



The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 02 Rev B, 03 Rev B and 04 Rev B (Revised and received on 22 March 2016).

#### 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 HO4 Materials**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

#### REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policies BE4 and BE15 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 (2015) and national guidance.

AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
OL4	Green Belt - replacement or extension of buildings
LPP 7.8	(2015) Heritage assets and archaeology
LPP 7.16	(2015) Green Belt

#### **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), the 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).

### **3. CONSIDERATIONS**

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

The application site is located on the southern side of Park Lane and is accessed from Jacks Lane to the north, which runs in a south-westerly direction.

The application site comprises an attractive building that has 'jettied wings' gable projections to the front (western) and northern side elevations. The building is designed in the Arts and Crafts tradition and has a main gable end roof, which links in with the gable projections. The building is currently in use as a public house/restaurant with an open seating area in an expansive garden to the rear. A temporary white marquee structure is presently sited in the garden. The public house building is positioned on an elevated site overlooking the Pynesfield Lake to the west and Colne Valley on the outskirts of Harefield Village. The access road leading into the site from Jacks Lane winds round to the west and rear of the building, leading to an expansive car-park area. An upward and steeply inclined ramp with retaining brick walls is sited to the north of the building and provides inclusive access to the front elevation.

To the north and northwest of the application site lie the residential curtilages of Old Orchard Lodge and Old Orchard Cottage. The Old Orchard Cottage, a detached bungalow style dwelling, fronts onto Jack's Lane.

The area in general comprises open countryside and is rural in character. The site lies within the Green Belt, the Colne Valley Regional Park and Harefield Village Conservation Area, as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

#### **3.2 Proposed Scheme**

This application proposes a single storey extension to the northern side elevation of the building, which would form a disabled toilet facility.

Revised plans have been submitted, which show that the proposed single storey side extension would be sited behind the gable projection on the northern side elevation. The proposed side extension would be set-in 5.63m from the edge of the front wall by 5.63m, and set-in 15.43m from the rear wall/eastern edge of the side wall. The proposed side extension would have an obscure-glazed side window and stepped mono-pitched roof to eaves and ridge heights of 2.7m and 4m. The side extension would be 3.26m deep and 1.8m wide (extending 0.57m beyond the width of the gable projection).

### 3.3 Relevant Planning History

- 3499/AA/95/0611            The Old Orchard Hotel Park Lane Harefield  
Change of use of existing hotel to nursing home and erection of three storey side and rear extensions to provide a 53-bedroom facility for 60 patients and associated servicing, car parking and landscaping  
**Decision:** 02-10-1996    Refused
- 3499/APP/2003/1219        Edwinns Restaurant, The Old Orchard Hotel Park Lane Harefield  
ERECTION OF A FRONT PORCH (INVOLVING DEMOLITION OF EXISTING PORCH)  
**Decision:** 16-02-2004    Approved
- 3499/APP/2004/497        Edwinns Restaurant, The Old Orchard Hotel Park Lane Harefield  
ERECTION OF A SINGLE STOREY REAR INFILL EXTENSION AND FRONT PORCH  
(INVOLVING REMOVAL OF A COVERED STORAGE AREA AND EXISTING PORCH)  
**Decision:** 05-08-2004    Approved
- 3499/APP/2005/494        Edwinns Brasserie, The Old Orchard Park Lane Harefield  
ERECTION OF A SINGLE STOREY EXTENSION TO FORM TERRACE ROOM ON SITE OF  
EXISTING TERRACE  
**Decision:** 07-04-2005    Approved
- 3499/APP/2009/2729        Edwinns, The Old Orchard Park Lane Harefield  
Single storey side extension, provision of delivery access road to side, paved terrace area with covered shelter to side to include new wall, new log store shelter and shed, repositioning of gas tank, alterations to banking, new fencing area, enlargement and alteration to car parking area/new fencing and alterations to front entrance, to include demolition of existing bay window to side.  
**Decision:** 11-05-2010    Approved
- 3499/APP/2009/2730        Edwinns, The Old Orchard Park Lane Harefield  
Demolition of existing bay window to side (Application for Conservation Area Consent.)

