

Report of the Head of Planning, Sport and Green Spaces

Address THE WOODMAN PH JOEL STREET EASTCOTE PINNER
Development: Single Storey Rear Extension to replace timber lean to structure.
LBH Ref Nos: 19391/APP/2015/94
Drawing Nos: 5737-15-104 Rev A East Front Elevation Existing and Proposec
5737-15-100 Rev A Ground Floor Layout Plan Existing and Proposec
2300-06101 Rev B Rear and Side Elevations Existing and Proposec
2300-06-103 Rev A North Side Elevation Existing and Proposec
Heritage Statement
Design and Access Statement
5737-15-102 Location and Block Plan

Date Plans Received: 12/01/2015 **Date(s) of Amendment(s):** 09/02/2015
Date Application Valid: 09/02/2015 01/04/2015
12/01/2015

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 Time Limit

The development hereby permitted shall be completed six months 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,

5737-15-102 Location and Block Plan
5737-15-100 Rev A Ground Floor Layout Plan Existing and Proposed
2300-06101 Rev B Rear and Side Elevations Existing and Proposed
2300-06-103 Rev A North Side Elevation Existing and Proposed
5737-15-104 Rev A East Front Elevation Existing and Proposed

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 LB11 Further Details (Listed Buildings)

Detailed drawings or samples of materials, as appropriate, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- (a) brick, tile and mortar mix samples; bonding style to match that of the existing addition
- (b) details of the materials and construction of the brick arches over doors
- (c) details of the design and materials of the external metal grills
- (d) roofing material for the flat roof
- (e) design and construction details of the doors and windows to provided at 1:1 and 1:5 scale, or as appropriate
- (f) colours and finishes of doors and windows; these are to be of painted timber
- (g) manufacturers detail of down pipes, gutters and hopper heads to be provided; these are to be painted black

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

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.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

3 I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

4

Internal alterations to the building, other than those associated with this extension are not agreed as part of this application. The existing and proposed drawings show an opening between the front bars in the original building that was subject to a previous application (ref: 19391/APP/2013/113). This had not been executed when the Council's Conservation Officer was last on site. Details of this opening were covered by condition (5) and have not yet been discharged.

5

The applicant is advised that the existing signage on the front of the property requires Advertisement Consent.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the western side of Joel Street and comprises the Grade II Listed Woodman Public House and a car park. The site is bordered to the south by 2-6 Wentworth Drive, to the west by 8-14 Coniston Gardens and to the north by 1 Wiltshire Lane. The site is located within the Eastcote Village Conservation Area.

3.2 Proposed Scheme

Planning permission is sought for the erection of a single storey rear extension to replace an existing timber lean-to structure. The extension would measure 2.9m high with the existing brick parapet and tile crease detail extended along the roof. The extension would measure 8.5m wide and 2.3m deep with brickwork to match the existing building. The first floor windows to the street elevation would be replaced with timber traditional casement windows and new cast iron rainwater goods would be installed.

An application for Listed Building Consent is being dealt with under application ref: 19391/APP/2015/95.

3.3 Relevant Planning History

19391/ADV/2002/92 The Woodman Ph Joel Street Eastcote Pinner

INSTALLATION OF THREE REPLACEMENT SIGNS, TWO TO BE ILLUMINATED BY
DOWNLIGHTERS

Decision: 21-03-2003 Approved

19391/ADV/2013/39 The Woodman Ph Joel Street Eastcote Pinner

Replacement of existing signage to the front and side elevations

Decision: 12-05-2014 Approved

19391/APP/2002/1691 The Woodman Ph Joel Street Eastcote Pinner

CREATION OF 2 NEW DOORWAYS TO SIDE ELEVATION, REPLACEMENT OF EXISTING GROUND FLOOR WINDOWS TO FRONT ELEVATION WITH DOUBLE GLAZED UNITS, REMOVAL AND REPLACEMENT OF EXISTING SIGNAGE (APPLICATION FOR LISTED BUILDING CONSENT)

