

Report of the Head of Planning, Sport and Green Spaces

Address LANZ FARM 33 HARMONDSWORTH LANE HARMONDSWORTH

Development: Conversion of 2 existing barns into 4 family dwellings with associated parking and amenity space.

LBH Ref Nos: 44185/APP/2015/746

Drawing Nos: 869/RDP/P02
869/RDP/P03
Bat Survey Report Version 1.0
Timber Frame Sketch Plan
869/RDP/P04 Rev. C
869-RDP-P06 Rev. A
869-RDP-P05 Rev. A
Summary E-mail of Bat Survey
Design and Access Statement Rev. A
869/RDP/P01 Rev. A
Heritage Statement

Date Plans Received:	27/02/2015	Date(s) of Amendment(s):	02/07/2015
Date Application Valid:	14/04/2015		12/05/2015
			22/06/2015
			27/02/2015
			22/05/2015
			14/04/2015
			21/05/2015

1. SUMMARY

The proposal is for the conversion of the two barns into four self-contained three-bed family dwellings with associated parking and amenity space.

The proposed scheme would not have a detrimental impact on the character, appearance or setting of the Grade II Listed Lanz Farmhouse or on the visual amenity of the surrounding Green Belt. The proposed scheme would not result in a loss of privacy or residential amenity of occupiers of the site or neighbouring properties.

The proposed scheme complies with Policies AM7, AM14, BE10, BE13, BE15, BE19, BE23, BE24, H8, OL4 and OL14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). It is therefore recommended that planning permission is approved.

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, 869/RDP/P04 Rev. C, 869-RDP-P05 Rev. A and 869-RDP-P06 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 (2015).

3 RES9 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. Schedule for Implementation

4. Other

- 4.a Existing and proposed functional services above and below ground
- 4.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 (2015).

4 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) 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 (or after) 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 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 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

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

6 RES15 Sustainable Water Management (changed from SUDS)

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it:

a) Manages Surface Water. The scheme shall demonstrate ways of controlling the surface water on site.

i. incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided.

ii. provide information on all Suds features including the method employed to delay and control the water discharged from the site to Greenfield run off rates and:

a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.

b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).

iii. Demonstrates capacity and structural soundness in the receptors of Thames Water network and receiving watercourse as appropriate.

b) Foul water

i. The Scheme shall demonstrate capacity in the receiving foul sewer network or provides suitable upgrades agreed by Thames Water.

c) Ground water

i. Where infiltration techniques (soakway) or a basement are proposed a site investigation must be provided to establish the risk of groundwater flooding on the site, and to

demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).

d) Minimise water use. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- i. incorporate water saving measures and equipment.
- ii. provide details of water collection facilities to capture excess rainwater;
- iii. provide details of how rain and grey water will be recycled and reused in the development.

e) Long Term Management and Maintenance of the drainage system.

i. Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues. Where there is overland flooding proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.

ii. Where the maintenance will not be the responsibility of an individual householder, the details of the body legally responsible for the implementation of the management and maintenance plan must be provided.

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 of the Flood Risk Management in Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies 5.12, 5.13 and 5.15 of the London Plan (2015), National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

7 RES19 Ecology

No development shall take place until a scheme to protect and enhance the nature conservation interest of the site has been submitted to and approved by the Local Planning Authority.

REASON

In order to encourage a wide diversity of wildlife on the existing semi-natural habitat of the site in accordance with policy EC5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan (July 2015) Policy 7.19.

8 RES26 Contaminated Land

(i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by

a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use.

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement.

(ii) If during development or works contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme must be agreed with the LPA prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a verification report submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

REASON:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

9 NONSC Landfill Gas Survey

The applicant shall carry out a landfill gas survey in the ground at the development site. Some of the landfill gas tests within the survey shall be taken below the proposed footprint of new buildings. If landfill gas is found the applicant shall install remediation measures to prevent gas ingress to any buildings on the development site to the satisfaction of the LPA.

REASON:

The Council's records show that the development site is near to a former and a more recent landfill site. The condition is required to clarify whether or not there is any hazard due to gas migration from the nearby landfill to the proposed development site, and if there is a hazard to ensure any necessary gas remediation work is completed. Advice on this condition can be obtained from the Environmental Protection Unit on 01895 277440.

