

Report of the Head of Planning & Enforcement Services

Address 150 JOEL STREET NORTHWOOD

Development: Change of use of dwellinghouse to a Nursery School (D1), including single storey side and rear extensions, two storey front extension, canopy to front, side and rear, alterations to the elevations and relocation of pedestrian and vehicular accesses, retention of a one bed staff flat at first floor level, involving demolition works.

LBH Ref Nos: 698/APP/2011/2951

Drawing Nos: Design and Access Statement
Transport Statement
Noise Impact Statement
1129/2.01 Rev A
1129/1.01 Rev A

Date Plans Received: 05/12/2011

Date(s) of Amendment(s):

Date Application Valid: 16/12/2011

1. SUMMARY

The application seeks planning permission for a change of use from the existing dwelling house to a Nursery School including front side and rear extension. The application is a revision on a previous refused scheme (698/APP/2010/1947) which was refused on three grounds; loss of a residential unit; highways issues and design.

An appeal to the Planning Inspectorate was dismissed on design grounds only. The Inspector considered that both the highway safety, parking and the loss of residential were acceptable in this instance.

The current application is similar to the previous submission with the exception of the front extension. This front element would now appear traditional in design and would blend in with the existing property and surrounding street scene. It would therefore comply with policies BE13, BE15 and BE19 of UDP.

Given the Inspectorate's decision, both the highway concerns and the loss of residential unit would now be acceptable. As such the application now overcomes the previous reasons for refusal and is recommended for approval.

A unilateral undertaking has been agreed with the applicant which covers highway safety measures (outlined in detail in the main body of the report).

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [1129/2.01 Rev A1, 129/1.02 Rev A; Design and Access Statement; Noise Impact Statement; Transport Statement and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the London Plan (July 2011).

3 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Code for Sustainable Homes Certificate to Level 3 [Report/Drawing]

SUDS [Report/Drawing]

Lifetime Homes Standards [Report/Drawing]

Wheelchair Units [Report/Drawing]

Refuse and Recycling Storage [Report/Drawing]

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

REASON

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

4 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 COM22 Operating Hours

The premises shall be open for the use hereby approved between the hours of 08:00 hours and 18:00 hours on Monday to Friday only and shall be closed on Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan.

6 NONSC Non Standard Condition

No more than 38 children shall be accommodated at the site at any one time.

Reason: To safeguard the amenity of surrounding areas and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan.

7 NONSC Non Standard Condition

The outdoor play area within the site shall be restricted to a maximum of 19 children at any one time and only between the hours of 10.00 and 16.00 on any day that the nursery is open.

Reason: To safeguard the amenity of surrounding areas and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan.

8 NONSC Non Standard Condition

The residential unit shown on Drawing No. 1129:2.01 Rev A shall be used for no purpose other than as a use falling within Use Class C3 Dwellinghouse.

Reason: To safeguard the amenity of surrounding areas and maintain a adequate supply of residential units in the area in accordance with Policies H3 and OE3 of the Hillingdon Unitary Development Plan.

9 NONSC Non Standard Condition

The external play area shall be covered with a sound absorbing and permeable surface and the underside of the soffit of the covered section of external play area shall also be treated acoustically with sound absorbing material, details of which shall be submitted to and approved in writing prior to the commencement of any works on the site and such details as are approved shall be implemented prior to the use hereby permitted and maintained thereafter.

Reason: To safeguard the amenity of surrounding areas and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan.

10 NONSC Non Standard Condition

The external play area and childrens garden as set out in Drawing No. 1129: 2.01 Rev A shall be bounded on all sides by acoustic fencing of 2.0m in height. Details of which shall be submitted to and approved in writing prior to the commencement of any works on the site and such details that are approved shall be implemented prior to commencement of the use hereby approved and maintained thereafter.

Reason: To safeguard the amenity of surrounding areas and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan.

11 NONSC Non Standard Condition

Deliveries and collections, including waste collections, shall be restricted to the following hours: 0800 hrs to 1800 hrs Monday to Fridays; 0800 hrs to 1300 hrs on Saturdays; and not at all on Sundays and Bank Holidays.

Reason: To safeguard the amenity of surrounding areas and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan.

12 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree,

hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

13 COM8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September

2007).

14 COM9 Landscaping (including refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping
 - 2.a Refuse Storage (inc. elevations if appropriate)
 - 2.b Cycle Storage (inc. elevations if appropriate)
 - 2.c Means of enclosure/boundary treatments (inc. elevations if appropriate)
 - 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)

3. Living Walls and Roofs
 - 3.a Details of the inclusion of living walls and roofs
 - 3.b Justification as to why no part of the development can include living walls and roofs

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

5. Schedule for Implementation

6. Other
 - 6.a Existing and proposed functional services above and below ground
 - 6.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan.

15 H12 Closure of Existing Access

The existing vehicular accesses at the site, shall be closed, the dropped kerb removed and the footway reinstated to match the adjoining footway within one month of the new access hereby approved being completed.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policies AM3 and AM8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan . (July 2011).

