

## Report of the Head of Planning, Sport and Green Spaces

**Address** PEMBROKE HOUSE PEMBROKE ROAD RUISLIP

**Development:** Erection of detached building to accommodate refuse storage at ground floor and office accommodation above

**LBH Ref Nos:** 38324/APP/2016/407

**Drawing Nos:** P.02  
P.04  
P.05  
P.06  
P.01  
B.01  
L.01  
P.03  
P.07  
Planning Statement

**Date Plans Received:** 02/02/2016

**Date(s) of Amendment(s):**

**Date Application Valid:** 02/02/2016

### **DEFERRED ON 11th May 2016 FOR FURTHER INFORMATION .**

The application was deferred from the 11th May 2016 planning committee to allow detailed clarification to be provided, as to how the current scheme compares with the appeal scheme. The report has been amended and two of the reasons for refusal relating to impact to adjoining neighbours and lack of amenity space have been reconsidered and removed from the decision notice (justification provided with the relevant sections of the report).

In respect of the differences between the existing and proposed schemes, the report presented to members previously, did summarise the main changes between the current application and appeal scheme (see section 3.3). However, in order to provide further clarity on the main differences, a document accompanies this agenda which provides the current application drawings and appeal drawings with dimensions, and a summary of the changes.

Officers have fully considered the information from the applicant's agent which seeks to undermine the officer recommendation. Nonetheless, the proposal is considered to be harmful to the adjacent Ruislip Village Conservation Area and Midcroft, Ruislip Area of Special Local Character (ASLC). Although the scheme has a number of differences from the appeal scheme, it is still considered unacceptable and a recommendation for refusal is retained.

### **1. SUMMARY**

This application seeks consent for the erection of a detached building to accommodate refuse storage at ground floor and office accommodation above. The proposed building will be located in the north west corner of the site and is approximately 11 metres in length at its longest part on the western boundary and 6 metre in width. The building will be approximately 2.55 metres to the eaves and 5.4 metres overall in height.

The proposed building by reason of its unacceptable height, scale, size, form and siting is considered to appear visually at odds with the established pattern, scale, form and design

of backland development within the surrounding area, and would be detrimental to the character, appearance and setting of the adjacent Conservation Area and Area of Special Local Character.

The proposal thereby fails to comply with the Councils adopted policies and guidance.

## **2. RECOMMENDATION**

### **REFUSAL for the following reasons:**

#### **1 NON2 Scale and siting**

The proposed building by reason of its size, scale, form, bulk, design and siting, would result in an incongruous addition, that would be out of character with the established pattern, scale and design of backland development within the area and result in an unacceptable loss of amenity space for the adjacent flats. Further, by reason of its overall size, scale, bulk and siting, the proposed building would also have a visually detrimental impact on the character and appearance of the locality and setting of the adjacent Conservation Area and Area of Special Local Character. The scheme would thereby be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE4, BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

## **INFORMATIVES**

#### **1 I52 Compulsory Informative (1)**

The decision to REFUSE 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 REFUSE 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.
AM7	Consideration of traffic generated by proposed developments.
BE4	New development within or on the fringes of conservation areas
BE5	New development within areas of special local character
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

#### **3 I59 Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

### **3. CONSIDERATIONS**

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

The application site is located on the northern side of Pembroke Road. It is situated immediately to the rear of Pembroke House and the proposed building would be located in the north western corner of the car park to the rear of the main building. Pembroke House is a partly four and five storey detached property and former office building fronting Pembroke Road. All floors of the building have consent for their conversion to residential under either the prior approval process or planning/appeal.

The proposed development site falls adjacent to two heritage assets, the Ruislip Village Conservation Area and Midcroft, Ruislip Area of Special Local Character (ASLC). Although Pembroke House is a later intrusion within the street scene, to the rear of the site, it is characterised by well planted rear gardens. This part of the area includes housing development following the introduction of the railways in 1904 and a proposed urban expansion for a Garden Suburb. The immediate surrounding area is characterised by inter and post war properties and the rear of the commercial units on Ruislip High Street.

The site lies within Ruislip Town Centre and the Developed Area as identified within the Hillingdon Local Plan Part 2.

