

Report of the Corporate Director of Planning & Community Services

Address OAKHURST, 1 NORTHGATE NORTHWOOD

Development: Erection of 2 x two-storey, six-bedroom detached dwellings with habitable roof space and associated parking, including a detached double garage and new access road located between 'Oakhurst' and 'Walderton' and erection of a part single storey, part two storey side/front extension to Oakhurst (involving the demolition of the existing detached garage)

LBH Ref Nos: 30779/APP/2009/2036

Drawing Nos: BP.01
Woodland management proposals
Design and Access Statement (Excluding attached drawings)
Arboricultural Implications Assessment, dated 04/12/2009 Including Tree Protection Plan
D 02 04
E-mail dated 29/12/09
P.02 Rev F
P.03 Rev C
P.04 Rev C
P.05 Rev C
P.06 Rev C
P.07 Rev C
P.08 Rev C
P.09 Rev C
P.10 Rev C
P.11 Rev C
P.12 Rev C
P.13 Rev B
P.14
P.01 Rev E

Date Plans Received:	21/09/2009	Date(s) of Amendment(s):	08/01/0009
Date Application Valid:	02/10/2009		21/09/2009
			02/10/2009
			07/12/2009
			10/12/2009
			29/12/2009

1. SUMMARY

This application follows the grant of permission on the 5th August 2008 for a similar scheme of redevelopment on the site to provide two detached houses to the rear of Oakhurst, together with the alteration and extension of the existing property. The current application, as originally submitted, did not include Oakhurst or its garden area to the south and west. Following the raising of officer concerns, revised plans have been received which now include Oakhurst and all of its garden area within the application site, together with the formerly approved alteration and extension works to this property. Alterations to the proposed two houses have also been made as a result of officer concerns.

The principle of allowing backland development on this site for two houses has already been agreed, as have the alteration and extension works to Oakhurst. The revisions made to the layout and design of the houses follows the advice of the Council's Urban Design/Conservation Officer and the scheme is now considered acceptable. Although the proposal identifies additional tree loss as compared to the earlier approved scheme, given the wooded nature of the site, the additional loss would not be significant in terms of the overall wooded character and appearance of the plot and surrounding area. The amenities of adjoining residential occupiers would not be adversely affected and highway and pedestrian safety considerations would not be prejudiced. Furthermore, although permitted development rights were not removed previously and there was no requirement to ensure that Oakhurst was refurbished within the time frame of the overall redevelopment of the site as part of the previous approval, it is considered that given the greater appreciation of the importance and un-altered condition of Oakhurst, particularly its interior and the latest emergence of central government thinking, which places greater emphasis of the importance of the local historic environment generally, and not just buildings and sites on statutory lists, these conditions are now both considered justified and reasonable.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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 M1 Details/Samples to be Submitted

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

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 OM2 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not

be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

6 M3 Boundary treatment - details

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the new houses are occupied. Development shall be carried out in accordance with the approved details.

REASON

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 M7 Means of boundary enclosure - Existing Screen

The existing screen planting and/or hedging, or other means of enclosure agreed by the Local Planning Authority on the boundary with High Trees and Walderton, Northgate shall be maintained to a minimum height of 2 metres. Any gaps that occur shall be filled with replacement planting of a similar size and species, or other boundary screening as agreed by the Local Planning Authority.

REASON

To safeguard the privacy and amenity of neighbouring occupiers in accordance with

Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 house on Plot 2 hereby approved facing High Trees, Northgate.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 RPD2 Obscured Glazing and Non-Opening Windows (a)

The first floor bathroom window and roof lights facing High Trees, Northgate shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 RPD5 Restrictions on Erection of Extensions and Outbuildings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension to any of the dwellinghouses hereby approved, including Oakhurst, nor any garage(s), shed(s) or other outbuilding(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

11 RPD9 Enlargement to Houses - Roof Additions/Alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no addition to or enlargement of the roof of any dwellinghouse hereby approved, including Oakhurst, shall be constructed.