16 H10 Parking/Turning/Loading Arrangements - Commercial Devs.

The roads/turning/loading facilities/sight lines and parking areas (including the marking out of parking spaces) shown on the approved plans shall be constructed prior to occupation of the development, thereafter permanently retained and used for no other purpose.

REASON

To ensure that the loading, roads, turning facilities and parking areas are satisfactorily laid out on site in accordance with Policies AM3 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan . (July 2011).

17 H15 Cycle Storage - In accordance with approved plans

The deveopment hereby permitted, shall not be occupied until the cycle storage have been provided in accordance with the approved plans. Thereafter, these facilities shall be permanently retained on site and be kept available for the use of cyclists.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan. (July 2011).

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 (July 2011) and national guidance.

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.
H2	Restrictions on changes of use of residential properties
H3	Loss and replacement of residential accommodation
OE1	Protection of the character and amenities of surrounding properties and the local area
R10	Proposals for new meeting halls and buildings for education, social, community and health services
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
R13	Use of residential accommodation for educational and child care premises
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.14	(2011) Existing Housing - Efficient use of stock
LPP 3.18	(2011) Education Facilities
LPP 3.8	(2011) Housing Choice
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 8.3	(2011) Community infrastructure levy

3 I11 The Construction (Design and Management) Regulations 1994

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

4 I14A Compliance with Legislation Administered by EPU

Your attention is drawn to the attached note 'Environmental Control on Construction Sites'.

5 I19 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE. Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

6 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will

have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

7 I20 **Land Drainage**

You are advised that, pursuant to the Land Drainage Act 1976, details of any works affecting the beds, banks and flow of the river, including details of any outfall structures discharging into the watercourse, should be submitted to the Environment Agency, Planning Liaison Officer, Thames Region, Howard House, 10/11 Albert Embankment, London SE1 7TG.

8 I23 **Works affecting the Public Highway - Vehicle Crossover**

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

9 I24 **Works affecting the Public Highway - General**

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

10 I25 **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).

11 I25A **The Party Wall etc. Act 1996**

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations or planning controls. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

12 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).

13 I45 Discharge of Conditions

Your attention is drawn to condition(s) 3,4, 13, and 14 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

3. CONSIDERATIONS

3.1 Site and Locality

The application site lies on the west side of Joel Street at its junction with Norwich Road and comprises a large detached property set within a spacious plot. The application property comprises a main building with an attached garage and carport to the south of the building. Although, the property is currently empty and boarded up, the main block was formerly a 4-bedroom dwelling house, with part of the ground floor used, as a GP Surgery although there are no planning records which show that planning permission was granted for the mixed use.

To the north of the application site is 148 Joel Street, a two-storey detached dwelling house, to the east (opposite) is a builders yard located within the Green Belt.

Norwich Road separates the application site from 154 Joel Street on the southern side. On the southwest side is 2 Norwich Road, a detached residential building. Norwich Road and this stretch of Joel Street is residential in character and appearance comprising predominantly semi-detached and detached houses of varying designs and the application site lies within the developed area as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

The previously refused scheme included a projecting front vertical elevation, part brick/part glazed, measuring 3m wide, 3.6m deep and 5.5m high finished with a flat roof projecting 0.3m above the eaves of the main roof. This has been omitted and it is now proposed to infill a section to the side of the existing projecting front wing. This extension would be flush with the projecting front wall and would measure 3.5m wide and 2.9m deep. It would be finished with a new wider pyramid style hipped roof which would increase the overall roof height to 8.6m (0.45m higher than existing ridgeline).

The remainder of the scheme would be as per the previous submission with

- (i) The nursery providing for 53 children aged between 0 months and 7 years. A total of 15

(10 full time and 5 part time) members of staff would be employed. Opening hours were between 8.00am to 18.00 (Monday to Fridays). At no time will there be more than 38 children on the premises at any time and outside activities will only be permitted between the hours of 10.00 to 16.00 and no more than 20 children will be permitted to use the garden at any time.

(ii) Part of the first floor now proposes a one bedroom unit, some 57sq.m in size;

(iii) The existing garage and carport to the side is to be demolished and replaced with a side extension measuring 2.9m wide, 8.3m deep finished with a flat roof with a maximum height of 3m. This would provide a sensory room and part staff/office room which would be served by 4.8m wide window to the front. A canopy would be attached to the front wall and would measure 9.8m wide, 1.4m deep and would have a maximum height of 3m.

(iv) The hardstanding area to the front of the property would be redesigned incorporating both hard and soft landscaping. A 1 in 15 ramp is proposed in front of the office/staff room. It measures 5m wide, 1.3m deep and comprises 0.9m rising to 1.2m high brick wall with handrails above. The hard surfaced area provides 2 off-street parking spaces including a disabled parking and 8 cycle parking spaces which would be sited along the south eastern corner of the site frontage. The two existing vehicular crossovers are to be reinstated and a new pedestrian access from the eastern boundary via Joel Street and a new vehicular access from southern boundary via Norwich Road would be created.