**Decision:** 30-03-2010    Withdrawn

3499/APP/2010/1533        Edwinn's Restaurant, The Old Orchard Hotel Park Lane Harefield

Details in compliance with conditions 5 (cycle storage), 7 (tree survey), 9 (tree protection) and 1 (landfill gas) of planning permission ref: 3499/APP/ 2009/2729 dated 02/02/2010: Single storey side extension, provision of delivery access road to side, paved terrace area with covered shelter to side to include new wall, new log store shelter and shed, repositioning of gas tank, alterations to banking, new fencing area, enlargement and alteration to car parking area/new fencing and alterations to front entrance, to include demolition of existing bay window to side.

**Decision:** 04-01-2011    Approved

3499/APP/2010/7            The Old Orchard Park Lane Harefield

Erection of side single storey extension, new side delivery access road, new paved terrace area with covered shelter. Relocation of gas tank, log storage shelter and new shed. Cutting back of banking for the installation of gabion walling to extend parking area. Car park re-surfacing, new fencing and alterations to existing terrace area.

**Decision:** 20-01-2010    NFA

3499/APP/2010/8            The Old Orchard Park Lane Harefield

Erection of side single storey extension, new side delivery access road, new paved terrace area with covered shelter. Relocation of gas tank, log storage shelter & new shed. Cutting back of banking for the installation of gabion walling to extend parking area. Car park re-surfacing, new fencing and alterations to existing terrace area (Application for Conservation Area Consent.)

**Decision:** 29-01-2010    NFA

3499/APP/2012/1924        The Old Orchard Park Lane Harefield

INSTALLATION OF NEW EXTRACTION PLANT TO REPLACE EXISTING PLANT AND THE ERECTION OF A NEW CLOSE BOARDED FENCE TO MASK THE PLANT

**Decision:** 19-09-2012    NFA

3499/APP/2012/2773        The Old Orchard Park Lane Harefield

Installation of replacement extraction plant and close boarded fence (Retrospective)

**Decision:** 26-03-2013    Refused

3499/APP/2015/2212        The Old Orchard Park Lane Harefield

Single storey detached outbuilding to be used to serve food and beverages

**Decision:** 01-09-2015    Refused

3499/APP/2015/4269        The Old Orchard Park Lane Harefield

Single storey detached outbuilding to be used to serve food and beverages (Revised and Resubmission)

**Decision:**

3499/L/78/1637                      The Old Orchard Hotel Park Lane Harefield  
Res.dev - Hostel/Boarding/Guest house (Full) (P)

**Decision:** 15-12-1978    Approved

3499/M/79/0339                      The Old Orchard Hotel Park Lane Harefield  
Extension/Alterations to Hostel/Guest house (P) of 109 sq.m.

**Decision:** 26-06-1979    Approved

3499/N/82/1034                      The Old Orchard Hotel Park Lane Harefield  
Section 53 certificate (P)

**Decision:** 28-09-1982    GPD

3499/Q/84/0651                      The Old Orchard Hotel Park Lane Harefield  
Front ground floor porch extension.

**Decision:** 30-05-1984    Approved

3499/R/84/1548                      The Old Orchard Hotel Park Lane Harefield  
Residential development - Hotel (Outline)(P)

**Decision:** 18-12-1984    Refused

3499/S/87/1183                      The Old Orchard Hotel Park Lane Harefield  
Extns to hotel (outline)

**Decision:** 08-01-1988    Approved

3499/T/88/2288                      The Old Orchard Hotel Park Lane Harefield  
Dem of ancil bldgs,erect of extns + new lower grnd floor + basement to form 53 bed hotel+assoc  
facils

**Decision:** 12-10-1989    Refused                      **Appeal:** 06-10-1990    Withdrawn

3499/X/90/0763                      The Old Orchard Hotel Park Lane Harefield  
Erection of three-storey side extension and two- storey rear extension including demolition of  
ancillary buildings at rear, to provide 42 bedrooms, dining area, meeting rooms and ancillary

areas, and associated landscaping

**Decision:** 29-06-1990 Approved

3499/Y/94/1242 The Old Orchard Hotel Park Lane Harefield

Change of use of existing hotel to nursing home, erection of a three storey side and rear extension to provide 53-bedroom facility for 60 patients, plus associated servicing facilities, car parking and landscaping

**Decision:** 13-12-1994 Withdrawn

3499/Z/95/0321 The Old Orchard Hotel Park Lane Harefield

Renewal of planning permission ref. 3499X/90/763 dated 29/06/90; Erection of three storey side extension and two storey rear extension, including demolition of ancillary buildings at rear to provide 42 bedrooms, dining area, meeting rooms and ancillary areas and associated landscaping

**Decision:** 15-11-1995 Refused **Appeal:** 28-06-1996 Dismissed

4772/B/84/0652 The Old Orchard Hotel Park Lane Harefield

Householder development - residential extension(P)

**Decision:** 17-05-1984 Approved

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

The site has an extensive history of records (consents/refusals) for varied additions to the application public house building.