REASON

To preserve the character and appearance of the development and protect the visual amenity of the area and to ensure that any additions to the roof are in accordance with policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 NONSC Non Standard Condition

Prior to the commencement of works on site, a suitably licensed ecologist shall carry out a detailed assessment of the site for protected species such as bats and badgers. Should the site reveal signs of the presence or use by protected species, then a seasonally appropriate survey for these species, and an ecological impact assessment,

must be conducted, submitted and approved in writing by the Local Planning Authority, together with details of appropriate mitigation works, which must be carried out before any works begin. The works must be carried out in accordance with the approved details.

REASON

In order to ensure that protected species or their habitat will not be adversely affected by the development, in accordance with Policy EC5 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

13 H3 Vehicular access - construction

The building hereby permitted shall not be occupied until the vehicular means of access has been constructed in accordance with the approved plans. Thereafter, the vehicular means of access shall be retained and kept open for users of the building.

REASON

To ensure the provision of a safe and convenient access for vehicular traffic, prior to occupation in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

14 H7 Parking Arrangements (Residential)

The parking areas (including where appropriate, the marking out of parking spaces) including any garages and car ports shown on the approved plans, shall be constructed, designated and allocated for the sole use of the occupants prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

15 TL1 Existing Trees - Survey

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Existing and proposed site levels.
- (ii) Routes of any existing or proposed underground works and overhead lines including their manner of construction.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

16 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be

planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' 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 Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

17 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

18 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

19 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

20 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

21 TL10 **Tree Works - Crown Reduction**

The tree(s) to be pruned shall be crown reduced by a maximum of 30%. This work shall comprise a reduction in both height and spread over the whole crown by shortening or removing peripheral branches in a uniform and systematic manner. Where branches are shortened, they should be cut back to a suitably positioned secondary branch.

Crown reduction shall not be construed as 'lopping' or 'topping' and shall result in a tree of typical form for the species and of balanced appearance. The amount of crown reduction shall be expressed as a percentage of the overall crown of the tree. The works shall be carried out in accordance with the recommendations contained in BS3998: 1989 - "British Standard Recommendations for Tree Work". Climbing irons or 'spikes' shall not be used during the execution of the work.

REASON

In order to protect health of the tree and the visual amenity of the area, in accordance with Policy BE38 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

22 TL14 **Tree Works - Pollarding**

Pollarding/coppicing is the removal of re-growth from the point at which a tree has been previously pollarded/coppiced. All pruning cuts shall be made in such a manner so as not to injure the pollard/coppice head(s). The works shall be carried out in accordance with the recommendations contained in BS3998: 1989 - "British Standard Recommendations for Tree Work". Climbing irons or 'spikes' shall not be used during the execution of this work.

REASON

In order to protect health of the tree and the visual amenity of the area.

23 TL21 **Tree Protection, Building & Demolition Method Statement**

Prior to development commencing on site, a detailed tree protection and method statement, outlining the sequence of development on the site including demolition, building works and tree protection, including details of supervision and monitoring of the works/tree protection shall be submitted to and approved by the Local Planning Authority, and the scheme thereafter implemented in accordance with the approved method statement.

REASON

To ensure that trees can be satisfactorily retained on the site in accordance with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

24 NONSC **Non Standard Condition**

A detailed woodland management plan, to include long term objectives, management responsibilities and maintenance schedules shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The woodland management plan shall be carried out as approved.

REASON

To ensure the continued protection and management of the woodland, in accordance with policy BE38 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009).

25 NONSC **Non Standard Condition**

No part of plots 1 and 2 (marked on the annexed plan) shall be occupied until the approved works to Oakhurst set out in the drawings have been substantially completed.

REASON

To ensure that 'Oakhurst' is brought into habitable use within an appropriate time-scale in order to ensure that the building does not detract from the visual amenities of the area, in accordance with Policies BE5, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009).

26 DIS5 Design to Lifetime Homes Standards & to Wheelchair

The new residential units hereby approved shall be built in accordance with 'Lifetime Homes' Standards as set out in the Council's Supplementary Planning Document 'Hillingdon Design and Accessibility Statement: Accessible Hillingdon'.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

27 NONSC Non Standard Condition

The vehicle access shall be provided with those parts of a 2.4m x 2.4m pedestrian visibility splay which can be accommodated within the site in both directions, shall be maintained free of all obstacles to visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

In the interest of highway safety, in accordance with Policy AM7 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

28 SUS4 Code for Sustainable Homes details (only where proposed as

No development shall take place until an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that each dwelling has been designed to achieve Level 3 of the Code has been submitted to, and approved in writing, by the local planning authority. No dwelling shall be occupied until it has been issued with a final Code certificate of compliance.