(v) To the rear, it is proposed to erect a single storey extension which would be set in 4.5m from the southern flank wall and would measure 8.1m wide, 5.8m deep, 3.1m high. It would have a design with a curved rear wall that includes an oval shaped timber cladding element along the northern flank wall which would have a sloped roof with maximum height of 3.5m. This element would provide an internal rest/sleeping area for the children. A rear canopy (covered area) would be attached to the southern flank wall of the proposed single storey extension and would measure 4.3m wide, 5.8 deep with a finished height of 3.1m.

(vi) The rear garden would be used as an external play area and includes 38 sq.m of decking directly to the rear of the property. A further garden area (40sq.m) includes an indicative play house set in 1.1m from the side boundary with No.148 and measuring 1.6m wide and 2.4m deep. A new pathway (1.3m wide) would run from the southern flank wall of the property to the end of the rear garden. It would link the front of the property to the rear via a side access gate. This pathway would end at an area of approximately 60 sq.m providing a private garden area for the residential unit.

(vii) A mix of 1.8m and 2m high close boarded fencing is proposed along both side boundaries to the rear of the premises. The section of fence around the proposed play area would incorporate acoustic material.

(viii) Along the southern flank, an enclosed close boarded timbered storage space would provide an area to place bins, recyclable materials and other materials. It is also proposed to include solar panels along southern roof slope;

3.3 Relevant Planning History

698/APP/2008/2114 150 Joel Street Northwood

CHANGE OF USE OF DWELLING HOUSE TO A NURSERY SCHOOL (CLASS D1), SINGLE STOREY REAR EXTENSION, ALTERATIONS TO FRONT ELEVATION AND RELOCATION

OF PEDESTRIAN AND VEHICLE ACCESS.

Decision: 14-11-2008 Refused

698/APP/2010/1947 150 Joel Street Northwood

Change of use from Class C3 (residential) to Class D1 (Non-residential institutions) for use as a nursery school, involving 1 one-bedroom flat, two storey front extension, single storey rear extension, alterations to existing elevations and alteration to existing crossover to front with associated parking and demolition of existing attached garage to side.

Decision: 02-11-2010 Refused

Appeal: 02-09-2011 Dismissed

Comment on Relevant Planning History

The application site has two previous applications for a similar scheme which were both refused.

The most recent application 698/APP/2010/1947 was refused on 3 grounds.

1. The proposal would result in the loss of residential accommodation comprising a 4-bedroom house, which makes a contribution to the boroughs' housing stock. No suitable replacement that would meet the Council's standards has been provided and therefore, the proposal is contrary to Policies H2 and H3 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

2. The proposed front extension, by reason of its siting forward of the existing front wing, and roof form, introducing a flat roof design that would be substantially different from that of the main roof, would be detrimental to the character and appearance of the original house and visual amenities of the locality. The proposal is therefore contrary to policies BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

3. The proposal is likely to result in indiscriminate car parking and dangerous manoeuvres at/close to a road junction contrary to the interests of highway and pedestrian safety and the free flow of traffic. The proposal would therefore be contrary to Policies R13(iii) and (iv) and AM7(ii) of the Hillingdon Unitary Development Plan Saved Policies September 2007.

This decision was the subject of an appeal and whilst the appeal was dismissed, reasons 1 and 3 were not supported by the Planning Inspectorate. The Inspectorate decision is a material consideration in the determination of this application and will be discussed in full in the main body of the report.

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:

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.
H2	Restrictions on changes of use of residential properties
H3	Loss and replacement of residential accommodation
OE1	Protection of the character and amenities of surrounding properties and the local area
R10	Proposals for new meeting halls and buildings for education, social, community and health services
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
R13	Use of residential accommodation for educational and child care premises
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
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LPP 3.14	(2011) Existing Housing - Efficient use of stock
LPP 3.18	(2011) Education Facilities
LPP 3.8	(2011) Housing Choice
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 8.3	(2011) Community infrastructure levy

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

30 nearby owner/occupiers were consulted on the application and Northwood Hills Residents Association on the 20th December 2011.

7 individual representations of objection were received and have raised the concerns/issues below:

(i) The traffic implications due to the additional need for vehicular parking and intensification of the use. The site would be a significant road hazard and a potential for breaches in health and safety risk with the considerable road traffic due to the very large school in Wiltshire Lane, the bus route which stops immediately opposite and the lack of parking facilities. Parents would need some safe dropping off point or may ignore the parking restrictions in place causing unnecessary congestion and impede road safety for the young pedestrians using the road. There would also be an issue with the extra traffic stoppages created from potentially 38 vehicles and 10 further vehicles staying all day for teachers. The use of the existing available parking spaces would contribute to an existing problem. There is already considerable traffic pressures from the nearby Hayden School which has 2000 students plus teachers/staff and suppliers. The traffic studies carried out were within the holiday months where traffic reduces dramatically as Haydon School was closed. The proposal is opposite Grant & Stone Builder Yard which has been prone to several accidents due to reversing lorries. Concerns over the safety of the children from the highway. Joel Street Farm is a yard from the site and the farm requires the entrance and exit of heavy duty vehicles

(ii) Concerns raised against the commercial business and loss of residential unit within a predominately residential area. The existing house is large and provides much needed housing within the area. On Northwood High Street, there are a few empty shops which could be turned into a nursery.

