

Report of the Head of Planning, Sport and Green Spaces

Address THE WHITE BEAR PH ICKENHAM ROAD RUISLIP

Development: Variation of condition 7 (Dining Terrace) of planning permission ref: 7263/APP/2014/3825, dated 28-01-2015 (Proposed increase in height of single storey addition on side/rear elevations of the building, installation of glazed entrance lobby, replacement of kitchen extract system, alterations to openings on the rear facade and entrance to the premises, alterations to the external seating areas to the front and rear and associated landscaping and internal alterations) to amend hours of use of the dining terrace

LBH Ref Nos: 7263/APP/2015/528

Drawing Nos: 1569-01 Rev. B
Covering Letter dated 10-02-15
Letter from Agent dated 28-04-15

Date Plans Received: 11/02/2015

Date(s) of Amendment(s):

Date Application Valid: 11/02/2015

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 1569/06, 1569/50 Rev. A, 1569/51 Rev. A, 1569/52 Rev. A, 1569/53 Rev. A, 1569/54 Rev. A, 1569/55, 1569/01 Rev. B, 1569/02 Rev. B, 1569/03 Rev. B, 1569/04 Rev. A, 1569/05 Rev. D, 1569/06, 1569/07, 1569/08, 1569/09, 1569/10 and 009-005-02 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 COM9 Landscaping (car parking & 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

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts

2.e Hard Surfacing Materials

2.f External Lighting

2.g Other structures (such as play equipment and furniture)

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.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.

4. Schedule for Implementation

5. Other

5.a Existing and proposed functional services above and below ground

5.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 Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (July 2011).

4 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 Local Plan: Part Two - Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

5 COM20 Air extraction system noise and odour

No air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

6 COM17 Control of site noise rating level

The rating level of the noise emitted from the plant and/or machinery hereby approved shall be at least 5dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance to the latest British Standard 4142m, 'Method for rating industrial noise affecting mixed residential and industrial areas'.

REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

7 NONSC Dining Terrace

The external seating area to the rear of the premises shall not be used by customers outside the hours of 09:00 and 22:00. The rear external seating area shall be cleared by 22:30.

REASON:

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

8 NONSC Rear Doors

The rear doors shall be kept closed after 22:00 except for the use of the main entrance from the car park only, for entrance and egress only.

REASON:

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

9 NONSC Further Details - Doors and Windows

Notwithstanding the plans already submitted, detailed drawings or samples of materials, a:

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) all new internal and external doors, including cross sections and details of mouldings at 1:1, 1:5 or to an appropriate scale
- (b) all new windows, including cross-sections and details of frames, horns and glazing bars at 1:1, 1:5 or to an appropriate scale

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)

10 NONSC Further Details - Other

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) slates, bricks and coping material
- (b) finish and construction of raised parapet
- (c) any new external pipe runs and additional external vents
- (d) finish to new roof area
- (e) new bar and back bar

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)

11 NONSC Finish of Doors and Windows

All windows and doors shall be of painted timber.

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)

12 NONSC Staff Changing Room Window

The staff changing room window on the first floor shall be fitted with obscure film on the inside of the window.

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)

13 COM25 Loading/unloading/deliveries

The premises shall not be used for delivery and the loading or unloading of goods outside the hours of 08:00 and 20:00, Monday to Friday, and between the hours of 09:00 and 18:00 on Saturdays. The premises shall not be used for delivery and the loading or unloading of goods on Sundays or Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

14 COM29 No floodlighting

No floodlighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties in accordance with Policies BE13 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012); and to protect the ecological value of the area in accordance with Policy EC3 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.

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

OE3 Buildings or uses likely to cause noise annoyance - mitigation measures

3 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4 I47 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

5 12 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.

6 15 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 16 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

8 115 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.