Decision: 21-03-2003 Approved

19391/APP/2002/1692 The Woodman Ph Joel Street Eastcote Pinner

CREATION OF 2 NEW DOORWAYS TO SIDE ELEVATION, REPLACEMENT OF EXISTING GROUND FLOOR WINDOWS TO FRONT ELEVATION WITH DOUBLE GLAZED UNITS, REBUILDING OF RETAINING WALL AND ERECTION OF A CLOSE BOARDED FENCE

Decision: 21-03-2003 Approved

19391/APP/2003/2946 The Woodman Ph Joel Street Eastcote Pinner

ERECTION OF A SINGLE STOREY EXTENSION AND NEW PITCHED ROOF TO STORAGE BUILDING (APPLICATION FOR LISTED BUILDING CONSENT)

Decision: 05-08-2004 Approved

19391/APP/2003/2947 The Woodman Ph Joel Street Eastcote Pinner

ERECTION OF A SINGLE STOREY EXTENSION AND NEW PITCHED ROOF TO STORAGE BUILDING

Decision: 05-08-2004 Approved

19391/APP/2004/2599 The Woodman Ph Joel Street Eastcote Pinner

DETAILS OF NOISE CONTROL MEASURES IN COMPLIANCE WITH CONDITIONS 2, 8, 9, AND 10 OF PLANNING PERMISSION REF. 19391/APP/2003/2947 DATED 05.08.2004: ERECTION OF A SINGLE-STOREY EXTENSION AND NEW PITCHED ROOF TO STORAGE BUILDING

Decision: 03-02-2012 NFA

19391/APP/2004/3406 The Woodman Ph Joel Street Eastcote Pinner

DETAILS IN COMPLIANCE WITH CONDITION 3 (DISABLED ACCESS), 4 (DISABLED PARKING), 6 (TREE PROTECTION), 7 (MATERIALS) AND 11 (BIN STORE) OF PLANNING PERMISSION REF:19391/APP/2003/2947, DATED 17/08/2004 (ERECTION OF A SINGLE

STOREY EXTENSION AND NEW PITCHED ROOF TO STORAGE BUILDING)

Decision: 03-02-2012 NFA

19391/APP/2004/3407 The Woodman Ph Joel Street Eastcote Pinner

DETAILS IN COMPLIANCE WITH CONDITION 5 (MATERIALS), AND 6 (NEW WINDOWS, DOORS AND OTHER EXTERNAL JOINERY) OF LISTED BUILDING CONSENT REF:19391/APP/2003/2946, DATED 17/08/2004 (ERECTION OF A SINGLE STOREY EXTENSION AND NEW PITCHED ROOF TO STORAGE BUILDING (APPLICATION FOR LIST BUILDING CONSENT))

Decision: 24-05-2005 Approved

19391/APP/2013/1111 The Woodman Ph Joel Street Eastcote Pinner

Erection of a new fence to enclose the car park and the erection of pedestrian and vehicular access gates.

Decision: 12-05-2014 Approved

19391/APP/2013/1113 The Woodman Ph Joel Street Eastcote Pinner

Replacement of existing service bar counters, creation of new structural opening between bar area and replacement signage to the front and side elevations (Listed Building Consent)

Decision: 12-05-2014 Approved

19391/APP/2015/95 The Woodman Ph Joel Street Eastcote Pinner

Single Storey Rear Extension to replace timber lean to structure (Listed Building Consent).

Decision:

19391/C/80/0985 The Woodman Ph Joel Street Eastcote Pinner

Listed building consent to dev/alter (P)

Decision: 24-07-1980 Approved

19391/E/92/0148 The Woodman Ph Joel Street Eastcote Pinner

General timber repairs to roof (Application for Listed Building Consent)

Decision: 26-06-1992 Approved

Comment on Planning History

The application site is subject to an on-going enforcement investigation and an enforcement notice was served in January 2015. The enforcement notice related to unauthorised works to the Grade II Listed Building, including the existing timber lean-to structure, the installation of replacement first floor windows on the front elevation and the

installation of plastic guttering and drainpipes.