10 NONSC First floor construction and new walls

A detailed section of where the first floor construction and new walls abut the frame of Barn 1 shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun. Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

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

2012)

11 NONSC Insulation Method Statement

A method statement, setting out how the timber framing of Barn 1 will be insulated, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun. Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

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

12 NONSC Barn 1 Windows

The ground floor windows on the front elevation of Barn 1 shall be treated with reflective glazing. Details shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun. Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 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.
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
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to

	neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC5	Retention of ecological features and creation of new habitats
H8	Change of use from non-residential to residential
OL4	Green Belt - replacement or extension of buildings
OL14	Change of use or conversion of redundant agricultural buildings
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 7.4	(2015) Local character
LPP 7.8	(2015) Heritage assets and archaeology
LPP 7.9	(2015) Heritage-led regeneration
LPP 7.16	(2011) Green Belt
LPP 7.19	(2015) Biodiversity and access to nature

3 159 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.

4 147 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).

5 115 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.

6 143 Keeping Highways and Pavements free from mud etc

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.

7

Under the Land Drainage Act 1991 as amended by the Flood and Water Management Act 2012, you need consent from the London Borough of Hillingdon if you want to build a culvert or structure (such as a weir) that may obstruct the flow on any ordinary watercourses. Please contact the Flood and Water Officer at Hillingdon for further details.

8

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy and Hillingdon's Community Infrastructure Levy, due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority.

Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the southern side of Harmondsworth Lane and comprises a Grade II Listed Building (Lanz Farmhouse) and two detached outbuildings. The site is bordered to the east by 15 Harmondsworth Lane, to the west by 59 Harmondsworth Lane and to the south by open space. Residential properties are located north of the site. The application site is located within the Green Belt.

3.2 Proposed Scheme

The proposal is for the conversion of the two barns into four self-contained three-bed family dwellings with associated parking and amenity space.

The two dwellings in the large barn (Barn 1) would comprise of a W/C, a kitchen, a

lounge/dining room and a bedroom with an en-suite on the ground floor with two shower rooms and two bedrooms on the first floor.

The two dwellings in the smaller barn (Barn 2) would comprise of a W/C and a kitchen and lounge/dining room on the ground floor with a shower room, three bedrooms and an en-suite on the first floor.

Private amenity space would be provided at the rear of each dwelling. Two on-site parking spaces would be provided for each dwelling. Six parking spaces would be provided in the south-west corner of the site. Two parking spaces, a bin store and a cycle store would be provided within the existing side extension to Barn 1.

Listed Building Consent is being sought under application ref: 44185/APP/2015/1576.

3.3 Relevant Planning History

44185/A/95/1852 Lanz Farm Ltd Harmondsworth Lane Sipson
Conversion and alteration of barn to form a self- contained four-bedroom dwelling

Decision: 25-09-1996 Approved

44185/APP/2013/3295 Lanz Farm 33 Harmondsworth Lane Sipson
Conversion of existing barn to create a single family dwelling.

Decision: 29-01-2015 Withdrawn

44185/APP/2013/3846 Lanz Farm 33 Harmondsworth Lane Sipson
Listed Building Consent for conversion of existing barn to create a single family dwelling.

Decision: 29-01-2015 Withdrawn

44185/APP/2015/1576 Lanz Farm 33 Harmondsworth Lane Harmondsworth
Conversion of 2 existing barns into 4 family dwellings with associated parking and amenity spac
(Listed Building Consent)

Decision:

44185/B/95/1953 The Barn Lanz Farm Harmondsworth Lane Sipson
Demolition of garage and outbuildings and alteration and conversion of barn to form a self-
contained dwelling (Application for Listed Building Consent)

Decision: 25-09-1996 Approved

44185/PRC/2014/93 Lanz Farm Ltd Harmondsworth Lane Sipson
Conversion of the barns into 4 self contained residential units with associated parking.

Decision: 30-12-2014 OBJ

Comment on Relevant Planning History

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

Part 2 Policies:

The following UDP Policies are considered relevant to the application:-
AM7 Consideration of traffic generated by proposed developments.

Part 4 Policies:

- AM14 New development and car parking standards.
- BE10 Proposals detrimental to the setting of a listed building
- BE13 (2012) Built Environment
New development must harmonise with the existing street scene.
- BE15 (2012) Heritage
Alterations and extensions to existing buildings
- BE19 (2012) Green Belt, Metropolitan Open Land and Green Chains
New development must improve or complement the character of the area.
- PT1.EM2 Daylight and sunlight considerations.
- BE20 (2012) Biodiversity and Geological Conservation
Siting, bulk and proximity of new buildings/extensions.
- BE21
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- EC5 Retention of ecological features and creation of new habitats
- H8 Change of use from non-residential to residential
- OL4 Green Belt - replacement or extension of buildings
- OL14 Change of use or conversion of redundant agricultural buildings
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LPP 3.3 (2011) Increasing housing supply
- LPP 3.4 (2015) Optimising housing potential
- LPP 3.5 (2015) Quality and design of housing developments
- LPP 3.8 (2015) Housing Choice
- LPP 7.4 (2015) Local character
- LPP 7.8 (2015) Heritage assets and archaeology
- LPP 7.9 (2015) Heritage-led regeneration
- LPP 7.16 (2011) Green Belt
- LPP 7.19 (2015) Biodiversity and access to nature

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 15 local owners/occupiers and a site notice was displayed. No responses were received.

