

Report of the Head of Planning, Sport and Green Spaces

Address JOEL STREET FARM JOEL STREET NORTHWOOD

Development: Single storey side extension for use as an office

LBH Ref Nos: 8856/APP/2015/1333

Drawing Nos: JSF/003/7 Rev A
JSF/003/6 Rev A
JSF/003/3 Received 01.06.15
AGL63678
JSF/003/2
JSF/003/4
Design and Access Statemen

Date Plans Received: 13/04/2015

Date(s) of Amendment(s): 12/04/2015

Date Application Valid: 13/04/2015

03/07/2015

1. SUMMARY

This application seeks permission for the construction of a single storey side extension Class B1 use. A similar scheme was approved under application reference 8856/APP/2012/767.

The scheme is considered to be acceptable in terms of Green Belt policy and its openness. The proposals have been the subject of various discussion with officers which have resulted in revisions being made to the scheme which is now supported by the Council's Conservation/Urban Design Officer.

The scheme would not result in the loss of residential amenity to surrounding occupiers and the Council's Highway Engineer raises no objection to the parking and access arrangements and are therefore acceptable.

The scheme is recommended for approval.

2. RECOMMENDATION

None.

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 JSF/003/3 (Proposed Ground Floor Plan Received 01.06.15, JSF/003/6 Rev A and JSF/003/7 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

3 LB9 Samples of materials

No development shall take place until details of all materials and external surfaces including samples of materials and finishes have been submitted to, and approved in writing by, the Local Planning Authority.

The submitted details shall include:

The detailed design and materials for the windows;
Details of traditional brick arches over the window openings details;
Details of conservation type roof lights; and
Brickwork to match the existing.

Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

REASON

To safeguard the special architectural and/or historic interest of the building/site in accordance with Policy BE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

1 I13 Asbestos Removal

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

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 (2015) and national guidance.

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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.
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.
BE8	Planning applications for alteration or extension of listed buildings
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.1	(2015) Ensuring equal life chances for all
LPP 3.18	(2015) Education Facilities
LPP 5.12	(2015) Flood risk management
LPP 5.13	(2015) Sustainable drainage
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.3	(2015) Sustainable design and construction
LPP 5.7	(2015) Renewable energy
LPP 6.13	(2015) Parking
LPP 6.3	(2015) Assessing effects of development on transport capacity
LPP 6.5	(2015) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2015) Cycling
LPP 7.2	(2015) An inclusive environment
LPP 7.3	(2015) Designing out crime
LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture
LPP 7.8	(2015) Heritage assets and archaeology
LPP 7.9	(2015) Heritage-led regeneration
NPPF1	NPPF - Delivering sustainable development
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF12	NPPF - Conserving & enhancing the historic environment
NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
R16	Accessibility for elderly people, people with disabilities, women and children

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 (2015). 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.

3. CONSIDERATIONS

3.1 Site and Locality

The 0.21ha rectangular application site comprises former Victorian farm buildings located on the eastern side of Joel Street, some 71m to the north of its junction with Middleton Drive.

The main range of former two storey farm buildings are 'L'-shaped, with the gable end of the main wing abutting the road frontage and its spine sited perpendicular to the road, before returning towards its southern boundary, which creates two separate farmyard areas with separate accesses onto Joel Street. A single storey wing set back from the frontage is sited on its northern elevation and a Dutch barn with a corrugated iron barrel vaulted roof has been added at the rear, running along the boundary with the adjacent former farmhouse, although the building is rather dilapidated now. A small detached modern flat roof stable building has also been added on the northern side of the main building, with a small paddock area immediately adjacent to the northern site boundary. The former farm buildings have been converted into a number of uses including a veterinary clinic, cattery and offices.

The application site is bounded to the north by open agricultural fields, to the east by open somewhat dilapidated barns, beyond which the open fields wrap around the site to the east and south/east, immediately to the south by the original farmhouse (No. 151 Joel Street) and more modern residential properties beyond and to the west on the opposite side of Joel Street by residential development fronting Joel Street behind which is Haydon School and its playing fields.