This planning application and the associated Listed Building Consent application (ref: 19391/APP/2015/95) seeks to replace the unauthorised timber lean-to structure with a brick built rear extension, replace the unauthorised windows with timber traditional casement windows, and to replace the plastic guttering and drainpipes with new cast iron rainwater goods.

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:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

BE8 Planning applications for alteration or extension of listed buildings

BE10 Proposals detrimental to the setting of a listed building

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 25th March 2015

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 12 local owners/occupiers and a site notice was displayed. Four responses were received:

- i) would result in increased permanent floor space and capacity
- ii) the wooden structure should be removed and not replaced
- iii) lack of parking for customers
- iv) residents have not been properly consulted
- v) already noise, disruption and litter issues

vi) currently used as a nightclub not a bar/restaurant

Northwood Hills Residents Association:
No response received.

Eastcote Residents Association:
No response received.

Eastcote Village Conservation Panel:
No response received.

English Heritage:

This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

English Heritage (GLAAS):

The proposal is unlikely to have a significant effect on heritage assets of archaeological interest. Although within an Archaeological Priority Area, the proposed development is too small-scale to be of concern in this location. No further assessment or conditions are therefore necessary.

Internal Consultees

Conservation Officer:

There are no objections to the revised proposal, as the addition is very small and discrete. It extends an existing flat roofed 20th century addition in the same style and with similar detailing, and removes an unsightly, recently constructed unauthorised addition. In my opinion, there will be no damage to any historic fabric or to the appearance and overall setting of this listed building.

If agreed, we will need to add conditions (prior to the start of that element of the works) covering:

- brick, tile and mortar mix samples to be agreed; bonding style to match that of the existing addition
- details of the materials and construction of the brick arches over doors to be agreed
- details of the design and materials of the external metal grills to be agreed
- roofing material for flat roof to be agreed
- design and construction details of the doors and windows to provided at 1:1 and 1:5 scale, or as appropriate
- doors and windows to be of painted timber; colours and finishes to be agreed
- manufacturers detail of down pipes, gutters and hopper heads to be provided; these are to be painted black

Internal alterations to the building, other than those associated with this extension are not agreed as part of this application. The existing and proposed drawings show an opening between the front bars in the original building that was subject to a previous application (ref: 19391/APP/2013/113). This hadn't been executed when I was last on site. Details of this opening were covered by condition (5) and have not yet been discharged. Please add an informative.

Advertising consent for the signage is required

It would be appropriate to require the works to be undertaken within an agreed time frame given the situation re enforcement action and the need to remove the unauthorised addition.

Officer comments:

Following a discussion with the Conservation Officer it is considered that six months would be sufficient time for the works to be completed.

Environmental Protection Unit:

No objection to the planning application. Please add the 'Control of environmental nuisance from construction work' informative.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

This proposal seeks to regularise a number of unauthorised works to the Grade II Listed Public House. An existing unauthorised timber structure located at the back of the building would be replaced with a new brick extension. The new extension would be used as a kitchen store room and boiler room, as per the use of the existing unauthorised structure. The proposal also includes replacing the existing first floor windows to the street elevation with timber traditional casement windows and the installation of new cast iron rainwater goods.

Subject to compliance with relevant policies of the Hillingdon Local Plan relating to the impact on the Grade II Listed Public House, the impact on the Eastcote Village Conservation Area and the impact on residential amenity, discussed elsewhere in this report, the proposed scheme is considered to be 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

The application site comprises the Grade II Listed Woodman Public House and is located within the Eastcote Village Conservation Area. Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that new developments should retain or enhance the character and appearance of the Conservation Area and those features which contribute to the special architectural qualities.

Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not permit applications to alter or extend Listed Buildings where damage may be caused to the historic structure. External and internal alterations should harmonise with their surroundings. Policy BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not grant permission for proposals that are detrimental to the setting of the Listed Building.