#### **3.2 Proposed Scheme**

This application seeks consent for the erection of a detached building to accommodate refuse storage at ground floor and office accommodation above. The proposed building will be located in the north west corner of the site and is approximately 11 metres in length at its longest part on the western boundary and 6 metre in width. The building will be approximately 2.55 metres to the eaves and 5.4 metres overall in height.

The proposed building would have a mansard roof and proposes dormer windows in the eastern elevation of the building fronting the car park.

This scheme follows a refused application for similar on the site. The main differences between this current application and the previously refused scheme are summarised in section 3.3 of this report.

#### **3.3 Relevant Planning History**

38324/APP/2011/786      Pembroke House, 5 - 9 Pembroke Road Ruislip

Part conversion from retail/offices (Use Class A1/B1) to 6 x two-bedroom flats and 3 x three-bedroom flats with associated parking, amenity space, cycle store and bin store, alterations to elevations, new fenestration to upper floors, demolition of existing external fire escape and

alterations to existing vehicular crossover.

**Decision:** 20-12-2011 Approved

38324/APP/2013/2763 Pembroke House, 5 - 9 Pembroke Road Ruislip

Change of use from B1 (office) to residential (C3) (Application for Prior Approval under Schedule Part 3 Class J of the The Town and Country Planning (General Permitted Development) Order 1995 (as amended))

**Decision:** 13-11-2013 PRN

38324/APP/2014/2680 Pembroke House Pembroke Road Ruislip

Two storey building to rear for use as office space and storage involving installation of railings a gates

**Decision:** 11-11-2014 Refused

**Appeal:** 02-10-2015 Part Allowed

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

There have been a number of planning applications of relevance to the consideration of this scheme and additionally appeals relating to enforcement notices and decisions, which form material considerations in the consideration of this application. The most relevant are summarised below:

Application 38324/APP/2014/2680 refused consent for the erection of a two storey building to rear for use as office space and storage involving installation of railings and gates. The application was refused for the following reasons:

1. The size, scale, bulk, width and design of the building was considered to result in an incongruous addition, detrimental to the character of the conservation area and street scene;
2. The scheme failed to provide adequate car parking and cycle parking for the existing uses within Pembroke House and the proposed development;
3. The proposal resulted in a loss of amenity space for the existing users within Pembroke House and the proposed development;
4. The railings to the front and side, by reason of their length and design were considered detrimental to the visual amenity of the street scene.

This decision was appealed and allowed in part.

The appeal was allowed insofar as it related to the railings and gates along the boundary to the front and side of the site, as these were not considered to harm the character and appearance of the locality.

The appeal was dismissed in relation to the erection of the two storey building in the rear of the site. The Inspector made the following comments in relation to this building:

1. The building would be noticeable from adjoining properties because of its height and scale and its siting would reduce the visual gap between Pembroke House and the adjacent properties;

2. The siting would have an awkward relationship with Pembroke House because of its design and would be visually intrusive;
3. The building would appear out of keeping with the urban settlement pattern because of its rearward positioning;
4. The building would occupy the 'refuge' area, and the Inspector considered that given there was so little amenity space within the site, it would be detrimental to the amenities of residents if this was lost;
5. 21 car parking spaces were provided within the site for both the existing and proposed development, and the Inspector considered that the number of parking spaces, layout and 10 cycle parking spaces were sufficient for the site and no objection was upheld.

#### DIFFERENCES BETWEEN CURRENT APPLICATION AND APPEAL SCHEME:

The main differences between this current application and the appeal scheme on the site are as follows:

1. The length of the building has been reduced by approximately 1.5 metres, however the building extends at two storeys for the entire length of the building (11.3 metres). Previously the first floor element was only 8.6 metres in length;
2. The design of the building has altered to remove the flat roof and replace this with a mansard roof with dormers. The single storey element of the building has been removed and the building extends at two storey against both boundaries;
3. The overall height has been reduced by approximately 200mm;
4. The parking layout of the building has been altered to remove one space from the parking area along the northern boundary of the site and add a space to the central block of car parking spaces.