The farm buildings, together with the adjoining Joel Street Farmhouse are locally listed and with the adjacent open fields, form part of the Metropolitan Green Belt. The site has a PTAL score of 2 (poor).

3.2 Proposed Scheme

The proposal involves the infill of part of the existing building to form a single storey side extension to create additional office space for ancillary use. The proposed would incorporate rooflights.

The proposed infill section would be constructed from brick, with three evenly spaced windows at ground floor level. Three rooflights would be inserted into the roof to provide natural light to the mezzanine floor level. The roof would be re-clad with concrete interlocking tiles to match those currently in place.

A similar development proposal on the site was granted planning permission under planning application reference 8856/APP/2009/2349 which was not implemented. Although this current scheme has been the subject of any pre-application enquiry, however, the original plans submitted have since been amended following officer advice.

3.3 Relevant Planning History

8856/APP/2005/2266 Land Forming Part Of Joel Street Farm Joel Street Northwood Hills Pi
USE OF LAND AS A CEMETERY INCLUDING FORMATION OF A NEW ACCESS TO JOEL

STREET, CAR PARKING AND ERECTION OF A PLACE OF WORSHIP WITH ANCILLARY FACILITIES INCLUDING A GROUNDSMAN'S FLAT

Decision: 16-11-2005 Refused

8856/APP/2005/3009 Joel Street Veterinary Clinic Joel Street Northwood
INFILLING OF LEAN -TO BARN TO FORM ADDITIONAL OFFICE SPACE AND
CONSTRUCTION OF REAR STORAGE UNIT

Decision: 25-05-2006 Withdrawn

8856/APP/2006/3097 Joel Street Farm Joel Street Northwood
ERECTION OF PART-SINGLE PART TWO-STOREY EXTENSION TO EXISTING OFFICE
SPACE BY INFILLING EXISTING BARN STRUCTURE AND INSERTING THREE ROOFLIGHT
ON THE NORTH ELEVATION

Decision: 08-02-2007 Approved

8856/APP/2008/2721 Joel Street Farm Joel Street Northwood
Erection of a single storey rear extension with 2 rooflights.

Decision: 07-04-2009 Refused **Appeal:** 23-02-2010 Allowed

8856/APP/2009/2349 Joel Street Farm Joel Street Northwood
Infill extension to create additional Class B1 office space with mezzanine level and 3 rooflights
(renewal of Planning permission ref: 8856/APP/2006/3097).

Decision: 09-02-2010 Approved

8856/APP/2012/767 Joel Street Farm Joel Street Northwood
Change of use of stables to cattery (Sui Generis) involving the removal of existing roof, raising c
existing walls and installation of new roof, two storey rear extension to rear of existing building to
be used as Use Class D1 (Non-Residential Institutions) for use as a nursery involving demolitior
of existing barn and part change of use from cattery (Sui Generis), single storey side extension
to existing building involving part demolition of cattle yard and covered area, alterations to
parking, and installation of vehicular crossover to front

Decision: 08-08-2012 Refused

Comment on Relevant Planning History

There have been various applications submitted in relation to site. The most relevant history
relates to planning permission granted under planning application reference
8856/APP/2009/2349.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area. Replaced by PT1.EM2 (2012)
- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area. Replaced by PT1.BE1 (2012)
- PT1.12 To avoid any unacceptable risk of flooding to new development in areas already liable to flood, or increased severity of flooding elsewhere. Replaced by PT1.EM6 (2012)
- PT1.2 To maintain Metropolitan Open Land for formal and informal open air recreation facilities including nature conservation. Rplaced by PT1.EM2 (2012)
- PT1.7 To promote the conservation, protection and enhancement of the archaeological heritage of the Borough. Replaced by PT1.HE1 (2012)