9 125 Consent for the Display of Adverts and Illuminated Signs

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

10

You are advised that where a condition has had been discharged relating to planning permission ref: 7263/APP/2014/3825, dated 28-01-2015, and details are equally applicable to a condition on this planning permission, the Local Planning Authority will consider the requisite conditions to have already been discharged.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises the White Bear Public House located on the south-western corner of Wood Lane and Ickenham Road, Ruislip. The White Bear Public House is a two-storey building comprising a bar/restaurant on the ground floor and ancillary residential accommodation on the first floor. The public house is an attractive Grade II Listed Building and lies within the Ruislip Village Conservation Area as designated in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

3.2 Proposed Scheme

Planning permission for the proposed increase in height of single storey addition on side/rear elevations of the building, installation of glazed entrance lobby, replacement of kitchen extract system, alterations to openings on the rear facade and entrance to the premises, alterations to the external seating areas to the front and rear and associated landscaping and internal alterations was granted in January 2015 (ref: 7263/APP/2014/3825).

Condition 7 states:

The external seating area to the rear of the premises shall not be used outside the hours of 09:00 and 22:00.

REASON:

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The applicant seeks to vary condition 7 in order to amend hours of use of the dining terrace to allow for staff to clear up between 22:00 and 22:30. Customer use of the rear dining terrace would finish at 22:00, as per the original wording of the condition.

3.3 Relevant Planning History

7263/APP/2014/3825 The White Bear Ph Ickenham Road Ruislip

Proposed increase in height of single storey addition on side/rear elevations of the building, installation of glazed entrance lobby, replacement of kitchen extract system, alterations to openings on the rear facade and entrance to the premises, alterations to the external seating areas to the front and rear and associated landscaping and internal alterations

Decision: 28-01-2015 Approved

7263/APP/2014/3826 The White Bear Ph Ickenham Road Ruislip

Listed Building Consent for the proposed increase in height of single storey addition on side/rear elevations of the building, installation of glazed entrance lobby, replacement of kitchen extract system, alterations to openings on the rear facade and entrance to the premises, alterations to the external seating areas to the front and rear and associated landscaping and internal alterations

Decision: 28-01-2015 Approved

7263/APP/2015/520 The White Bear Ph Ickenham Road Ruislip

Details in compliance with conditions 3 (landscaping), 5 (control of noise/odour scheme), 9 (doors and windows) and 10 (materials) of planning permission ref: 7263/APP/2014/3825, dated 28-01-2015 (Proposed increase in height of single storey addition on side/rear elevations of the building, installation of glazed entrance lobby, replacement of kitchen extract system, alterations to openings on the rear facade and entrance to the premises, alterations to the external seating areas to the front and rear and associated landscaping and internal alterations)

Decision:

7263/APP/2015/526 The White Bear Ph Ickenham Road Ruislip

Details in compliance with conditions 5 (doors and windows) and 6 (materials) of Listed Building Consent ref: 7263/APP/2014/3826, dated 28-01-2015 (Proposed increase in height of single storey addition on side/rear elevations of the building, installation of glazed entrance lobby, replacement of kitchen extract system, alterations to openings on the rear facade and entrance to the premises, alterations to the external seating areas to the front and rear and associated landscaping and internal alterations)

Decision:

Comment on Planning History

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

Part 2 Policies:

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

OE3 Buildings or uses likely to cause noise annoyance - mitigation measures

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

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) changing the hours of use will increase noise and disturbance from the front seating area and rear garden.
- ii) documentation sent to Council's Environmental Protection Unit relating to statutory nuisance issues supports potential difficulties.
- iii) potential increase of pedestrian traffic and nuisance from the rear entrance/exit
- iv) potential loss of privacy from proposed scheme
- v) the rear garden and the front garden should be vacated by 10pm

Ruislip Residents Association:

No response received.

Ward Councillor:

I would like to refer this new application to the Planning Committee.