(iii) This is the second or third application with no substantive change from the previous applications.

(iv) There are already 3 existing nurseries within close proximity to each other and there is no substantive need for another provider or more places.

(v) This would be an unnecessary over development of the site which is on a prominent road.

(vi) Concerns raised over the impact the outdoor playground would have on the neighbouring properties. No amount of sound screening would alleviate the noise from children playing.

(vii) The proposed bollards, double yellow lines and school keep clear signs would be visually intrusive. To ensure safety of children on site the fencing would be obtrusive to the street scene.

(viii) Will the managers flat have its own parking and amenity space?

(ix) Infrastructural concerns including impact on the local sewers.

Northwood Hills Residents Association: The Association is objecting on the following grounds:

1) How can they fit 38 children aged 0-7 in such a small space, one hopes that they are within guidelines, has this number of children been verified as acceptable? if so the guidelines should be changed.

2) The garden will be in use 10-4, by at least 20 small children at a time, this is not going to be very pleasant for the neighbours. If you live near a school the playgrounds are only used for part of the day, not all day. The garden area will have to be extensively used as there is so little room inside.

3) Parking, 11 staff and only 1 space, that means a probable 10 vehicles parked in the surrounding roads. Plus the delivering and fetching of children. We contest the comments previously made by the The Planning Inspector and enclose 19 photographs to show that this is not practical. As well as both Joel Street and Norwich Road being on a bus route, Norwich Road is clearly not wide.

Nick Hurd MP

My constituent is very concerned that although the premises is on the corner of a very busy main

road and Norwich Road which is used by many children attending Haydon School, my constituent was informed that the Inspector visited the area during the summer holidays. As Joel Street is used by people travelling to large schools in the Northwood area, the Inspector would not have seen this by making an inspection in August.

As previously mentioned, 150 Joel Street is immediately opposite a very busy builder's yard which necessitates the use of a banksman for the many heavy vehicles entering the site. As you will appreciate, this adds to the traffic chaos.

I therefore wish to lodge my objection to this new planning application.

Internal Consultees

Environment Protection Unit:

I do not wish to object to this application, however should this development be recommended for approval I would recommend the following conditions:

Noise:

I have reviewed the Noise Impact Statement Ref: EPL 9620 dated June 2010 prepared for the applicant by The Equus Partnership Ltd. The methodology used to quantify the noise levels generated by children using the proposed outdoor play area was to survey levels at an existing larger day nursery in North Harrow. The measurements were stated to have been taken whilst the garden was occupied by approximately 20 children, and therefore are deemed representative of the proposed number of children to be in the outdoor play area at any one time. Hillingdon's Noise SPD recommends that the noise level in outdoor living areas of dwellings is lower than 50dB LAeq(T). Existing ambient noise levels were measured as 52dB LAeq(15mins). Addition of the measured noise levels from the North Harrow day care site is projected to add 48dB LAeq(1hour). This would result in a noise level of 53dB LAeq(15mins). This would therefore be an increase of 1 decibel, essentially imperceptible to the human ear. However, these measurements are equivalent to a steady noise level over the given time period, whereas in reality it is the impulse, peak noise levels that give rise to intrusion. This measurement is the Lmax, a peak decibel level. No such SPD criteria exists for outdoor areas in regards to Lmax levels. EPU therefore accepts that the noise impact statement methodology has demonstrated that SPD criteria can be met. However, it is desirable that in addition to the time restrictions placed on the use of the outdoor play area, that physical steps are taken to mitigate transfer of noise to adjoining dwellings. The following conditions are therefore proposed in line with Appendix 3 of the D&A statement and Section 9.5 Noise Mitigation, on page 25 of the submitted noise impact assessment.

Condition 1 The premises shall be open for the use hereby approved between the hours of 08:00 hours and 18:00 hours on Monday to Friday only and shall be closed on Bank Holidays. Reason: To safeguard the amenity of surrounding areas. Condition 2 No more than 38 children shall be accommodated at the site at any one time. Reason: To safeguard the amenity of surrounding areas.

I would suggest a condition which limits the number of children using the outdoor play area at any one time to half the total number;

Condition 3 Outdoor play within the site shall be restricted to a maximum of 19 children at any one time and only between the hours of 10.00 and 16.00 on any day that the nursery is open. Reason: To safeguard the amenity of surrounding areas.