Harmondsworth and Sipson Residents Association:
No response received.

Herts and Middlesex Wildlife Trust:
The Trust objects to the above application because:

Objection: Bat survey required before application can be determined.

The design of the building is extremely suitable for bats, it is situated in close proximity to high value feeding habitat and there are records of bats from the near vicinity. Therefore there is a reasonable likelihood that bats may be present.

ODPM circular 06/05 (para 99) is explicit in stating that where there is a reasonable likelihood of the presence of protected species it is essential that the extent that they are affected by the development is established before planning permission is granted, otherwise all material considerations cannot have been addressed in making the decision. Policy EM7 of the Hillingdon Local Plan states that: Hillingdon's biodiversity and geological conservation will be preserved and enhanced with particular attention given to: The protection and enhancement of populations of protected species as well as priority species and habitats identified within the UK, London and the Hillingdon Biodiversity Action Plans.

All species of bats are European Protected Species under the Conservation of Habitats and Species Regulations 2010.

LAs have a duty to consider the application of the Conservation of Habitats and Species Regulations 2010 in the application of all their functions. The consideration of the 3 tests of the European Protected Species license are part of this function. If the LA has not asked for survey where there was a reasonable likelihood and therefore not addressed the 3 tests of an EPS license, it has not acted lawfully. This may lead to prosecution or the overturning of the planning decision. Recent case law (R (on the application of Simon Woolley) v Cheshire East Borough Council) clarified that planning authorities are legally obligated to have regard to the requirements of the EC Habitats Directive and apply the three tests applied by Natural England in the context of licensing (as per the Conservation of Habitat and Species Regulations 2010, listed above) when deciding whether to grant planning permission where species protected by European Law may be harmed.

Where there is a reasonable likelihood that protected species are affected by development proposals, surveys must be conducted before a decision can be reached (as stated in ODPM circular 06/05). It is not acceptable to condition ecological survey in almost all circumstances. The reason for this is that if certain bat species are found to be using the building it may not be possible to integrate the required mitigation measures within the approved design. Therefore it would not be possible to implement the planning decision potentially leading to legal action.

Heathrow Villages Conservation Area Advisory Panel:
We hope that some viable scheme can be agreed as we would not wish to see these two barns, which are a tangible reminder of the agricultural past of the village, fall into disrepair.

We are relieved to see that the proposed changes to the exterior of the buildings are fairly minimal

but are somewhat concerned at the extensive hard landscaping. Our main concerns however are the lack of clarity of the proposed ownership and use of the south-western portion of the site which is blank on the proposed plans. We wonder if this land should be allocated to one or more of the four proposed dwellings, especially as the private amenity space proposed for the two dwellings in Barn 1 is minimal.

We are also puzzled that the area shown for development in the proposed site plan is not the whole of the site, as shown in the aerial photo in section 12 of the updated Design and Access statement. We wonder what use is proposed for the western portion of the site that is excluded from this application as access to it would appear to be via the development site.

Given the uncertainty over the proposed use of part of the development site, and also about the portion of the existing site excluded from this application, we hope approval will not be given until satisfactory clarification is received from the developer concerning these matters.

Internal Consultees

Conservation Officer:

Large Barn (Barn 1): This is a 19th Century Barn with later additions. Although it is not statutory designated, it is within the curtilage of the Grade II Listed Lanz Farm which dates from the late C17. The curtilage of a listed building is considered to be the land, buildings and structures which go with or are ancillary to the principal building and it therefore forms part of the setting of the heritage asset. The barn has much historic fabric and its timber frame remains mostly intact. It is highly visible, being positioned at right angles to the main road, it dominates the site. It contributes significantly to the street scene and the rural setting, featuring a natural slate roof, weather boarding and London Stock Brick. It has a terrific roof and plan form, and its evocative agricultural character augments the setting of the listed building.

Small Barn (Barn 2): The small barn was moved to the site and totally reconstructed in 1995 in new materials, but following the original form and construction.

It is proposed to convert both barns into self contained residential units. This is acceptable in principle, but further drawings for clarity are required, and should not be left to a condition. Although there is an extremely comprehensive and well researched Heritage Statement, it is unclear from the drawings what is to be finally proposed, particularly construction and finishes.