## 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.  
 AM7 Consideration of traffic generated by proposed developments.  
 BE4 New development within or on the fringes of conservation areas  
 BE5 New development within areas of special local character  
 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.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- **9th March 2016**

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

31 residents were notified of the application and a site notice displayed.

Two comments were received in response to this consultation which raised the following concerns:

1. The height and bulk of the building adjacent to the boundary with Brickwall lane properties has increased, which is a material consideration;
2. Red brick would not be in keeping as the owner painted the original 5 storey building cream;
3. The screening between the application site and Brickwall Lane properties has been harmed and removed significantly in places, the privacy of these properties is thereby affected.

The Ward Councillor requested that the application be referred to the planning committee for determination.

### **Internal Consultees**

Conservation (summarised):

- The revised scheme proposes a two storey building of a similar floor area to the previous, and very slightly lower in height. The building is positioned immediately adjacent to the back gardens of the residential properties in Brickwall Lane.
- The upper storey has a very steep 'mansard' of over 75 degrees, which would give it a top heavy appearance and be at odds with the traditional roof pitches in the surrounding areas.
- The previous refusal reasons are still relevant to this application. The roof design and relocation are just as incongruous and damaging to the character and appearance of the wider area.

Highways:

- The site has good public transport accessibility (PTAL=4).
- One parking space is lost on site, and 21 car park spaces will be retained for the 19 flats and 1 car park space will be allocated to the Office use.
- There are no highway objections to the these proposals.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The site is located to the rear of Pembroke House, a former office now converted to residential accommodation. In terms of the principle of a building in this location, the Councils adopted policies and guidance, do not preclude the erection of a building operating as an office.

However, the adopted policies, specifically policy BE1 of the Hillingdon Local Plan: Part One - Strategic policies, BE4, BE13 and OE1 of the Hillingdon Local Plan: Part Two - Saved Policies state that all development should achieve a high quality of design in all new buildings, which enhances the distinctiveness of the area. Development that fails to

harmonise with the existing street scene or other features of the area will not be permitted. The later sections of this report will assess the impact of the building on the surrounding area in more detail, however, for the most part, the proposed building, by reason of its siting, design, size and scale, is considered to appear out of keeping with the pattern of development.

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

Not applicable to the consideration of this application.

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

The proposed development site falls adjacent to two heritage assets, the Ruislip Village Conservation Area and Midcroft, Ruislip Area of Special Local Character (ASLC).

Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies Policies states that the Council will conserve and enhance BE4 of the , states that new development within or on the fringes of conservation areas, will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities.

Whilst the site is located to the rear of Pembroke House, it was acknowledged by the Inspector that given the proposed location of the building in the north west corner, it would be noticeable from adjoining properties and surroundings, because of its overall scale and height.

The siting of the proposed building has not altered significantly and the overall height has been reduced by only 200mm. The building proposed would therefore be highly prominent in view from the surrounding area as a result of its design, form, scale and siting. Such additions of the scale proposed within this application, are not commonplace within the immediate area and the development would be out of character with the single storey development that does exist and general pattern of development.

Overall, the scheme is not considered to preserve the character and appearance of the locality and would thereby harm the setting of the adjacent Conservation Area and Area of Special Local Character.

#### **7.04 Airport safeguarding**

Not applicable to the consideration of this application.

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

Not applicable to the consideration of this application.

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. 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 BE19 seeks to ensure that new development within residential areas complements or improves the amenity and character of the area.

There are commercial properties within the locality, however the area immediately surrounding the site is residential.

Within the appeal decision, the main conclusions of the Inspector as to why the building was unacceptable, related specifically to the height, size, scale, bulk and mass of the building, and its location being out of keeping with the pattern of development in the

surrounding area.

The height of the building has been reduced by approximately 200mm and the design altered to propose a building with a mansard roof, which is over 75 degrees in pitch. Whilst the design and detailing of the proposed building might be considered more in keeping with the overall style and design of development in the surrounding area, there are still concerns with the overall height, scale, massing and siting of the building.