Condition 4 The residential unit shown on Drawing No. 1129:2.01 shall be used for no purpose other than as a use falling within Use Class C3 Dwellinghouse. Reason: To safeguard the amenity

of surrounding areas.

Condition 5 The external play area shall be covered with a sound absorbing and permeable surface and the underside of the soffit of the covered section of external play area shall also be treated acoustically with sound absorbing material, details of which shall be submitted to and approved in writing prior to the commencement of any works on the site and such details as are approved shall be implemented prior to the use hereby permitted and maintained thereafter. Reason: To safeguard the amenity of surrounding areas.

Condition 6 The external play area and children s garden as set out in Drawing No. 1129: 2.01 shall be bounded on all sides by acoustic fencing of 2.0m in height. Details of which shall be submitted to and approved in writing prior to the commencement of any works on the site and such details that are approved shall be implemented prior to commencement of the use hereby approved and maintained thereafter. Reason: To safeguard the amenity of surrounding areas.

Condition 7 Deliveries and collections, including waste collections, shall be restricted to the following hours: 0800 hrs to 1800 hrs Monday to Fridays; 0800 hrs to 1300 hrs on Saturdays; and not at all on Sundays and Bank Holidays. Reason: To safeguard the amenity of surrounding areas.

Trees/Landscape:

The site is a detached house at the junction of Joel Street and Norwich Road. The house is set within an established garden with the locations of existing tree and shrub planting indicated on the submitted drawings. There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area. The proposal is to change the use of the building, from residential to use as a nursery school. Development proposals include extensions and changes to external areas, including parking.

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.

1. According to the information submitted on the application, no tree loss is envisaged.
2. The protection of existing planting and provision of hard and soft landscape enhancement should be secured by condition.
3. HDAS (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.
4. DCLG/EA guidance requires new driveways to be designed and installed in accordance with SUDS principles.

No objection subject to conditions TL1, TL2, TL3, TL5, TL6 and TL7.

Access Officer

Access:

1. New pathways formed as part of the proposed works should be no less than 1200mm wide and specified as follows:
 - a. Where the joints between paving materials are filled but recessed below the surface, the difference in level between adjacent units should be no greater than 2mm, with the joints no wider than 10mm and the recess no deeper than 5mm. Where the joints are unfilled, the difference in level between adjacent units should be no greater than 2mm, with the joints no wider than 5mm. Reference to BS 8300:2009 is advised.
2. Having reviewed plans, level access is assumed. Should that not be the case, level access should be provided. In the interests of good design, ramps should be avoided.
3. The proposed accessible toilet facility should provide internal dimensions of 2.2 m x 1.5m (after

taking into account finished wall surfaces/tiling) and should otherwise be designed in accordance with BS 8300:2009.

Conclusion: Assuming that confirmation will be received, prior to any grant of planning permission, that the above issues will be addressed and revised plans received (where appropriate), no objection would be raised from an accessibility viewpoint.

HIGHWAY ENGINEER:

Whilst objection was raised to the previous scheme, this was not supported by the Inspector in the appeal decision and given that the same number of pupils/staff are proposed any objection to the current scheme would not be sustained at appeal. Thus, no objection is raised subject to the Unilateral Undertaking.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R13 does advise that where the proposal is for education and/or child care facilities, residential loss may be acceptable provided that only part of a property is involved and the retained residential accommodation would still be capable of providing suitable living accommodation. This policy also establishes other criteria which would need to be addressed, namely that the proposal should not result in an overconcentration of similar facilities, the amenities of area and neighbouring properties should be safeguarded, the premises are accessible by public transport and the site can operate safely in terms of the dropping off and collection of children. The first criterion would need to be demonstrated, together with the need for such a facility in this area. The applicant advised that the proposal will provide additional nursery facilities for the local area, meeting demand for quality day care provision and that the scheme has been developed through client consultation, secondary research (examining nursery design trends/Sure Start requirements) and by visiting successful nursery facilities already within the area (which has assisted the determining the user and staff requirements).

Policy H3 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) states that 'the loss of residential accommodation will only be permitted if it is replaced within the boundary of the site'. Only in very exceptional circumstances will the loss of residential accommodation be permitted. Paragraph 7.8 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) sets out those exceptional circumstances. These are where there is access issues relating to residential accommodation located over retail or other commercial premises, where the dwelling is unfit for habitation and where the existing dwelling is located adjacent established uses that cause nuisance and disturbance.

This current scheme proposes a one bedroom unit on the first floor. Although the proposed unit would of a sufficient size to meet the recommended standard of 50sq.m for one bedroom flats as advised at paragraph 4.6 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts, there is no separate access to the first floor. The applicant states that the proposed flat would be for the 'Resident Manager', hence there would be no need for a separate access, however, without a separate access, the one bedroom unit would be ancillary to the main Class D1 use, and therefore, no separate self-contained residential unit would be provided.