The existing unauthorised (and unsightly) structure attached to the rear of the Grade II Listed Public House would be replaced with a new brick-built extension which is considered to be acceptable in terms of its size, design and materials and would not have a detrimental impact on the character and appearance of the Grade II Listed Public House or on the Eastcote Village Conservation Area.

The existing first floor windows on the front elevation and plastic rainwater goods are unauthorised works to the Grade II Listed Public House; the existing windows and rainwater goods would be removed and replaced with timber traditional casement windows and cast iron rainwater goods. It is considered that these works would improve the character and appearance of the Grade II Listed Public House and would improve the visual impact on the surrounding Eastcote Village Conservation Area.

The Council's Conservation Officer raises no objection in principle to the proposed works and considers that the works would not cause damage to any historic fabric or to the appearance and overall setting of this Grade II Listed Building.

The proposal complies with Policies BE4, BE8 and BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to protect the character and appearance of the street scene. Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require alterations and extensions to harmonise with the scale, form, architectural composition and proportions of the original building.

The proposed extension would be located within the pub yard at the rear of the building and would be screened from the pub garden by timber fencing. The extension would not be visible from the street scene. The unauthorised first floor windows on the front elevation would be removed and replaced with timber traditional casement windows, thereby improving the visual impact of the building on the street scene.

The proposal complies with Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Concerns were raised during the public consultation over the proposed replacement extension resulting in an increase in permanent floor space and capacity of the public house. The extension would be used as a store room for the kitchen and to house the boiler, as per the use of the existing unauthorised extension, which is to be removed. As such, the extension would not add to the 'front of house' commercial area of the public house.

The replacement single storey rear extension would have a limited impact on residential amenity due to the use of timber fencing around the pub yard and site boundaries to provide screening of the extension, along with the large rear gardens of neighbouring properties.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

There would be no change to the existing car parking layout and no increase in traffic to/from the site as a result of this application.

7.11 Urban design, access and security

Urban Design:
See Section 7.03 of this report.

Access and Security:

The proposed replacement extension would be located at the rear of the building and would not impact on access and security arrangements for the site.

7.12 Disabled access

The proposed replacement extension would not impact on disabled access arrangements for users of the Public House.

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

The proposal would replace an existing unauthorised timber structure with a new brick-built extension located at the back of the kitchen. Concerns were raised during the public consultation over historic and potential instances of noise, anti-social behaviour and littering. However, the application proposes no change of use and as such is not considered likely to alter the noise impacts arising from the use as a Public House. In addition, there is control over the matters of concerns raised under separate legislation.

7.19 Comments on Public Consultations

Four responses were received during the public consultation. Points i), ii), iii) and v) have been discussed elsewhere in this report. In regards to Point iv), public consultation has been carried out in accordance with statutory guidance. Point vi) refers to the building being used as a nightclub instead of a bar/restaurant; change of use of the Public House would require planning consent and such a proposal does not form part of this planning application.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

An enforcement notice requires removal of the timber lean-to structure to the rear, unauthorised window openings and plastic rainwater goods. The proposals do not seek consent for the retention of any of the features that are the subject of the enforcement notice. Instead consent is sought for suitable replacements.

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

Planning permission is sought for the erection of a single storey rear extension to replace an existing timber lean to structure. The first floor windows to the street elevation would be replaced with timber traditional casement windows and new cast iron rainwater goods would be installed.

The proposed rear extension, the replacement first floor windows to the street elevation and new cast iron rainwater goods are considered to be acceptable and would not have a detrimental impact on the character, appearance and setting of the Grade II Listed Public House or on the character and appearance of the street scene and the surrounding Eastcote Village Conservation Area.

The proposal complies with Policies BE4, BE10, BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). It is therefore recommended that the application is approved.