The Inspector considered that the siting of the building previously proposed would "...appear out of keeping with the urban settlement pattern because of its rearward positioning", and it was concluded that the design and location would be harmful to the character and appearance of the locality, and adjacent Conservation Area and Area of Special Local Character. It is noted that within the surrounding area, buildings in gardens/rear courtyards are evident, however these are all predominantly single storey buildings. The building within this scheme is proposed within the north west corner of the site, but the design has been altered to remove the single storey element and set the upper floor element against the site boundaries.

This application proposes a two storey building, of a similar height and scale to the refused scheme. Whilst the first floor element has been moved further to the rear of the site, the massing of this has increased, as the building is now proposed at a height of 5.5 metres for its full length (11.3m). When viewed within the context of the site and surrounding area (where predominantly single storey buildings exist), the building would be out of scale with existing backland buildings, and disrupt the established pattern of development to an unacceptable degree.

Further, the building proposed would be highly prominent in views from the adjoining properties as a result of its height, form and scale. The proposed design, with a steep mansard roof, has done little to reduce the bulk and massing of the building, and the form of the roof is such that this appears as a top heavy addition on the building, visually at odds with the character and scale of development within other rear gardens in the area. Overall, it is considered that the concerns of the Inspector have not been overcome within this application and the proposal is contrary to the Council's adopted policies and guidance.

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

The Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to safeguard the amenities of neighbouring residents in a number of ways. The effect of the siting, bulk and proximity of a new building on the outlook and residential amenity of these adjoining occupiers are considered under Policy BE20, whilst potential impacts on daylight/sunlight (Policy BE21) and privacy (Policy BE24) are also assessed.

The proposed building is located in the far north western corner of the existing car park serving Pembroke House. It is situated immediately adjacent to the boundary with 2 and 2a Brickwall Lane and 149-151 High Street. The refused scheme had a single storey element that was 2.1 metres in height adjacent to the rear of the Brickwall Lane properties, increasing to 5.7 metres in height, 5 metres from the northern boundary. Given such, no objection was raised within the application to the impact of the proposal on the amenities of the adjacent occupiers. The new proposal seeks to erect a building 5.5 metres in height located immediately adjacent to the boundaries of the Brickwall Lane properties and High Street.

The proposed building would be located approximately 20 metres from the rear elevations of the Brickwall Lane properties. Concern has been raised by the residents of these



properties, that the proposal would result in a loss of privacy, and concerns that the height and bulk has increased on the boundary. The design of the building is such that there are no windows proposed in the north facing elevation, the main windows are located in the eastern elevation fronting the car park. Furthermore, there is a dense tree screen at the bottom of the gardens of the Brickwall Lane properties, which would screen the proposed development from these units. Overall, given the surrounding site circumstances and location of the windows within the site, it is not considered that the proposed building would give rise to an unacceptable loss of privacy or light to the adjoining occupants, nor appear unduly overbearing or visually obtrusive to these occupants.

No objection was raised previously to the impact of the proposal on the residents of Pembroke House and residential flats above the commercial units to the west of the site. Notwithstanding such, whilst the overall length of the building has decreased, the massing at first floor level has increased, with the full length of the building (11.3m) being at a height of 5.5 metres (a length of 8.6 metres was proposed at first floor level previously).

It is understood from looking at the floor plans and marketing material for some of these flats, that some have their only outlook to the rear of the site. The overall design and scale of the proposed building has altered, with the massing of the first floor element increasing. Whilst this would be prominent in view from the habitable room windows of Pembroke House, given that the proposed building has moved further from the rear elevations of these properties, it is not considered to be of such a degree that would warrant the refusal of the application on these grounds.

To the west of the application site are the commercial properties along the High Street. Residential properties exist above these units, specifically 149 High Street and Cheyne Court (to the rear of 129-147 High Street). Given the location of the residential units and distance from the proposed development, it is not considered that the proposal would appear unduly visually intrusive to these occupants. The impact on these residents is therefore considered acceptable.

#### **7.09 Living conditions for future occupiers**

Not applicable to the consideration of this application.

Reference was made within the appeal decision to the loss of a 'refuge' area and the Inspector raised concern that as there was very little amenity space within the rest of the site, that the loss of this space would have a detrimental impact on the amenities of the residents of the flats (Pembroke House).

