

## Report of the Head of Planning, Sport and Green Spaces

**Address** PARK FARM HOUSE DUCKS HILL ROAD NORTHWOOD

**Development:** Installation of window in ground floor rear elevation.

**LBH Ref Nos:** 272/APP/2014/2598

**Drawing Nos:** Block Plan (1:500)  
HD773/8000  
HD773/8001  
Location Plan (1:1250)  
Design and Access statement  
HD773/8003 Rev. A  
HD773/8002 Rev. A

**Date Plans Received:** 22/07/2014      **Date(s) of Amendment(s):** 23/07/2014

**Date Application Valid:** 22/07/2014

### 2. **RECOMMENDATION**

#### **APPROVAL subject to the following:**

#### **1 RES3 Time Limit**

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

#### REASON

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

#### **2 RES4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers HD773/8003 Rev. A and HD773/8002 Rev. A and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

#### **3 RES7 Details of window**

No development shall take place until detailed drawings of the window have been submitted to and approved in writing by the Local Planning Authority. These drawings shall show the new window, aperture, hood moulding and/or brick arch. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

#### REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

#### **4 RPD3 Obscured Glazing**

The proposed ground floor window in the northern elevation shall be glazed with permanently obscured glass for so long as the development remains in existence.

#### REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### INFORMATIVES

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

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

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

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
LPP 7.16	(2011) Green Belt
LPP 7.6	(2011) Architecture
NPPF	National Planning Policy Framework
OE1	Protection of the character and amenities of surrounding properties and the local area
OL1	Green Belt - acceptable open land uses and restrictions on new development

### 3. **CONSIDERATIONS**

#### 3.1 **Site and Locality**

The application site is located on the north western side of Ducks Hill Road, close to the junction with Rickmansworth Road and comprises a large detached office building. To the west of the site is a sports centre, to the east of the site are residential properties in Rising Hill Close and all along Ducks Hill Road to the south of the site. There is a vehicular access to the south of the site.

The application building is Locally Listed and is located within the Green Belt as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### 3.2 **Proposed Scheme**

This application seeks consent for the proposed rendering of the external walls of the building and the installation of a window at ground floor level in the north western elevation of the building.

#### 3.3 **Relevant Planning History**

272/APP/2013/3285      Park Farm House Ducks Hill Road Northwood  
Change of use from B1 (Offices) to C3 (Dwellinghouses) 1 x 2 bedroom and 2 x 1 bedroom self contained units (Prior Approval)

**Decision:** 27-12-2013    PRN

272/APP/2014/379      Park Farm Ducks Hill Road Northwood  
Two storey, 1-bed, attached dwelling with associated parking and amenity space

**Decision:** 06-08-2014    Approved

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

272/APP/2013/3285 - Change of use from B1 (Offices) to C3 (Dwellinghouses) 1 x 2 bedroom and 2 x 1 bedroom self contained units (Prior Approval). Approved.

272/APP/2014/379 - Two storey, 1-bed, attached dwelling with associated parking and amenity space. Approved.

#### **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.BE1      (2012) Built Environment

PT1.HE1      (2012) Heritage

Part 2 Policies:

BE13          New development must harmonise with the existing street scene.

BE15          Alterations and extensions to existing buildings

LPP 7.16      (2011) Green Belt

LPP 7.6        (2011) Architecture

NPPF          National Planning Policy Framework

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

OL1            Green Belt - acceptable open land uses and restrictions on new development

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

**5.1**    Advertisement Expiry Date:- Not applicable

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

#### **6. Consultations**

##### **External Consultees**

3 neighbouring properties were consulted. No replies were received.

Northwood Residents Association: No reply received.

## **Internal Consultees**

### **CONSERVATION**

No objections subject to a condition that we receive plans to ensure that the new window, aperture, hood moulding and/or brick arch matches the adjacent window.

## **7. MAIN PLANNING ISSUES**

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

The addition of a window to an existing building is acceptable in principle.

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

Not applicable to this application.

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

Not applicable to this application.

### **7.04 Airport safeguarding**

Not applicable to this application.

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

Whilst the site is located within the Green Belt the proposal will not result in any undue visual impact that would be injurious to the Green Belt, given it is minor works to an existing building.

### **7.06 Environmental Impact**

Not applicable to this application.

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

Park Farm is included on Hillingdon's Local List of buildings of architectural or historic importance and is prominently located on the junction of Ducks Hill Road and Rickmansworth Road. The house appears to date from the mid 18th century with a later cross wing and part basement. It is well proportioned and relatively unaltered apart from the loss of its original windows, chimneys and roof covering. Despite this, it is an important landmark building within the rural street scene and is robustly detailed with fine warm-red bricks and featuring well executed brick French or Dutch Arches. It is a heritage asset and a building of local significance.

The proposed window has been designed to match those on the existing building to which no objection is raised by the Conservation Officer. The proposed location of the window is considered acceptable in the context of the host building as it aligns with the openings on the floors above and is of a similar size to the existing openings.

It has been advised that a condition is added to ensure that the new window, aperture, hood molding and/or brick arch matches the adjacent window. Subject to a condition to secure such, no objection is raised to the proposal.

### **7.08 Impact on neighbours**

Given the location of the window on the north western elevation of the building, at ground floor level, and that this is proposed to be obscurely glazed, no objection is raised to this addition on the grounds of overlooking or loss of privacy.