#### **4. Planning Policies and Standards**

##### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
OL4	Green Belt - replacement or extension of buildings
LPP 7.8	(2015) Heritage assets and archaeology
LPP 7.16	(2015) Green Belt

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **24th February 2016**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

Two neighbouring occupiers and the Harefield Village Conservation Area Panel were consulted by letter on 21/01/2016 and a site notice was displayed in the area on 29/01/2016.

An objection has been received from a neighbouring resident, the grounds of which are summarised below:

- The existing building has space to accommodate a disabled toilet so there is no need for an additional extension.

### Internal Consultees

Conservation Officer - Initial comments:

This is a very handsome building, designed in the Arts and Crafts tradition and prominently located high above the Colne Valley. It is situated within Harefield Conservation Area and the Green Belt. There have been many extensions and alterations to the building over the years, but great care was taken to ensure that they were in keeping with the building's design and character.

Whilst the proposal to relocate the current disabled toilet would be acceptable in principle, its design, a flat roofed box like structure attached to the side elevation, would be very inappropriate. The desired location, which is both attractive and visible, will not make it easy to design an appropriate structure, to appear as if part of the host building. At the very least, the structure would need to have a lean-to tiled roof, with an obscure glazed window to break up the long wall.

Following the submission of revised plans by the applicants, the Conservation Officer has commented that the revised design and scale of the proposed single storey side extension is acceptable, and that they have no objection to the proposal.

## 7. MAIN PLANNING ISSUES

### 7.01 The principle of the development

In terms of the principle of the development, the application seeks permission for the erection of a single storey side extension in conjunction with the existing public house/restaurant use. The public house/restaurant is the established historic use and the



proposed side extension would form an associated integral disabled toilet facility. It is therefore considered that the proposed side extension is acceptable in principle.

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

Not applicable as it does not constitute a residential development.

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

The site lies within the Colne Valley Regional Park and Harefield Village Conservation Area. The site does not comprise any statutory or locally listed buildings and it is not located in an Area of Special Local Character (ASLC).

As will be discussed in the 'Impact on the character and appearance of the area' section of this report below, the proposed single storey side extension, by reason of acceptable proportionate scale and sympathetic roof design, would not be obtrusive, and would visually relate well with the high-quality design of the existing public house building on the site. The proposed side extension would therefore preserve the setting, character and appearance of the public house building and the Harefield Village Conservation Area, thereby accords with the objectives of Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and guidance contained in the adopted HDAS SPD: Residential Extensions (December 2008).

#### **7.04 Airport safeguarding**

Not applicable.

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

In terms of the impact of the outbuilding on the Green Belt, the proposed side extension would be single storey and its footprint in and of itself would constitute approximately 6% of the footprint of the existing public house building. The original public house building has been extended with a number of ad-hoc extensions to the sides and rear. However, the cumulative floor area of the ad-hoc extensions and proposed side extension would not exceed 50% of the floor area and footprint of the original building.

It is therefore considered that the scale of the extension is such that it would not increase the built up appearance of the site or adversely impact the maintenance of the openness and visual amenity of the Green Belt, in accordance with Saved Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) specifies that new development within Conservation Areas will be expected to preserve or enhance those features, which contribute to their special architectural and visual qualities.

Policies BE13, BE15 and BE19 of the Local Plan specify that development will not be permitted if the layout and appearance fail to harmonise with the existing streetscene or other features of the area, which the Local Planning Authority considers it desirable to retain or enhance.

The application site is located within Harefield Village Conservation Area. The proposed single storey side extension would be 1.8m wide, and its depth of 3.26m is such that it would be less than the overall depth of that side elevation by approximately 21m. As such, it is considered that the side extension would not constitute an unduly bulky addition in relation to the scale and massing of the existing northern side elevation of the public house building.