Internal Consultees

Environmental Protection Unit:

The condition can be varied to allow for staff to clear up the external rear seating area between 10pm and 10:30pm. Customer use of the rear dining terrace is to finish at 10pm.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the development was assessed as part of the original application (ref: 7263/APP/2014/3825) and the scheme was considered to be acceptable in principle. Condition 7 relates to the rear dining terrace only and does not impact on the front pub garden. The current liquor license for the White Bear Public House allows customers to occupy the front pub garden until 23:00.

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 impact of the development on the Grade II Listed Building and the Ruislip Village Conservation Area was assessed as part of the original application (ref: 7263/APP/2014/3825) and was considered to be acceptable. Variation of the hours of use of the dining terrace would not impact on the Grade II Listed Building or on the character of the surrounding Ruislip Village Conservation Area.

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 impact of the development on the character and appearance of the area was assessed as part of the original application (ref: 7263/APP/2014/3825) and was considered to be acceptable. It is considered that allowing an extra half hour for clearing up of the rear dining terrace would not have a detrimental impact on the character and appearance of the site and the surrounding area.

7.08 Impact on neighbours

The impact of the development on the nearest residential properties was assessed as part of the original application (ref: 7263/APP/2014/3825) and was considered to be acceptable.

Condition 7, restricting the hours of use of the rear dining terrace, was requested by the Council's Environmental Protection Unit in order to protect the residential amenity of neighbouring properties in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The applicant seeks to amend the hours of use of the dining terrace to allow for staff to clear up between 22:00 and 22:30. Customer use of the rear dining terrace would finish at 22:00, as per the original wording of the condition. The Council's Environmental Protection Unit raises no objection to allowing staff to clear up the rear dining terrace between 22:00 and 22:30pm.

It is considered that amending the hours of use of the rear dining terrace to allow an extra half hour for staff to clear up will not have a detrimental impact on the residential amenity of adjoining occupants and is unlikely to result in such noise and disturbance as to justify refusal. The proposal is considered to comply with Policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

7.11 Urban design, access and security

Not applicable to this application.

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

Four responses were received during the public consultation. Points i) and ii) refers to historic and potential instances of noise nuisance. Any previous issues of noise nuisance would have been dealt with under separate environmental legislation and any new instances would be dealt with under the same legislation.

Point iii) refers to increased use of the rear entrance/exit. The impact of the approved rear entrance/exit was assessed at the time of the original planning application (ref: 7263/APP/2014/3825) and was considered to be acceptable.

Point iv) refers to potential loss of privacy from the proposed scheme. The impact of the proposed scheme on privacy of neighbours was assessed as part of the original planning application (ref: 7263/APP/2014/3825) and was considered to be acceptable.

Point v) has been discussed elsewhere in this report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

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 for the proposed increase in height of single storey addition on side/rear elevations of the building, installation of glazed entrance lobby, replacement of kitchen extract system, alterations to openings on the rear facade and entrance to the premises, alterations to the external seating areas to the front and rear and associated landscaping and internal alterations was granted in January 2015 (ref: 7263/APP/2014/3825). Condition 7 (Dining Terrace) restricted the use of the rear dining terrace to between 09:00 and 22:00.

The applicant seeks to vary condition 7 in order to amend the hours of use of the dining terrace at the rear of the Public House to allow for staff to clear up between 22:00 and

22:30. Customer use of the rear dining terrace would finish at 22:00, as per the original wording of the condition.

It is considered that amending the hours of use of the rear dining terrace to allow an extra half hour for staff to clear up will not have a detrimental impact on the visual amenities of the site and the surrounding area or on the residential amenity of adjoining occupants.

The proposal complies with Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application is therefore recommended for approval.