In terms of the Large Barn, the following is required for clarity:

- Where elevations will remain unaltered i.e. front elevation - the drawings should be labelled to say brickwork repaired, doors to remain, timber cladding repaired etc.
- More information is also required for incoming services such as electrical and telecommunication supplies as well as guttering and downpipes and shown on the plans.
- The wall insulation should be properly detailed on a drawing to get a better idea of what is proposed. The Heritage Statement suggests that the vertical studs will be 'covered with plasterboard internally, encased and hidden from view'. I am concerned that all the timbers will be hidden. This may harm the special interest and character of the barn and I suggest that more areas are left exposed. A number of options are proposed (in the HS), whatever intended, these should be detailed on a plan(s) so that a clear idea of the final arrangement can be assessed.
- Likewise with the roof timbers. These would be more appropriate if exposed, and I am happy if the existing roof covering is removed to facilitate this approach (providing an appropriate design replacement).
- A detailed section of where the first floor construction and new walls abut the frame.

In terms of the farmstead setting and grouping: I am still concerned about the overall setting and the

domestic appearance of the scheme. It should respect the ties the building has with its landscape setting and should avoid imposing alien domestic features. This requires a light touch and an understanding of what features characterise the setting. Therefore the bin structure should be relocated, limited fencing (creating openness), planting with wire fence behind?, gravel rather than block paving, no markings for cars, generally clarification on boundary treatment etc.

Small Barn: no objections as proposed other than those related to landscaping above.

CONCLUSION: Request revisions.

Officer comments:

A revised site plan has been received showing services, boundary treatment, use of gravel, a relocated bin store and the removal of car park markings. The applicant has submitted additional information in regards insulation of the timber framing of Barn 1 which the Conservation Officer considers acceptable subject to the provision of a method statement; this can be dealt with by a condition on any consent granted.

Environmental Protection Unit:

Potential Soil Contamination - Historically the site has been a farm according to our old maps. There does not appear to be any obvious contaminative use other than the possibility that the farming use involved vehicles, fuels and old asbestos materials used at the farm. Therefore on a farm use there is a possibility of contamination, asbestos has been found buried on another farm site in Harefield. The farm looks fairly tidy on the photos and aerial maps. No information including a site investigation has been submitted to confirm the ground conditions; this would be required for the building work in any event.

Gas - The other factor is the proximity of two nearby landfills. There is one area of fill South of Harmondsworth Lane, 43 metres from the property. This is a controlled site under an Environment Agency licence. The second landfill is south of Holloway Lane next to the school is about 95 metres from the property. The landfill in this area was filled in the 1980's, there was some landfill gas migration from the site around this time but no problems have been noted since by Council Officers.

I would advise adding a contaminated land and a gas condition to any permission as below. The standard contaminated land condition is rather long, however it may be that initial desk studies and soil investigations will show little contamination on the farm, and the remediation could centre on the construction of the clean gardens/amenity space to the properties.

Contaminated Land Condition

(i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance Document on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement,

along with details of a watching brief to address undiscovered contamination.

(ii) If during development works contamination not addressed in the submitted remediation scheme is identified, the updated watching brief shall be submitted and an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a comprehensive verification report shall be submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Gas Condition

The applicant shall carry out a landfill gas survey in the ground at the development site. Some of the landfill gas tests within the survey shall be taken below the proposed footprint of new buildings. If landfill gas is found the applicant shall install remediation measures to prevent gas ingress to any buildings on the development site to the satisfaction of the LPA.

Reason

The Council's records show that the development site is near to a former and a more recent landfill site. The condition is required to clarify whether or not there is any hazard due to gas migration from the nearby landfill to the proposed development site, and if there is a hazard to ensure any necessary gas remediation work is completed. Advice on this condition can be obtained from the Environmental Protection Unit on 01895 277440.

Floodwater Management Officer:

There are no objections to this proposal, however to ensure that surface water is managed appropriately I would request the following condition:

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it:

a) Manages Surface Water. The scheme shall demonstrate ways of controlling the surface water on site.

i. incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided.

ii. provide information on all Suds features including the method employed to delay and control the water discharged from the site to Greenfield run off rates and:

a. calculations showing storm period and intensity and volume of storage required to control surface

water and size of features to control that volume.

b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).

iii. Demonstrates capacity and structural soundness in the receptors of Thames Water network and receiving watercourse as appropriate.

b) Foul water

i. The Scheme shall demonstrate capacity in the receiving foul sewer network or provides suitable upgrades agreed by Thames Water.

c) Ground water

i. Where infiltration techniques (soakway) or a basement are proposed a site investigation must be provided to establish the risk of groundwater flooding on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).

d) Minimise water use. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

i. incorporate water saving measures and equipment.

ii. provide details of water collection facilities to capture excess rainwater;

iii. provide details of how rain and grey water will be recycled and reused in the development.

e) Long Term Management and Maintenance of the drainage system.

i. Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues. Where there is overland flooding proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.

ii. Where the maintenance will not be the responsibility of an individual householder, the details of the body legally responsible for the implementation of the management and maintenance plan must be provided.