Originally, planning application 38324/APP/2011/786 granted consent for the conversion of the site from offices to 6x2bed and 3x3bed residential units. Within this scheme, private amenity space was sought to be provided on the site and a condition added in this respect to ensure such. However, the scheme was not implemented in accordance with the amended plans and an enforcement notice served on the property. This notice was appealed and formed part of appeal decision APP/R5510/C/14/3001242, that is attached to the plans pack. Within this, the Inspector granted consent for the conversion of the second and third floors, to be carried out in accordance with the plans submitted with the appeal. No conditions were added to this consent to secure refuse/parking/amenity space etc. It is understood from the applicant that the appeal scheme has been carried out on site, and therefore the requirement for compliance with Condition 11 of application 38324/APP/2011/786 has been superseded.

The applicants state that the 'refuge' area shown on the plans was an error and was

mistakenly interpreted as amenity space. This is verified by the fact that bins are currently stored in this area and it was always the intention for such. Whilst it is regrettable that no amenity space or soft landscaping has been provided to the rear of the site, it is considered that as previous schemes have allowed the conversion of Pembroke House under prior approval (where no such requirement for amenity space exists) and through an appeal, where the Inspector didn't impose such a condition to secure such, refusal on such grounds would not be warranted.

Had this proposal for the erection of a building to the rear been found acceptable in all other respects, a condition could have been added to any consent to explore and secure the provision of soft landscaping to the rear of the site.

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

London Plan policy 6.1 seeks to ensure that the need for car use is reduced and Table 6.2 sets out the parking requirements for developments.

Policy AM7 of the Hillingdon Local Plan: Part 2 - 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 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

The site is located in PTAL 4 (good accessibility). 22 car parking spaces were previously proposed for the site, to which no objection was raised by the Inspectorate. One parking space is lost on site as a result of the proposed development, and the parking layout has been altered to add one space to the central parking block. 21 car park spaces will be retained for the 19 flats within Pembroke House, and 1 car park space will be allocated to the Office use.

The scheme has been reviewed by the Council's Highways Officer and no objection is raised to the proposed development.

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

Urban design has been assessed within section 7.07 of the report.

#### **7.12 Disabled access**

Not applicable to the consideration of this application.

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

Not applicable to the consideration of this application.

#### **7.14 Trees, Landscaping and Ecology**

The scheme is not considered to have a detrimental impact on trees within the site.

Had this proposal for the erection of a building to the rear been found acceptable in all other respects, a condition could have been added to any consent to explore and secure the provision of soft landscaping to the rear of the site.

#### **7.15 Sustainable waste management**

Not applicable to the consideration of this application.

#### **7.16 Renewable energy / Sustainability**

Not applicable to the consideration of this application.

#### **7.17 Flooding or Drainage Issues**

There are no flooding or drainage issues associated with this application.

### **7.18 Noise or Air Quality Issues**

There are no noise or air quality issues associated with this application.

### **7.19 Comments on Public Consultations**

The comments raised within the public consultation on the site have been addressed within the main body of the report.

### **7.20 Planning Obligations**

Not applicable to the consideration of this application.

### **7.21 Expediency of enforcement action**

Not applicable.

### **7.22 Other Issues**

There are no other issues for consideration with this application.

## **8. Observations of the Borough Solicitor**

### General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

### Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

### Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

### Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

**9. Observations of the Director of Finance**

Not applicable to the consideration of this application.