Part 2 Policies:

- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- 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.
- 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.
- BE8 Planning applications for alteration or extension of listed buildings
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
- LPP 3.1 (2015) Ensuring equal life chances for all
- LPP 3.18 (2015) Education Facilities
- LPP 5.12 (2015) Flood risk management
- LPP 5.13 (2015) Sustainable drainage
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NPPF1	NPPF - Delivering sustainable development
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF12	NPPF - Conserving & enhancing the historic environment
NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
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OL4	Green Belt - replacement or extension of buildings
R16	Accessibility for elderly people, people with disabilities, women and children

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

7 neighbouring properties and the Northwood Hills Residents Association have been consulted on this application, a site notice has been displayed on site which expired on 15/05/15. No responses have been received.

Internal Consultees

URBAN DESIGN/CONSERVATION OFFICER:

The site includes a range of good quality Victorian Locally Listed farm buildings, with an "L" shaped footprint. They are positioned adjacent to the original farm house and include an enclosed cattle yard and a number of early boundary walls. Together these form a very attractive group. The buildings are

clearly visible in views from the surrounding open Green Belt area and from Joel Street.

The building subject of this application is a Locally Listed former barn. Approval has been given previously for a similar infill addition.

I confirm there are no objections to the revised drawings. Could we add conditions re the detailed design and materials for the windows; that there should be traditional brick arches over the window openings details of which should be provided and that the roof lights should be of a conservation type. Brickwork to match the existing, sample to be provided- as its not clear of they are painting it or not.

HIGHWAY ENGINEER:

There are no highways objections to the proposal.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The National Planning Policy Framework (NPPF) at paragraph 2 states that "Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise".

As regards Green Belts, the NPPF at paragraph 79 advises that they are of great importance and their fundamental aim is to "prevent urban sprawl by keeping land permanently open". Paragraph 87 advises that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 88 advises that "very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations."

At paragraph 89, the NPPF goes on to define inappropriate development, advising that the construction of new buildings should be regarded as inappropriate, and then lists the various exceptions to this which include the "replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces".

At paragraph 90, the NPPF indicates that certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt. These include among others 'the re-use of buildings provided that the buildings are of permanent and substantial construction'.

London Plan policy 7.16 (July 2011) reaffirms that the "strongest protection" should be given to London's Green Belt, in accordance with national guidance, and emphasises that inappropriate development should be refused, except in very special circumstances.

Policies in the adopted Hillingdon Local Plan (November 2012) generally reflect national and regional guidance, in particular, policies OL1 and OL4 which assess new buildings in the Green Belt. Policy OL2 states that, where development proposals are acceptable within the Green Belt, in accordance with Policy OL1, the Local Planning Authority will seek comprehensive landscaping improvements to enhance the visual amenity of the Green Belt

This scheme proposes an infill extension without an increase in the footprint of the existing building. The principle of extending the existing locally listed building is acceptable provided the character and appearance of the locally listed building and the openness of the Green

Belt is maintained.

On the previous application (App. No. 8856/APP/2009/2349), it was held that the proposed infill would not be harmful to the openness of the Green Belt or be prejudicial to the site's Green Belt status. Although the relevant Planning Policy Guidance have since been replaced by the NPPF(2012) the aims remain the same and as such the principle of extension on the site with the similar design and scale is acceptable.

It is therefore considered that this revised scheme would be acceptable in terms of the NPPF, Policy 7.16 of the London Plan and Policies OL1, OL2 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Not applicable to non-residential development.

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

The proposals would not be likely to affect any archaeological remains and the application site is not located within or on the fringes of a conservation area or an area of special local character.

The application site comprises a range of good quality Victorian farm buildings, together with the adjoining original Joel Street Farmhouse which are locally listed. The site also contains a number of early boundary walls and together the buildings and walls form a very attractive group.