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part One-Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

Note re Ordinary Watercourse Consenting

Under the Land Drainage Act 1991 as amended by the Flood and Water Management Act 2012, you need consent from the London Borough of Hillingdon if you want to build a culvert or structure (such as a weir) that may obstruct the flow on any ordinary watercourses. Please contact the Flood and Water Officer at Hillingdon for further details.

Highways:

Car parking, 8 spaces for 4 x 3-bed dwellings, complies with the Council's maximum parking standard for curtilage parking; the provision of part communal as well. Aerial photos show the vast

numbers of cars parked on site. Cycle parking is communal and needs to be in a covered and secure area. Gated access to the site is as existing. As such no objections are raised on highway grounds subject to addressing the comments on cycle parking.

Officer comments:

A secure cycle store would be provided within part of the larger barn (Barn 1).

Sustainability Officer:

A bat survey is required to be carried out before the application is determined because it is likely that bats may be present in the barns due to the nature of the barns and records of bats in the vicinity.

Officer comments: A Bat Survey has been provided.

Sustainability Officer:

The report states that no evidence of bats are likely in the barn.

I am therefore happy as submitted and no information to contradict the findings.

I would therefore accept the report and would suggest that an ecological condition be placed on any subsequent approval, that secures ecological enhancement.

Trees/Landscape Officer:

Site description:

- The site is occupied by a Grade II Listed building (Lanz Farm House) and two detached barns clustered around a courtyard to the south of Harmondsworth Lane and west of Sipson village.
- The buildings are situated in the north-east corner of the site and have open land to the south and west.
- No access was gained but, according to aerial photographs, the area to the west has been used for car storage.
- The roadside boundary to the west of the barn features a mature hedgerow which effectively screens views into the site. No vegetation is indicated on the submitted plans.

Landscape planning designations:

- Trees and hedges on the site are not protected by TPO or Conservation Area designation.
- The site lies within the Green Belt.

LANDSCAPE CONSIDERATIONS: Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. Saved policies OL1-OL5 seek to protect the visual amenity of the Green Belt, expect comprehensive landscape improvements and prevent conspicuous development which might harm the visual amenity of the Green Belt by reason of siting, materials or design.

- No trees or other vegetation will be directly affected by the proposal.
- The Design & Access Statement confirms that the built development will remain within the existing footprint, volume and massing of the buildings (1.1), without the need for extensions (7.2).
- The D&AS fails to refer to the landscape features on site, or the landscape objectives for the proposed scheme.
- According to the layout plan a small area of scrub/hedgerow will be removed immediately to the west of Barn 1.
- Most of the existing vegetation falls within the red line but outside the area to be developed.
- It is not clear how the land to the south-west of Barn 2 will be used or managed?

- The development of this site requires a well detailed landscape scheme, with planting and hard landscape detailing to complement these unique buildings and the Green Belt setting.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and appearance of the area.

RECOMMENDATIONS: No objection subject to the above observations and conditions RES9 (parts 1, 2, 5 and 6), RES10.

Waste Strategy:

A bin store is shown which is good practice. However, Hillingdon is not a wheeled bin borough. Bins or other containment would have to be provided by the developer.

The current waste and recycling collection systems are:

- Weekly residual (refuse) waste - using sacks/bins purchased by the occupier
- Weekly dry recycling collection - using specially marked sacks provided by the Council.
- Weekly green garden waste collection - three specially marked reusable bags - approximately 80 litre in volume - provided by the Council free of charge.
- Weekly textile collection - using specially marked purple tinted sacks provided by the Council
- Weekly food waste (available upon request) - residents wishing to use the service are provided with a 7 litre internal caddy and supply of liner, and an external 25 litre storage container.

The waste and recycling should be presented as close to the curtilage of the property on the allocated collection day as possible.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy H8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states change of use from non-residential to residential will be permitted if; a satisfactory residential environment can be achieved; the existing use is unlikely to meet a demand for such a use in the future; and the proposal is consistent with other policies in the plan.

Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) does not permit developments in the Green Belt that would injure the visual amenity of the Green Belt by their siting, materials and design.

Policy OL14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires that the change of use or conversion of redundant agricultural and other rural buildings will only be accepted if the redundant building is substantial and attractive and with normal repair and maintenance can be expected to last for many years. This will also be judged against; the effect of any conversion work and other development needed upon the character, appearance or setting of the building or the area in which it is located; whether the new proposed activity would disturb the amenities of the area; and where the building is located in the Green Belt.