**10. CONCLUSION**

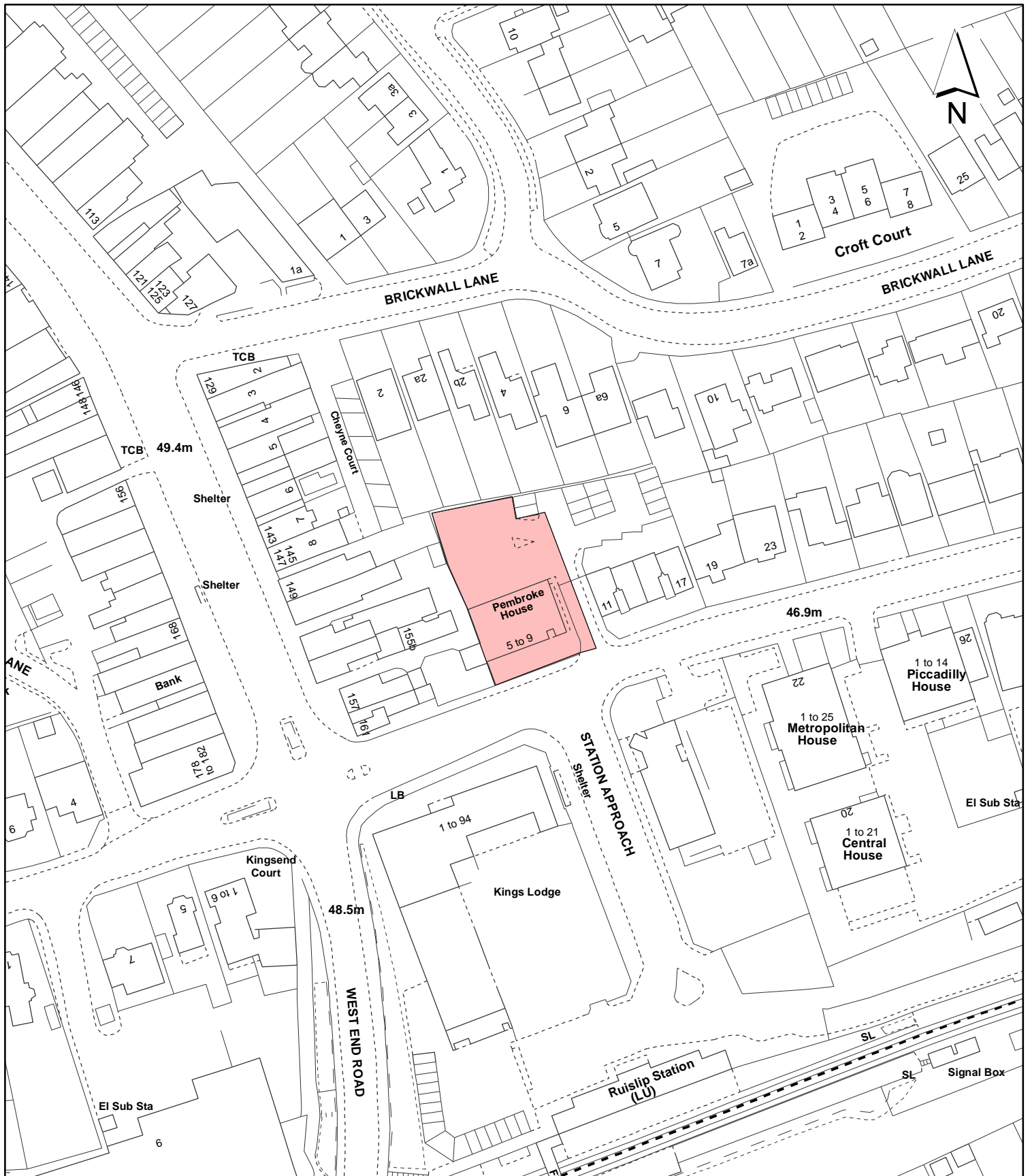
The proposed building by reason of its unacceptable height, scale, size, form and siting is considered to appear visually at odds with the established pattern, scale and design of backland development within the surrounding area, and would be detrimental to the character, appearance and setting of the adjacent Conservation Area and Area of Special Local Character. The proposal thereby fails to comply with the Councils adopted policies and guidance.

**11. Reference Documents**

Hillingdon Local Plan Part 1 - Strategic Policies  
Hillingdon Local Plan Part 2 - Saved Policies  
The London Plan (2015)  
National Planning Policy Framework.

**Contact Officer:** Charlotte Goff

**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:

**Pembroke House  
 Pembroke Road**

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

Planning Application Ref:  
**38324/APP/2016/407**

Scale:  
**1:1,250**

Planning Committee:  
**North**

Date:  
**June 2016**