The existing Dutch barn is in a dilapidated condition and is mainly constructed from corrugated iron sheets, including its roof. The stable building is also a more modern addition and has a flat corrugated asbestos roof. These buildings have little architectural or historical merit and no objections are raised to their loss.

The revised scheme is considered to be acceptable in terms of the NPPF, and Policies BE8 and 9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.04 Airport safeguarding

There are no airport safeguarding issues raised by this application.

7.05 Impact on the green belt

The impact upon the Green Belt has been considered in Section 07.05.

7.07 Impact on the character & appearance of the area

The proposed single storey infill building would be screened from public views on Joel Street by the existing two storey former farm buildings on site currently in B2 use. The proposed has been design to take into account conservation and urban design officer comments and as such, the scheme would have no adverse impacts on the character and appearance of the area and would result in the tidying and enhancement of the site's appearance.

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to protect the amenities of surrounding residential properties from new development in relation to loss of sunlight, dominance and loss of privacy respectively.

The nearest residential property to the proposals is the former Joel Street Farmhouse immediately to the south of the site. The proposed single storey infill would be sited adjacent to the side a cattle yard and paddocks. As the building would infill an existing structure of similar height and bulk, there would be no additional impacts upon the amenities of this

property. The proposed building also does not contain any side windows in the flank elevation and would be located several metres away from the nearest residential properties on Joel Street and as such no overlooking could not occur.

It is therefore considered that the scheme would not result in any significant adverse impact upon the amenities of existing and surrounding residential occupiers, in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this commercial development.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Parking at the site lies at the front and rear of the building. It is currently informal but provides sufficient off-street parking to cater for the additional floorspace.

The Highway Engineer raises no objections to the scheme. Therefore, no objections are raised on highway grounds and complies with Policies AM7, AM9 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

This is discussed elsewhere in the officers report.

7.12 Disabled access

Policy 7.2 of the London Plan (July 2011) requires all new development to provide an inclusive environment that achieves the highest standards of accessibility and inclusive design. The Council's Supplementary Planning Document "Accessible Hillingdon" (May 2013) provides detailed design guidance on accessibility issues.

The Council's Access Officer has raised no objection.

Therefore scheme complies with Policy 7.2 of the London Plan and the Council's Supplementary Planning Document "Accessible Hillingdon" (May 2013).

7.13 Provision of affordable & special needs housing

Not applicable to this application for commercial development.

7.14 Trees, Landscaping and Ecology

Saved policy BE38 of the Hillingdon Local Plan advises that new development should retain topographical and landscape features of merit and that new planting and landscaping should be provided wherever it is appropriate.

There is no tree in close proximity to the site. The Council's Tree/Landscaping Officer has raised no objection.

As such, it is considered that the proposal would comply with Policy BE38.

7.15 Sustainable waste management

This is not applicable to this application.

7.16 Renewable energy / Sustainability

This is not applicable to this application.

7.17 Flooding or Drainage Issues

This is not applicable to this application.

7.18 Noise or Air Quality Issues

The application site is not located within an Air Quality Management Area. Traffic generated

by the proposal would not have a material adverse impact on air quality.

7.19 Comments on Public Consultations

There is no third party comments.

7.20 Planning Obligations

This is not applicable to this application.

7.21 Expediency of enforcement action

There are no enforcement issues raised by this application.

7.22 Other Issues

There are no other planning issues raised by this application.