Due to its size, the site is not considered sufficient or feasible to be used as an agricultural holding; the two barns are currently used for storage by the applicant. It is therefore unlikely that there would be a demand in the future for use as an agricultural building. The barns appear structurally sound and it appears that it would be possible to convert them to residential use with fairly minor alterations.

The two barns are considered traditional and attractive in character and appearance, and

make a positive contribution to the setting of the Grade II Listed Farmhouse and the surrounding Green Belt. It is considered that the proposed conversion of the two barns into four residential dwellings would not cause harm to the character and appearance of the barns and would not have a detrimental impact on their setting within the Green Belt.

It is therefore considered that the proposed scheme complies with Policies H8, OL4 and OL14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Not applicable to this application.

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

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) states planning permission will not be granted for proposals that are detrimental to the setting of the Listed Building.

Although the barns are not statutory designated, they are within the curtilage of the Grade II Listed Lanz Farmhouse which dates from the late C17. The curtilage of a Listed Building is considered to be the land, buildings and structures which go with or are ancillary to the principal building and it therefore forms part of the setting of the heritage asset. As such, any development of the barns would need to be sympathetic to the character, appearance and setting of the Grade II Listed Farmhouse.

Barn 1 is a large 19th Century Barn with later additions. The barn is highly visible, being positioned at right angles to the main road and dominates the site. It contributes significantly to the street scene and the rural setting, featuring a natural slate roof, weather boarding and London Stock Brick. It has a terrific roof and plan form, and its evocative agricultural character augments the setting of the Grade II Listed Building.

Facing onto the main road is a smaller barn (Barn 2) which was moved to the site and totally reconstructed in 1995 in new materials, but following the original form and construction.

The Council's Conservation Officer raises no objection to the proposed conversion of the two barns into four residential dwellings. The proposed external and internal works to the two barns are considered to be acceptable and are sympathetic to the character and appearance of the barns. The proposed alterations to the barns and to the wider application site would not have a detrimental impact on the setting of the Grade II Listed Lanz Farmhouse as the farmstead setting would be retained.

The proposal therefore complies with Policies BE8, BE9 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

The impact of the proposal on the Green Belt is discussed in Section 7.01 of this report.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fails to

harmonise with the existing street scene, whilst 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. Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The proposed scheme would convert two barns into four residential dwellings. Important visual features of the barns would be retained and the proposed dwellings have been designed to be sympathetic to the character and appearance of the barns and the wider farmstead setting. As such, the proposed scheme would not cause harm to the street scene or to the surrounding area.

The proposal is therefore considered to comply with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the design of new developments to protect the privacy of neighbouring dwellings. Paragraph 4.12 of the HDAS 'Residential Layouts' requires a 21m distance separation between habitable rooms to ensure no loss of privacy would occur.

The nearest neighbours to the proposed dwellings are the occupiers of the Lanz Farmhouse, the residential properties located on the other side of Harmondsworth Road and 15 Harmondsworth Lane (located to the east).

A number of additional windows are proposed to both Barn 1 and Barn 2. There would not be an issue of overlooking or loss of privacy to 15 Harmondsworth Lane and the properties opposite the site as they are located over 21m away from the barns.

The existing windows on the front elevation of Barn 1 would be retained as these are an important visual feature of the barn, which forms part of the setting of the Grade II Listed Lanz Farmhouse. Although the separation distance between these windows and the windows on the front elevation of Lanz Farmhouse is significantly less than 21m, it is considered that the proposal would not have a significant change to the existing situation and would not result in a harmful loss of privacy to existing and future occupiers. The existing windows on the Lanz Farmhouse have reflecting glazing which prevents overlooking; the barn windows to the ground floor bedrooms should be treated with similar reflective glazing which can be secured by way of a condition on any consent granted.

The proposed rooflights to the front of Barn 2 would not directly overlook the side windows of Lanz Farmhouse and so would not cause significant loss of privacy or overlooking.

It is therefore considered that the proposed scheme would not have a harmful impact on privacy and overlooking of neighbouring properties and so would comply with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Internal Floor Space:

The internal floor area for the proposed dwellings would exceed the recommended floor space standards set out in Policy 3.5 of the London Plan (March 2015) and so would provide an acceptable amount of living space for the future occupiers.

External Amenity Space:

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires residential developments to provide or maintain sufficient external amenity space to protect the amenity of residents, and for the amenity space to be usable in terms of its shape and siting. Paragraph 4.17 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts states that three-bedroom dwellings should be provided with 60 sq.m of external amenity space.

The proposal would provide private external amenity space for each of the proposed dwellings, ranging from 63sq.m to 210sq.m, and so would comply with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts. The proposal would not impact on amenity space for the existing residential dwelling (Lanz Farmhouse).