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

Not applicable to this application.

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

Not applicable to this application.

**7.11 Urban design, access and security**

See Section 7.07.

**7.12 Disabled access**

Not applicable to this application.

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

Not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

Not applicable to this application.

**7.15 Sustainable waste management**

Not applicable to this application.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

None received.

**7.20 Planning Obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

None.

**8. Observations of the Borough Solicitor**

General

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

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

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

Planning Conditions

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

### Planning Obligations

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

### Equalities and Human Rights

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

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

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

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

Not applicable to this application.

## **10. CONCLUSION**

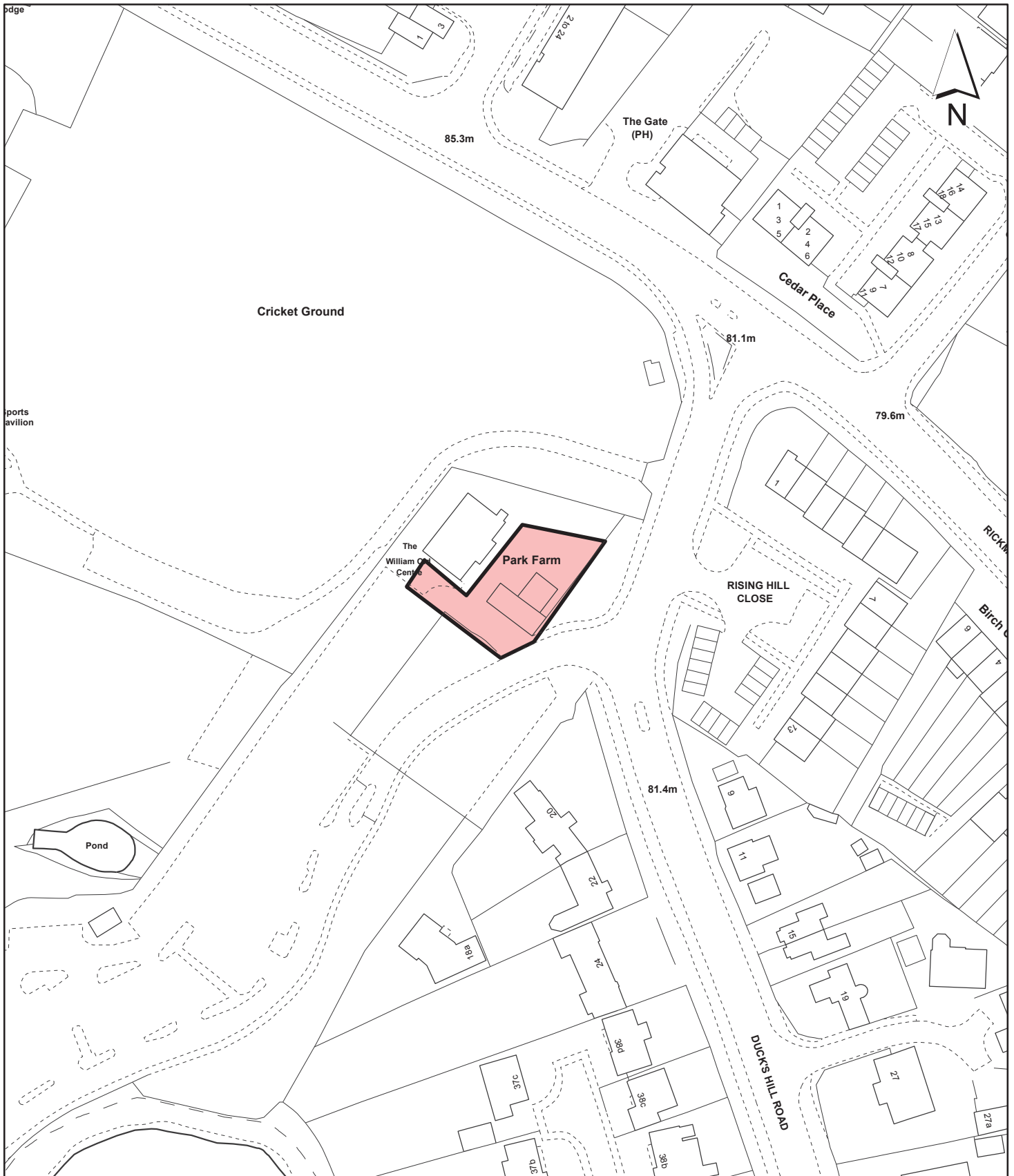
The proposed window, by reason of its design, size, scale and siting is considered acceptable in the context of the site and host locally listed building. The scheme is thereby recommended for approval.

## **11. Reference Documents**

Hillingdon Local Plan  
London Plan (July 2011)  
National Planning Policy Framework

**Contact Officer:** Charlotte Bath

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<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2014 Ordnance Survey 100019283</p>	<p>Site Address</p> <p align="center"><b>Park Farm House Ducks Hill Road Northwood</b></p>		<p align="center"><b>LONDON BOROUGH OF HILLINGDON</b></p> <p align="center"><b>Residents Services Planning Section</b></p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center"><b>272/APP/2014/2598</b></p>	<p>Scale</p> <p align="center"><b>1:1,250</b></p>	 <p align="center"><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee</p> <p align="center"><b>North</b></p>	<p>Date</p> <p align="center"><b>October 2014</b></p>	