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

10. CONCLUSION

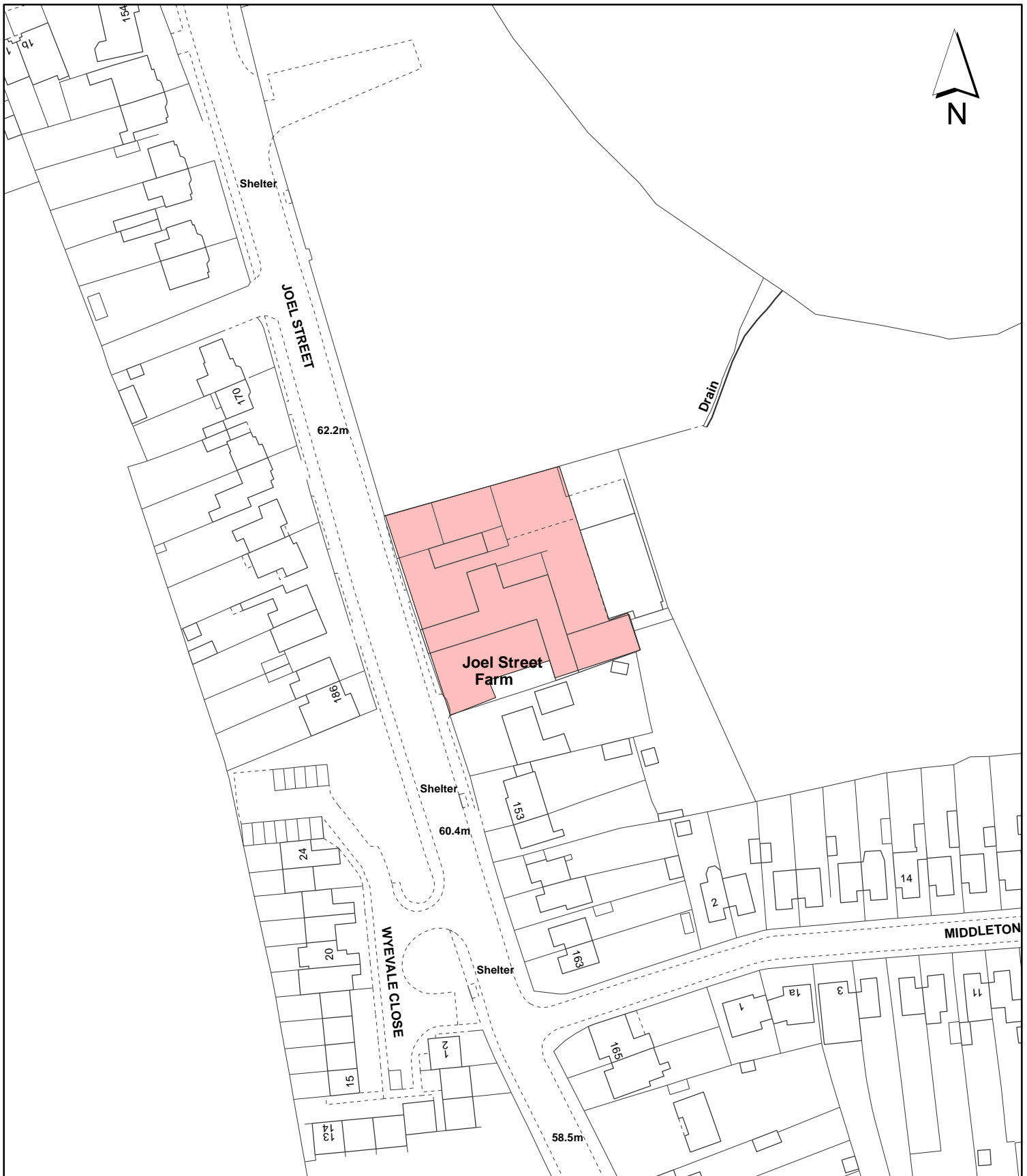
This scheme is similar to the previously approved development. It is considered that the revisions made are acceptable and the scheme is recommended for approval.

11. Reference Documents

NPPF (March 2012)
Planning Practice Guidance (March 2014)
The London Plan (2015)
Hillingdon Local Plan (November 2012)
Consultation Responses

Contact Officer: Peter Korankye-Gyabong

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Joel Street Farm
 Joel Street
 Northwood**

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

Planning Application Ref:
8856/APP/2015/1333

Scale:
1:1,250

Planning Committee:
North

Date:
July 2015