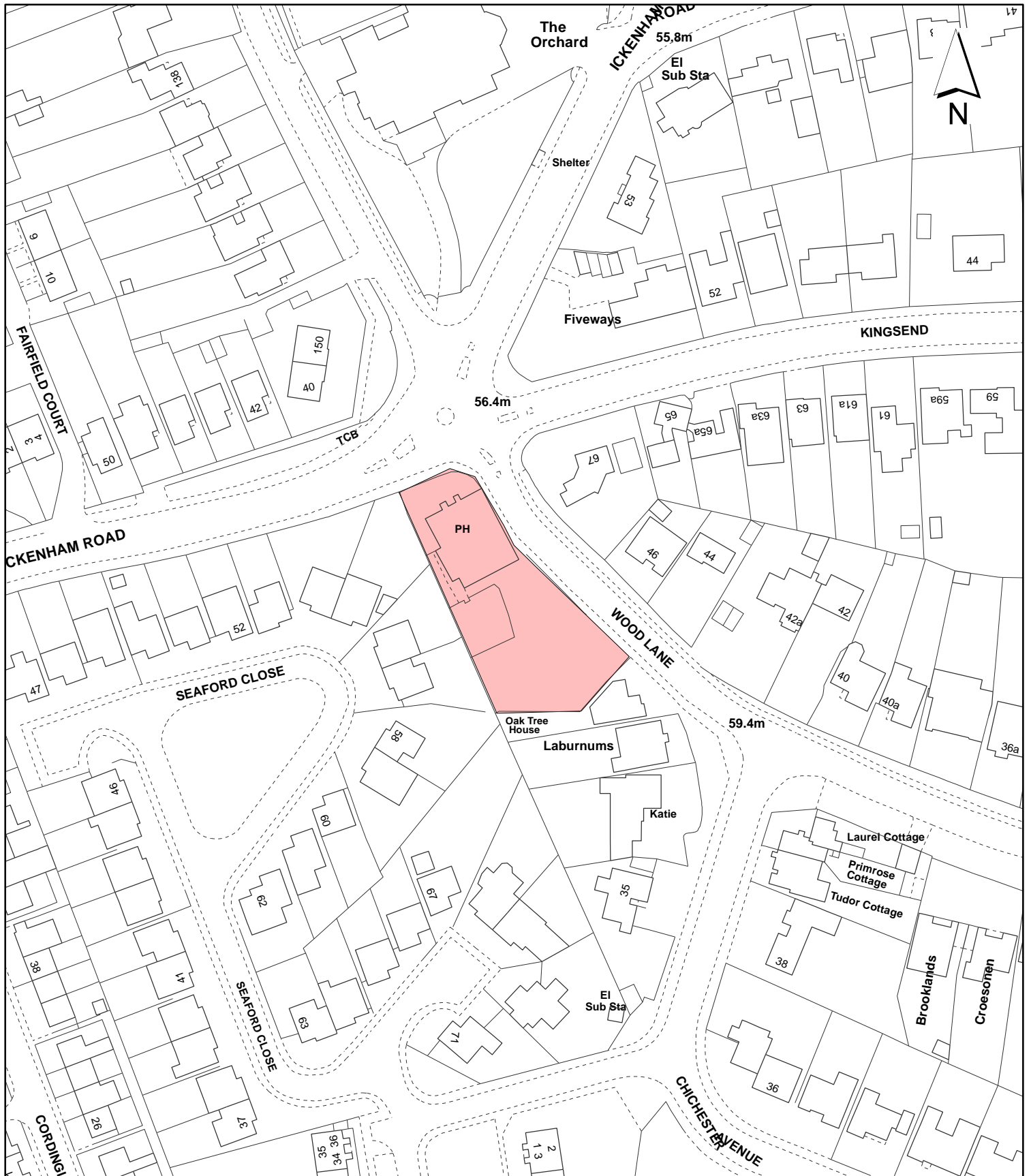
11. Reference Documents

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

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Site Address:

**The White Bear P.H
 Ickenham Road
 Ruislip**

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

Planning Application Ref:
7263/APP/2015/528

Scale:
1:1,250

Planning Committee:
North

Date:
June 2015



HILLINGDON
 LONDON