The Conservation Officer has raised no objection to the revised scale and roof design of the proposed single storey side extension, on the grounds that the pitched roof would appropriately be in keeping with the profile of the gable end main roof to the northern side and pitch roofs of the existing 'jetted wing' projection and other existing additions to that side elevation. The acceptable roof design and scale of the proposed extension are such that the extension would not be unduly prominent and would not appear as an incongruous and/or obtrusive addition in that open semi-rural location. The proposed side extension would incorporate an adequately sized window opening, which would ensure the break up of the massing of the side extension. As a result, the design of the side extension is such that it would not be obtrusive, and it would integrate well visually with the existing public house building, its high architectural quality, as well as with the character and appearance of the Harefield Village Conservation Area.

Given the above, it is considered that the proposed single storey side extension, by reason of acceptable proportionate scale and sympathetic roof design, would not be obtrusive, and would visually relate well with the high-quality design of the existing public house building on the site. The proposed side extension would therefore preserve the setting, character and appearance of the public house building and the Harefield Village Conservation Area, thereby accords with the objectives of Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.08 Impact on neighbours**

In terms of impact on neighbouring residential amenity, the proposed side extension would be sited approximately 5.5m away from the rear garden boundary of the nearest residential property to the north at Old Orchard Lodge. The side extension would be adequately screened off from that property by a thick belt of high hedging and trees on that neighbouring rear boundary. There would be an approximate distance of 32m across the access road between the proposed extension and the eastern side boundary of the residential property to the north-west at Old Orchard Cottage. The proposed side extension would therefore not result in an unacceptable impact on the neighbouring residential amenities by reason of over-dominance, overshadowing, visual intrusion, loss of light and outlook.

It is therefore considered that the proposed single storey side extension would not harm the residential amenities of the neighbouring occupiers from increased overshadowing, loss of sunlight/outlook, visual intrusion and over-dominance. As such, the proposal is in compliance 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 as it does not constitute a residential development.

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

The siting of the proposed single storey side extension would not displace any of the existing car parking spaces on the site. The side extension is proposed as an integral disabled toilet facility area, so it would not result in any material change of the existing use on the site and the parking availability/trip generation it currently generates.

As such, the proposal would have no adverse implications in terms of highway/pedestrian safety, parking availability and traffic / trip generations in and out of the wider area, and would not have any conflict with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.11 Urban design, access and security**

The proposed development would incorporate an acceptable level of design, which would be in keeping with that of the main building on the site. The development would also be sited in a secure location and would incorporate inclusive and level access into the building.

**7.12 Disabled access**

As mentioned above, the proposed development would incorporate inclusive and level access into the building.

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

Not applicable as it does not constitute a residential development.

**7.14 Trees, Landscaping and Ecology**

The proposed outbuilding would not be sited in close proximity of any trees with high amenity value adjacent or near to the site.

**7.15 Sustainable waste management**

The proposal would incorporate existing adequate and secure recycling and refuse storage provision on the site.

**7.16 Renewable energy / Sustainability**

Not applicable.

**7.17 Flooding or Drainage Issues**

The application site is not situated within any Flood Zone, and the scale and use of the proposed development are such that it would not result in the generation of any localised flooding on the site.

**7.18 Noise or Air Quality Issues**

The scale, nature and level of use of the proposed development are such that the development would not result in any adverse noise and/or air quality concerns.

**7.19 Comments on Public Consultations**

The representation (objection) from an adjacent residential occupier in respect of the accommodation of the proposed development within the existing internal confines of the main building on the site has been discussed in the main section of this report above.

**7.20 Planning Obligations**

Not applicable.

**7.21 Expediency of enforcement action**

Not applicable.

**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.

#### **10. CONCLUSION**

It is considered that the proposed single storey side extension, by reason of its acceptable proportionate scale and sympathetic design, would not be an obtrusive addition, and it would visually relate well with the high-quality design of the existing public house on the site. The proposed development would therefore preserve the setting, character and appearance of the host building and the wider Harefield Village Conservation Area. It has also been considered that the proposed side extension would not have any adverse impact

on the maintenance of the openness and visual amenity of the Green Belt.