Daylight/Sunlight:

Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: 'Residential Layouts' seek to ensure that new developments maintain and allow adequate levels of daylight and sunlight to penetrate into and between them. Furthermore these policies state that planning permission will not be granted for new developments which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

The proposed scheme does not include any changes to the siting, bulk and proximity of the two barns within the application site. A number of new windows and rooflights would be installed to the barns and the barns are located sufficient distances away from the existing residential dwelling (Lanz farmhouse) to ensure adequate levels of daylight and sunlight to the proposed dwellings. The two barns would not have a detrimental impact on the residential amenity of the existing farmhouse dwelling or future occupiers of the proposed residential units.

As such, the proposed dwellings comply with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

Two parking spaces would be provided for each of the proposed units, thereby complying with the Council's Car Parking Standards. The on-site parking would be accessed by the existing driveway and vehicular crossover on Harmondsworth Lane. The proposal would not impact on the car parking provision for the existing dwelling on the site.

In regards to cycle parking, the proposal includes an enclosed cycle store for ten cycles, and so would comply with the Council's Car Parking Standards.

It is considered that the conversion of the two barns into four residential dwellings would not cause a significant increase in the amount of traffic entering and exiting the site.

The Council's Highways Engineer raises no objection to the proposal.

The proposed scheme complies with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Urban Design:

See Section 7.07 of this report.

Access:

See Section 7.10 of this report.

7.12 Disabled access

Level access would be provided to each of the dwellings. The dwellings would be designed to Lifetime Homes standards.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Trees and Landscaping:

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to retain and utilise topographical and landscape features of merit and provide new planting and landscaping when appropriate.

The proposal would provide additional hard and soft landscaping around the barns, including landscaped private rear amenity space. Agricultural wire fencing would be used to section off the private amenity space which would maintain the open appearance of the wider site. The south-western part of the site, beyond the parking area would be left as open space. The large area of open space west of the site is outside of the applicant's ownership.

The Council's Trees/Landscape Officer raises no objection to the proposed scheme subject to further details of landscaping which can be dealt with by way of a condition on any consent granted.

The proposal therefore complies with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Ecology:

The proposal relates to barn conversions situated on the edge of the open countryside. Policy EM7 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) seeks to preserve and enhance Hillingdon's biodiversity, including protected species such as bats.

During the public consultation concerns were raised by the Herts and Middlesex Wildlife Trust over the possibility of bats being present due to the nature of the barns and records of bats from the near vicinity.

An updated building inspection and a dusk emergence survey were undertaken on 18 June 2015. The features identified as being suitable for use by roosting bats were mostly superficial and relatively shallow with only limited potential to support roosting bats. No evidence of use by roosting bats was observed during the internal or external building inspections.

No bats were observed emerging from the building during the dusk emergence survey. Very low levels of bat activity were recorded during the survey. On the basis of the survey

results, it was concluded that the building should be reassessed as having low potential to support roosting bats. The Bat Conservation Trust's Bat Surveys: Best Practice Guidelines recommend that one dusk emergence or dawn re-entry survey is undertaken at buildings with low potential to support roosting bats. The Bat Survey Report states that the surveys are proportional and sufficient to conclude that a bat roost is likely absent from the barn; the report recommends that no further survey work or constraints on the proposed works are required.

The Sustainability Officer considers the submitted Bat Survey to be acceptable, subject to an ecological condition to secure ecologic enhancement on any consent granted. The proposal is therefore considered to comply with Policy EM7 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

7.15 Sustainable waste management

The proposed dwellings would be provided with an enclosed bin store within the existing side extension to Barn 1. The waste would be collected as part of the Council's waste collection service.

7.16 Renewable energy / Sustainability

In March 2015 the Government removed the requirement for new dwellings, with the exception of 'legacy cases' to comply with the Code for Sustainable Homes. As such, the proposed development is not required to achieve Code for Sustainable Homes Level 4. The proposed development would make use of a number of energy efficiency measures.

7.17 Flooding or Drainage Issues

The Council's Floodwater Management Officer raises no objection to the proposal subject to a sustainable water management condition on any consent granted.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The issues raised during the public consultation have been discussed elsewhere in this report.

7.20 Planning obligations

As the proposal is for four new dwellings, the scheme would be Mayoral CIL Liable. The London Borough of Hillingdon falls within Charging Zone 2, therefore, a flat rate fee of £35 per square metre would be required for each net additional square metre added to the site as part of the development.

The proposal would also be liable under the London Borough of Hillingdon's Community Infrastructure Levy (CIL), which was introduced in August 2014. The charging schedule requires a fee of £95 per square metre for residential developments.

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 proposal is for the conversion of the two barns into four self-contained three-bed family dwellings with associated parking and amenity space.