REASON

To ensure that the objectives of sustainable development identified in policies 4A.1 and 4A.3 of the London Plan (February 2008).

29 SUS5 Sustainable Urban Drainage

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

30 NONSC Non Standard Condition

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how additional or improved educational facilities will be provided within a 3 miles radius of the site to accommodate the primary and nursery school child yield arising from the proposed development. This shall include a timescale for the provision of the additional/improved facilities. The approved means and timescale of accommodating the child yield arising from the development shall then be implemented in accordance with the agreed scheme.

REASON

To ensure the development provides an appropriate contribution to educational facilities within the surrounding area, arising from the proposed development, in accordance with policy R17 of the Hillingdon Unitary Development Plan and the Councils Supplementary Planning Guidance on Educational Facilities.

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) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

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.
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.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
H12	Tandem development of backland in residential areas
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP	London Plan (February 2008)
HDAS	Residential Layouts

CACPS	Accessible Hillingdon Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
SPG	Supplementary Planning Document Planning Obligations, July 2008
EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats

3 11 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 12 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

5 13 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

6 16 Property Rights/Rights of Light

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

7 115 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 should only be carried out between the hours of 08.00 hours 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 and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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.

8 I45 Discharge of Conditions

Your attention is drawn to conditions 2, 4, 5, 6, 12, 15, 17, 18, 20, 23, 28, 29 and 30 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of these conditions. The Council may consider taking enforcement action to rectify the breach of these conditions. For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

9 I46 Renewable Resources

To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

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In respect of Condition 31, you are advised that the Council considers that one way to ensure compliance with this condition is to enter into an agreement with the Council to ensure the provision of additional educational facilities locally proportionate to the needs arising from the development.

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The applicant is advised that the houses should be fitted with a food waste grinder included as standard as part of the kitchen sink unit to allow residents to indirectly recycle their food wastes by grinding it and washing it down into the waste water system for composting by the relevant water company.

3. CONSIDERATIONS

3.1 Site and Locality

The application site lies on the south side of Northgate and comprises Oakhurst, a timber framed Tudor vernacular style, detached 4-bedroom house which appears to have been constructed in 1928 and is remarkably intact. It has a very substantial plot with more than half of the site covered with mature woodland. To the side of the house, abutting the side boundary with the adjoining property, Walderton is a detached garage. There is also a bus stop outside the site on this boundary. The site has a 46m wide frontage onto Northgate which has recently been boarded up with 1.8m high hoarding. A 1.8m high fence has also been erected within the site. Northgate and its surroundings form part of the Copsewood Estate which is characterised by large detached houses on substantial plots.

Oakhurst would have been one of the first houses on the Copsewood Estate prior to which the land was used as coppiced woodland producing timber for fuel. The house has extensive grounds consisting of a mature garden laid mainly to lawn but with mature oak and evergreen trees leading to a more densely wooded area to the rear of mostly

hornbeams and silver birch with dense under-storey and a separate arm to the west which has the appearance of a remnant of a traditional woodland of oak standards with coppiced hornbeam again with a dense under-storey. The site is relatively flat.

The site is covered by Tree Protection Order (TPO) 173 and lies within the Copsewood Estate Area of Special Local Character as identified in the Hillingdon UDP Saved Policies (September 2007).

3.2 Proposed Scheme

Planning permission is sought for the erection of 2 x two-storey, six-bedroom detached dwellinghouses with habitable roof space accommodation and a detached garage, served by a new access road located between Oakhurst and Walderton (an adjoining house to the east of the site), and the erection of a single-storey and part two-storey side/front extension with integral garage to the existing house, Oakhurst. The proposal involves the demolition of a detached garage at the side of Oakhurst.

The proposed extension to the east of the house would be timber framed and measure 6.6m wide, 6.3m deep and would have a ridge height of 7.7m, matching that of the existing house. It would project forward of the front wall of the existing house by 2m and beyond its east flank wall by 2.3m.