In determining whether the principle of the development is acceptable, the recent appeal decision (698/APP/2010/1947), must be taken into consideration. In this decision, the Inspector commented on Policies H3 and R13:

"Policies H3 and R13 do not state that replacement or remaining residential accommodation must be self contained. The underlying aim is to avoid diminution of the housing stock and the flat would contribute towards this by providing accommodation for a manager who would otherwise have to be housed elsewhere."

The Inspectorate highlighted the UDP's recognition of the need for additional day care facilities for pre-school children and also referred to the emerging Core Strategy.

"The emerging Core Strategy indicates that high and rising birth rates are leading to a pressing for additional primary school places. Locally, there are considerably more pre-school age children than there are available nursery school places."

In this instance the Inspector concluded that the principal was acceptable. The Inspectorate noted that although "the proposed development would harm the provision of residential accommodation and conflict with the aims of the UDP policies H2 and H3, this was outweighed by the need for nursery school places and would accord with Policy R13 in principle and with its criterion."

In light of this recent appeal decision and given that the proposal is identical (with the exception of design), it is concluded that the principle of the development is acceptable and would comply with Policies R10, R13, H2 and H3 of the Unitary Development Plan (Saved Policies, September 2007) and the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts.

7.02 Density of the proposed development

The application would not give rise to any concerns relating to density. The proposal would retain a one bedroom flat on the first floor level and although this would reduce the overall density per hectare as it replaces a family unit, it would be considered acceptable.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The surrounding area is characterised by detached and semi-detached houses. The application site is the largest property along this part of Joel Street and Norwich Road. The previously refused scheme considered that the two storey front extension which was sited forward of the existing projecting front wing of the house was considered to be unduly dominant.

The revised design would appear traditional in form and design. It would include a two storey extension to the side of the existing projecting front wing. The two storey front projection element previously proposed has been omitted. As such, the visual impact of the proposal would be significantly reduced along this prominent corner position. There would no longer be a mismatch of roof styles as the proposed two storey side element would integrate with the roof of the projecting front wing. Although, the resultant integration would increase the roof height of the projecting front wing slightly above the main ridgeline, the roof style would be more in keeping with the architectural composition of the original dwelling. The additional height would not cause a detrimental impact on the

visual amenities of the street scene.

As per the most recent refusal, the remaining extensions to the property would be identical. The single storey side, front canopy and single story rear element would appear subordinate to the original property. The depth, height and width of these elements would not detract from existing building overall appearance on the street scene.

As such, it is considered that the revised design overcomes the previous refusal reason as it would no longer appear as an incongruous and visually intrusive form of development on this prominent corner plot. Its scale and design would complement the traditional features of the building and would not detract from the character and appearance of the area. The proposal is considered to comply with Policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

7.08 Impact on neighbours

The previously refused scheme considered that the proposed extensions and elevational alterations would not harm the residential amenities of the adjoining and nearby properties. This current scheme proposes cosmetic changes to these aspects of the scheme. The bulk, scale and siting has remained as per the previously refused scheme. No additional windows are proposed compared to the previously refused scheme. As such, it is considered that the consideration of the previously refused scheme in regards to these aspects of the scheme, is the same as for this current scheme.

The proposal involves an outdoor play area within the rear garden. The proposed scheme would lead to an intensification of the use and potentially give rise to the level of noise from the play area within the rear garden. This current application is accompanied by a Noise Impact Statement. The assessment was carried out in accordance with the Council's Supplementary Planning Guidance and British Standards.

The Environmental Health Officer advises that although the submitted Noise Report did not fully consider L_{Amax} noise levels, which they were advised to at pre-application consultation stage, the assessment is acceptable. There is likely to be variable levels of noise in the play area and as such conditions are recommended as follows:

1. limiting the number of children at the nursery to no more than 38 children;
2. limiting the number of children to 20 in the play area at anytime;
3. details of acoustic fencing around the play area to be submitted and implemented;
4. amending the hours of use the play area to provide a quiet period for residents during lunch time;
5. limiting the operation hours of the use; and
6. capping the noise level;

These conditions would be sufficient to ensure that the proposal would not result in a significant increase in noise and disturbance to adjoining occupiers. Subject to these conditions, the proposal would comply with policy OE1, BE20, BE22, BE23 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.09 Living conditions for future occupiers

The proposed one bedroom flat on the first floor would comply with the HDAS: Residential Layouts which specifies a minimum internal floorspace of 50 sq.m. The internal floor space provided would measure 57 sq.m and each of the habitable rooms within the flat would be served by a clear glazed window, which would be positioned so as to received adequate daylight. The HDAS: Residential Layouts also details recommended minimum

requirements of on-site amenity space provision in accordance with policy BE23 of the Saved Policies UDP, which seeks the provision of satisfactory usable amenity space for future occupiers. It is recommended that one-bedroom flat be provided with a minimum of 20sq.m of private external amenity space. The proposal provides an area to the rear of the garden for the residential unit. This area would measure 55sq.m in area and would be enclosed by 1.8m high fence which would provide adequate screening from the main garden play area used in association with the nursery. Accordingly, the proposal would provide an adequate level and quality of external amenity space for future occupiers.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The application site is situated at the junction of Joel Street (designated Local Distributor Road) and Norwich Road. There is waiting restrictions on the west side of Joel Street and a builders/ merchant yard directly opposite. The proposed development would include two car parking spaces (one for the flat, one for staff) and eight cycle spaces. The two existing vehicular access would be closed and a new access would be formed on to Norwich Road. The Highway engineer has been consulted on the scheme and has raised no objections in light of the appeal decision. A refusal of the proposal on highway grounds is thus unlikely to be sustained.