The proposed scheme would not have a detrimental impact on the character, appearance or setting of the Grade II Listed Lanz Farmhouse or on the visual amenity of the surrounding Green Belt. The proposed scheme would not result in a loss of privacy or residential amenity of occupiers of the site or neighbouring properties.

The proposed scheme complies with Policies AM7, AM14, BE10, BE13, BE15, BE19, BE23, BE24, H8, OL4 and OL14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). It is therefore recommended that planning permission is approved.

11. Reference Documents

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

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

The London Plan (March 2015)

Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012).

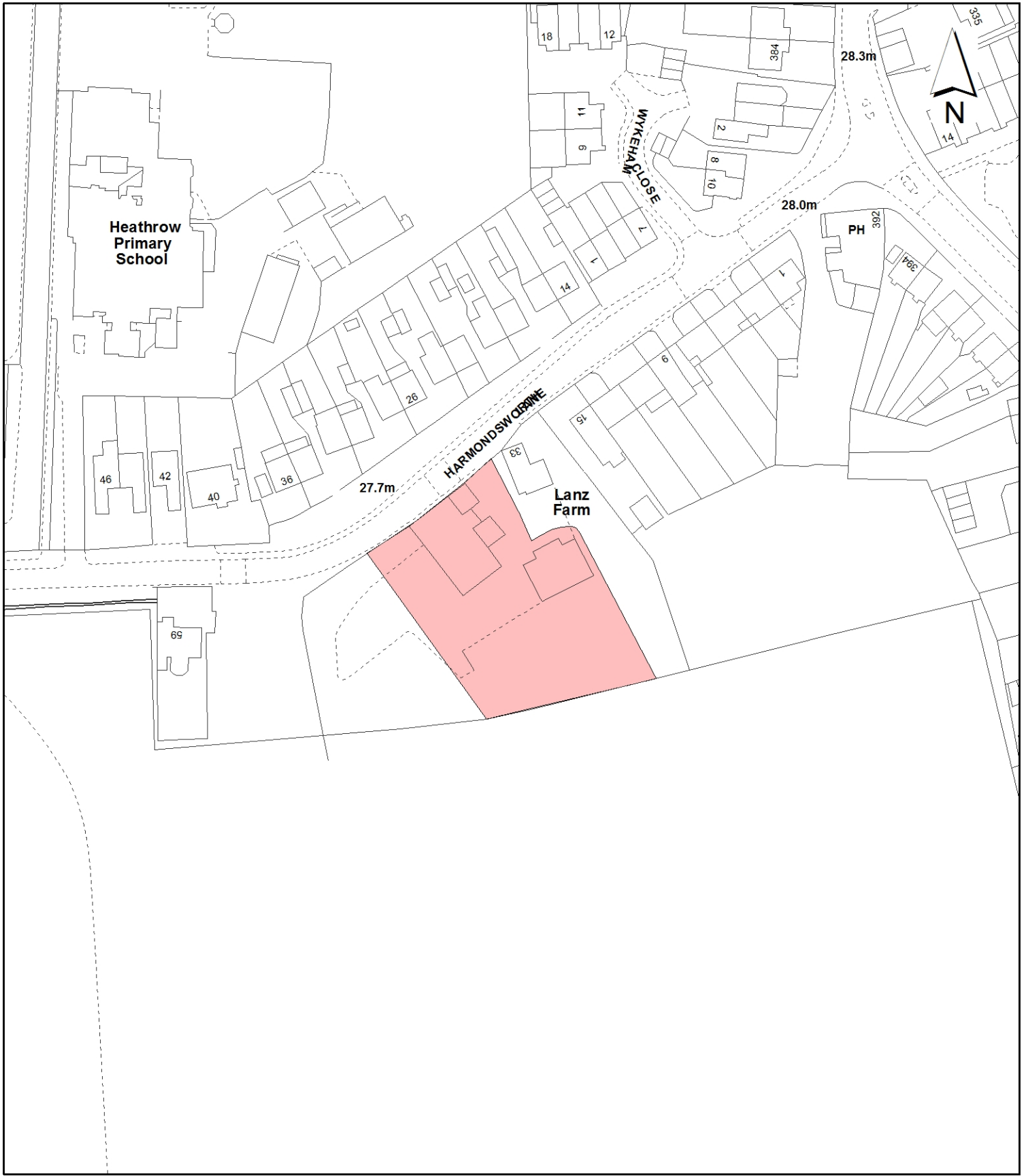
Hillingdon Design and Accessibility Statement: Residential Layouts

Hillingdon Design and Accessibility Statement: Accessible Hillingdon

National Planning Policy Framework

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Lanz Farm
 33 Harmondsworth Lane
 Harmondsworth**

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

Planning Application Ref:
44185/APP/2015/746

Scale:
1:1,250

Planning Committee:
Central and South

Date:
November 2015