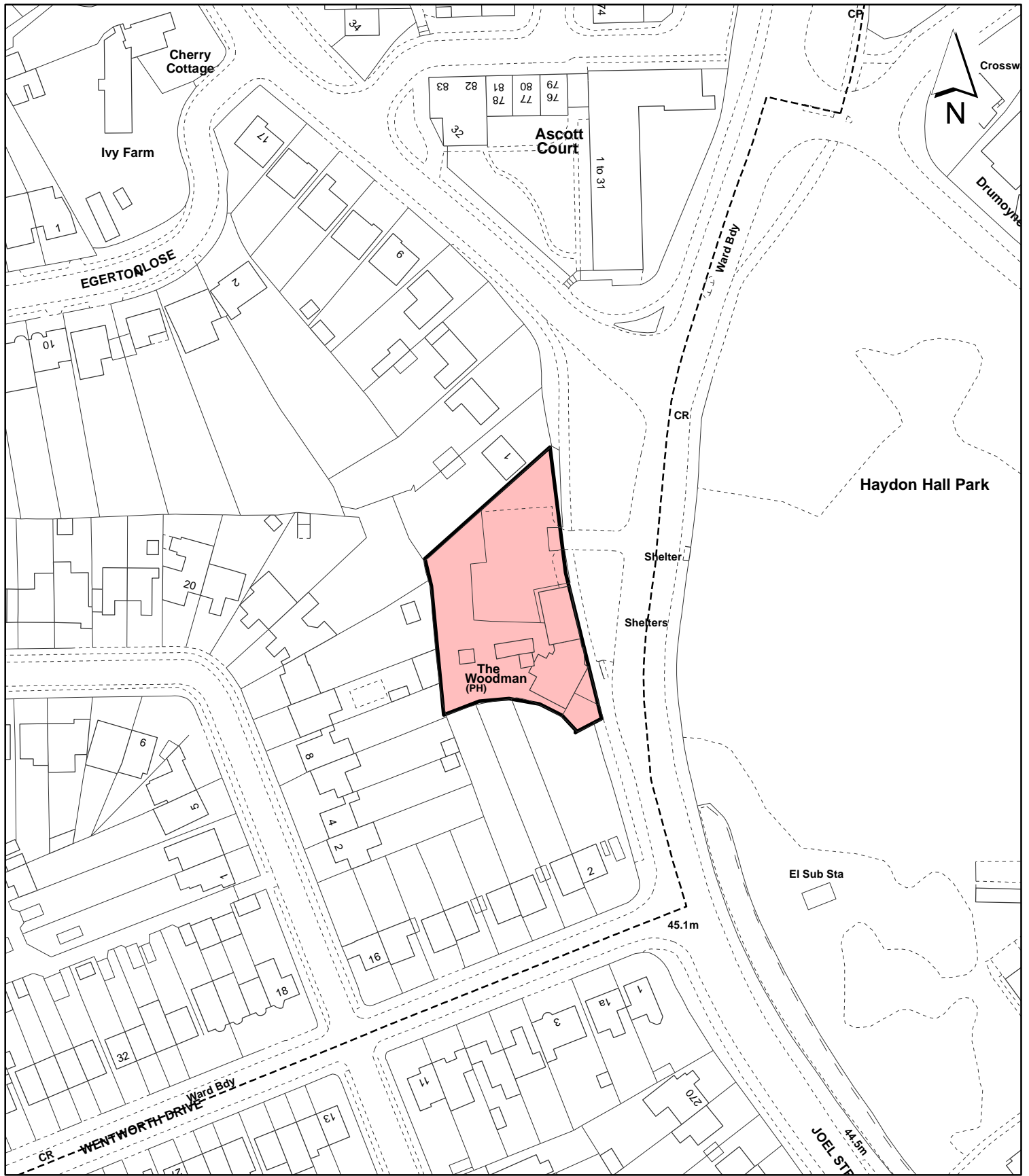
11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 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.
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address: **The Woodman PH
 Joel Street
 Eastcote**

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

Planning Application Ref:
19391/APP/2015/94

Scale:
1:1,250

Planning Committee:
North

Date:
May 2015