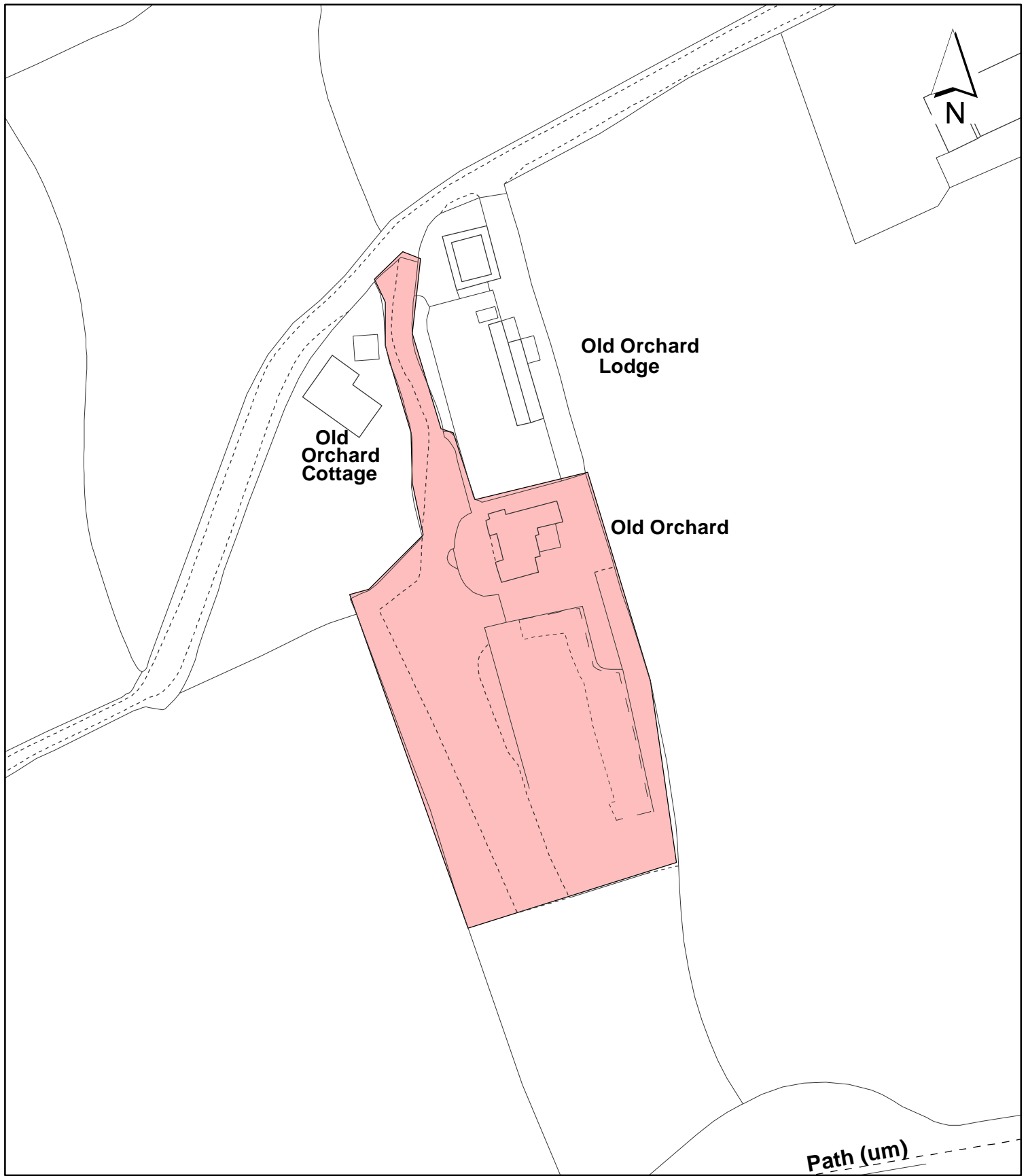
The proposed development would therefore accord with the objectives of Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15, BE19 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **11. Reference Documents**

The London Plan (2015)  
Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
National Planning Policy Framework (March 2012)

**Contact Officer:** Victor Unuigbo

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**The Old Orchard  
 Park Lane  
 Harefield**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Residents Services  
 Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111

Planning Application Ref:

**3499/APP/2015/4600**

Scale:

**1:1,250**

Planning Committee:

**North**

Date:

**April 2016**



**HILLINGDON**  
 LONDON