The two proposed houses would be sited within the south east and south west limbs of the site, known as Plot 1 and Plot 2 respectively and be of a similar scale and design, incorporating mock timber framing detail and cat slide roofs. The houses would have a main footprint of 18.05m x 10.5m (Plot 1) and 21.8m x 10.5m (Plot 2) and each would incorporate a projecting rear wing with a cat slide roof and first floor dormer, giving a total depth of 14.45m. The properties would have an eaves height of 5.2m and overall ridge height of 9.7m and incorporate a front dormer, three rear dormers and side and rear rooflights. The detached double garage would serve the house on Plot 1 and be sited in front of the house. It would have a footprint of 5.3m wide x 5.4m deep, with a 2.5m eaves and 4.7m maximum height to the apex of its pyramidal roof.

A Design and Access Statement has been submitted. This describes the site and its surroundings and the site's planning history. It goes on to provide the policy context for the proposal and describes the proposal itself and gives an assessment of the works.

The Arboricultural Implications Assessment describes the site and the impact of the development upon the trees. The report classifies the 264 trees that have been included in the survey and the constraints that these have for the development of the site. The report then identifies 49 trees that would have to be removed to implement the previously approved scheme and an additional 25 trees that would need to be removed to accommodate this scheme. In particular, T99 is now identified for removal as the crown spread is biased towards the east and the rear elevation of the house on Plot 2. In addition, a further 10 trees are identified as requiring tree surgery and 11 trees are identified for removal as they are in poor condition. The report then goes on to describe the positioning of the service runs on site and the access arrangements, protective fencing, material storage, contractor parking, mortar mixing and site hut placement. A Tree Protection Plan and Arboricultural Method Statement are attached to the assessment.

The Woodland Management Proposals describe the history of the woodland and identifies the problems of this woodland, which has been neglected for many years, notably the unchecked growth of laurel which has restricted new tree and shrub growth. The

principles for management are identified, namely that the needs of the woodland and occupiers of the properties must both be reflected and the woodland should be encouraged to continue to thrive, regenerate and provide a suitable environment for a diverse range of species. Woodland operations recommended are the regular safety inspection of the trees, clearance of the laurel and possible longer term operations such as re-coppicing with hornbeam trees, thinning of hornbeam clusters, new tree and shrub planting.

3.3 Relevant Planning History

Comment on Relevant Planning History

A planning application (ref: 30779/APP/2006/1833) for 4 new houses was withdrawn in November 2006 following concerns raised by the Council's Conservation and Urban Design Officer.

A planning application (ref: 30779/APP/2007/1295) for 3 new houses was also withdrawn in November 2007 following concerns raised by the Council's Trees and Landscaping Officer about the number of houses being proposed.

Subsequently, an application (ref. 30779/APP/2007/3799) for the erection of two, 2-storey six-bedroom detached houses with integral garages and roof space accommodation, served by a new access road and erection of a single storey and part two-storey side/front extension to the existing house (involving the demolition of a detached garage and shed) was approved on 5th August 2008.

Oakhurst has also been investigated by English Heritage for possible statutory listing. The house was fully inspected on 7th February 2008 and a report dated 28th October 2008 (hence the explanatory report was received after application 30799/APP/2007/3799 was determined) has been produced. This states that Oakhurst is a timber framed building in a Tudor vernacular style but its architect is unknown. Its timber framing rests on a brick plinth and consists of vertical panels with a middle rail, the panels being cement rendered. The roof is tiled and all the gables have barge boards, with a carved vine decoration. All windows have wooden mullions and small rectangular leaded panes. Inside, the plan form of the house is intact, with a scullery, larder and coal hole at the service end of the house. The room designed to create the greatest impression is the living room, with ceiling height panelling and parquet floor, a stone and tile fireplace with a stone hearth has a Tudor arch. The hall is also panelled. Stone and tile fireplaces also survive in three of the four bedrooms. All the doors are dark wood with eight panels and original door furniture. The original iron lantern style light fittings survive as do the brass light switches and bell pushes. The bathroom still has what appears to be a cast cement bath. Apart from the surprising intactness of details of the original design, the most notable feature is the decorative plasterwork that appears on ceilings, mainly, but also on walls, depicting single floral motifs (mainly above the doors) or more elaborate floral panels: there are also more heraldic motifs, including a stag and a lion.