In the appeal decision, the Inspector noted that the alteration of the access onto Norwich Road would represent a modest improvement on the existing situation. The Inspector also considered that the increase movements of traffic would be very low compared with existing flows. This was based on 12 vehicles dropping-off or picking up in the morning and evening peak periods, with additional vehicles for staff added who may park cars in the nearby area. The survey submitted by the applicant supported the Inspector's observations at the time of the inspection, that there would be ample on-street parking in the vicinity of the site, in order to accommodate both staff parking as well as short-term drop off/pick-up parking.

Within this decision, the following physical features along the highway were also noted, which would alleviate any traffic control issues:

- (i) The waiting restrictions at the junction itself and the nearby bus stops;
- (ii) The yellow lines along the edge of a carriageway preventing parking which given the age range of the children would mean that parents or guardians would have to park elsewhere in order to escort the children to and from the nursery;
- (iii) central islands or refuges in Joel Street would also act as a physical deterrent to vehicles stopping on that road close to the junction.

In view of these physical barriers, the Inspector was of the opinion that parking and dangerous manoeuvres close to the junction would be unlikely to arise. As such, he concluded that while adding to local traffic movements, the proposed development would not cause material harm to highway safety and the free flow of traffic.

Taking into account the appeal decision, it would not be considered justified in refusing the application on highways grounds. A £10,000 contribution has been sought and agreed with the applicant a signed unilateral undertaking has been provided so no S106 agreement is require) for highway safety measures which would include alteration of yellow lines from single to double, providing children keep clear markings, and installing corner bollards. It is therefore considered that given the appeal decision on the previous scheme a highway refusal reason could not be sustained and the proposal would comply with Policies AM7, AM14 and R13 of the UDP.

7.11 Urban design, access and security

The design issues are addressed within the section of this report dealing with the impact

on the character and appearance of the area.

Issues of access are addressed within the Disabled Access section of this report.

In relation to security, the application would maintain secure boundary treatments with neighbouring properties and also maintaining suitable visibility to the front of the property. The proposal would not lead to any security concerns intrinsic to the design. Therefore, subject to a condition requiring that the development achieve 'Secured by Design' standards the proposal is considered to be acceptable in this regard.

7.12 Disabled access

The Access Officer has consulted on the scheme and has made comments regarding the dimensions of both the pathways and proposed disabled toilet. The applicant has indicated that these will be addressed if the application is deemed acceptable. In general, the new entrances provide disabled access via a 1:15 gradient ramp directly in front of the building. This would be at grade to allow wheelchair access, the new hallways are over 900mm wide and a disabled WC is also proposed. The disabled access is therefore considered acceptable subject to further details which can be secured by condition, if the scheme is considered acceptable.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The Tree Officer has been consulted on the scheme and has no objections to the proposal subject to the standard protection and landscaping conditions. If the application is deemed acceptable, this can be secured by condition. The proposal would therefore comply with BE19 and BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.15 Sustainable waste management

Policy 5.17 of the London Plan requires that all new development provide adequate facilities for the storage of waste and recycling. The site layout plan indicates an area along the south flank wall for the storage of refuse bins. This is considered suitable in size and would be enclosed with a close boarded timber structure which would not cause a detrimental impact on the street scene. Further details of the waste management arrangement can be secured by condition, if the scheme is deemed acceptable. The waste storage area would also be in a suitable position to allow easy accessibility for waste collection. Accordingly, it is considered to provide adequate waste and recycling storage facilities complying with Policy 5.17 of the London Plan.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The application site is not located in an area with an identified risk of flooding and it would not generate additional drainage concerns. A condition is applied requiring details of Sustainable Urban Drainage to ensure no increase in surface water run-off. Given that this consideration can be satisfactorily addressed by way of condition no objection is raised to the development in terms of drainage or flood risk.

7.18 Noise or Air Quality Issues

There are no concerns over air quality from the proposal. Issues related to noise have been addressed earlier in the report.

7.19 Comments on Public Consultations

The bulk of the report has addressed the concerns raised by the representations received. The majority of concerns related to the impact on Highways and Pedestrian Safety

highlighting the existence of larger schools in the vicinity. Having consulted Highways on the scheme and based on the previous appeal decision from the Planning Inspectorate, it would not be justified refusing the proposal on Highways grounds, given that the layout of the scheme, proposed number of children and staff have not altered since the appeal decision.