The report goes on to explain that due to the greater number of late C19 and early C20 properties built and surviving, greater selection is necessary when considering candidates of this date for listing and the criteria used for selection are more demanding. The guidelines include imagination and ingenuity of design, good quality craftsmanship and the striking use of materials; the reputation of the architect and the extent to which the design survives un-altered are also factors to be taken into consideration.

Oakhurst is an early C20 house whose design uses elements of the Tudor vernacular to embellish a comfortable middle class suburban dwelling while providing all those services

necessary for a modern house of the period within a standard and compact plan form. The remarkably intact plan illustrates precisely the social standing of the owners in inter-war England, with limited space in the kitchen area for a non-resident maid. Both the internal and external decorative details point to an imagined higher status.

While the craftsmanship is of good quality, all the elements of the design are standard: the fireplaces and panelling are plain and the plasterwork, while it lifts the interest of the interior, uses standard motifs.

The report gives an assessment of Oakhurst as a well surviving early C20 suburban house in a vernacular style, built on the wooded margins of an expanding Northwood and as such is of local interest. However, although its unaltered design and detail are factors to be taken into consideration, they are not sufficient in themselves to warrant listing. Elements of the Tudor vernacular in the design of the house are not used in an imaginatively interpretive way but are routine and imitative. Materials are used functionally and in a standard form, while the cement render is out of place both practically and aesthetically. The interior shows attention to detail, but this is also not used creatively and is a standard imitation of historical form and style. The report concludes by stating that Oakhurst does not merit inclusion on the statutory list.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- 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.
- 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.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
H12	Tandem development of backland in residential areas
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP	London Plan (February 2008)
HDAS	Residential Layouts Accessible Hillingdon
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
SPG	Supplementary Planning Document Planning Obligations, July 2008
EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **12th November 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

ORIGINAL PLANS

35 neighbouring properties consulted and a site notice displayed. 3 individual responses received objecting to the proposal, together with a petition with 26 signatories.

The petitioners object on the following grounds:

(i) The land which it is proposed to develop constitutes, in practice, a small nature reserve of great benefit to the whole neighbourhood and should be retained.

(ii) The application envisages the removal of far too many trees, thereby injuring the environment in the locality.

(iii) The addition of extra housing units will add to the sense of overbuilding which is already having an impact on the area.

(iv) The present application involves the construction of separate garages, as against integrated garages in the previous application. This change will add to the footprint of the development, which should be avoided.

(v) The use of the roof space for dwelling purposes will be intrusive to neighbours.

(vi) These are large houses with numerous intrusive window spaces which will cause a sense of being overlooked, especially in winter, when the trees have shed their leaves.

(vii) The height of the new properties is considered detrimental to the neighbourhood and will add to the sense of overdevelopment.

(viii) There will be additional road access to Northgate, which is already a very busy conduit for the whole of the Copse Wood estate.

The individual responses objecting to the proposal make the following comments:

- (i) The application is not in keeping with the locality and the character of the existing attractive property, built circa 1908 and its natural wooded habitat.
- (ii) There is wildlife on site, including a badger sett.
- (iii) Frontage has become an eyesore with hoardings replacing a natural hedge.
- (iv) Development is not needed, Oakhurst just needs refurbishing.
- (v) Scheme just for profit.
- (vi) Planned use of the flat roof section of the grounds floor is unacceptable due to loss of privacy as would overlook the neighbouring garden at Walderton.
- (vii) The increase of 25 trees being removed, in excess of the felling of 49 trees already agreed on the original application is detrimental to the character of the area. Tree report is biased and TPOs should be enforced. In particular, removal of T99 just because would cause anxiety to properties shows disregard for area. House should be relocated or scaled down to avoid need to remove this tree.
- (viii) A 1.8m high fence on the boundary with Walderton would be out of character with area and feel like a prison. Original permission was more appropriate which required a 2.0m high wire mesh fence to be maintained with any gaps in existing shrubbery to be filled.
- (ix) Access drive will generate additional noise, vibration, light and pollutants, contrary to policy OE1. At very least, this should be screened from adjoining residents.
- (x) Access adjacent to a bus stop would prejudice road safety.
- (xi) Ownership of the portion of land between Walderton and neighbouring property on Copsewood Way, forming part of this application, is in legal dispute pending an application on grounds of adverse possession.
- (xii) Although there is an argument that woodlands need to be 'managed', the developers should make provision to reduce carbon emissions. If so much vegetation is to be cut, this needs to be balanced against other mitigating measures.