7.20 Planning Obligations

The applicant has been made aware of the contribution towards Highways. A Unilateral Undertaking has been agreed with the applicant.

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

10. CONCLUSION

The revised application would now overcome the previous reasons for refusal. The scheme would be acceptable in terms of design and appearance. The Inspectorates decision ruled that the loss of residential accommodation is outweighed by the need for nursery school places. Similarly, given the Inspectorates judgement on the highway reason, it would not be justified refusing the application on highway safety grounds. As

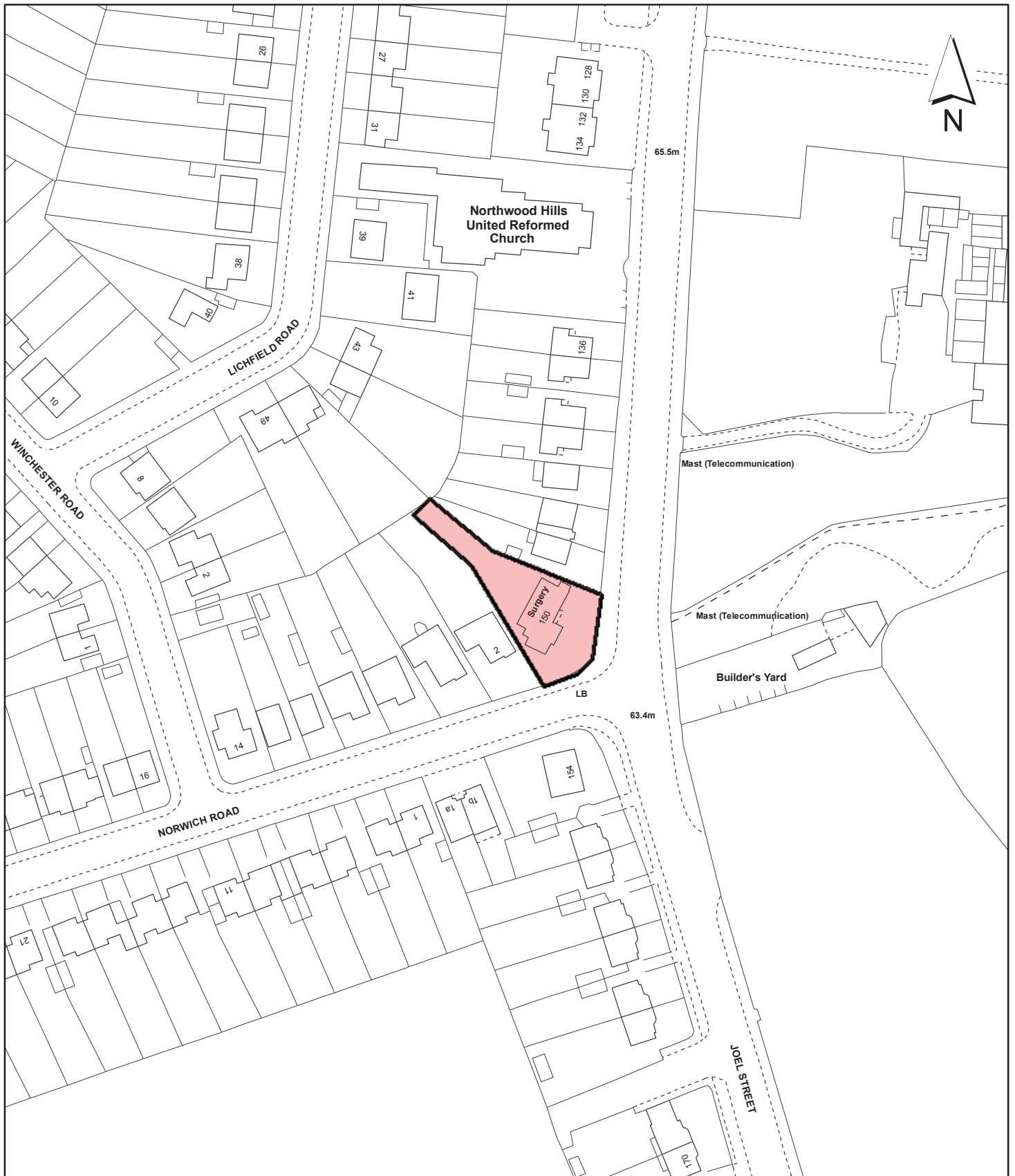
such, the proposal overcomes the previous refusal reasons and is recommended for approval.

11. Reference Documents

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)
Hillingdon Design & Accessibility Statement(HDAS):Residential Extensions
Hillingdon Design & Accessibility Statement(HDAS):Residential Layouts
The London Plan 2011

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Notes

 Site boundary

For identification purposes only.

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Site Address

**150 Joel Street
Northwood**

Planning Application Ref:

698/APP/2011/2951

Planning Committee

North

Scale

1:1,250

Date

**March
2012**

**LONDON BOROUGH
OF HILLINGDON**
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