1 response of no objection has been received, advising that:

- (i) No objection to the proposal, provided that the ecologist's survey is extended to cover the woodland as believe a badger sett is located within it which would need to be protected.

English Heritage (in a letter addressed to the agent):

There is local concern that this interesting timber framed building of 1928 may be subject to plans for demolition and site redevelopment. This building is not statutorily listed, nor is it covered by a designated conservation area, nor indeed subject to any other formal legislative protection. It is important to stress the value and importance of the historic built environment and the contribution that historic buildings can make to local distinctiveness, to the character and history of an area, to how people understand their neighbourhoods and to sustainability. Furthermore, the benefit of refurbishing rather than demolishing an historic building has been proven to aid resale, as historic buildings can add gravitas and substance to developments and are popular with purchasers.

Save Britain's Heritage:

Oakhurst is an interesting and attractive 1920s Tudor vernacular style house. The building is in the process of changing hands and we are very concerned for its future. This house has been empty for a number of years and regrettably, its condition has been allowed to deteriorate markedly during this time. Consequently, it is extremely vulnerable.

Although English Heritage did not list Oakhurst, it is nonetheless, a building of high quality (both in terms of design and construction). It also has charm and character. It retains good original features including leaded windows and parquet floors and full height panelling. There is good decorative

plasterwork throughout.

Oakhurst is clearly easily capable of repair and rehabilitation and we urge the Council to negotiate with the owner to secure its preservation as part of any future application. As well as a good building in its own right, Oakhurst makes a very positive contribution to the character of the area. It is worthy of being included within a local list of architecturally and historically significant buildings.

Northwood Residents' Association: No response received.

Nick Hurd MP:

I am writing on behalf of a number of constituents in Northgate. The concerns of residents are a) the application is not in keeping with the locality and the character of the property, b) the application will result in the destruction of a significant number of trees and c) the application is the thin end of a wedge with the end objective being the development of some houses on the site as per a previous application. There is also concern about the way in which the developer has cordoned off a natural habitat.

Thames Water:

No objection to proposal on grounds of sewerage infrastructure. The applicant should make sure storm flows are attenuated through on and off site storage.

REVISED PLANS

35 neighbouring properties consulted. 2 responses have been received, 1 response making the same points as on the original consultation, namely points (vii), (viii), (ix), (x) and (xi), the other concerned about overlooking from the dormer windows on Plot 1.

Northwood Residents' Association: No response received.

Internal Consultees

URBAN DESIGN/CONSERVATION OFFICER:

COMMENTS ON ORIGINAL SCHEME

BACKGROUND:

This application is a reworking of part of a previous application for the repair and extension of Oakhurst with the erection of two houses in the grounds.

Oakhurst has now been removed from the application site, and this in itself is of major concern, as the site should be treated as a whole. The repair and extension of Oakhurst was a major part of the original permission and, as it stands now, Oakhurst would be left with no access or garage of its own and an uncertain future. Oakhurst is a late 1920's house, a well loved local landmark, which is being included on the Local List, as part of the first review since 1973. English Heritage and Save Britain's Heritage have both emphasised its distinctive timber-framed character as being worthy of retention.

The rear garden of Oakhurst is a unique site of extraordinary quality and yet this scheme represents a decline in every sense over the approved scheme. Although the slight resiting of the houses and the detaching of their garages had been accepted by officers in principle at the pre-application stage, the designs have been altered yet again.

The design of the front elevations is now overbearing, with barn like wagon doors in conflict with the mock Tudor design and small front door. The approved drawings offered an asymmetrical, Arts and Crafts approach, which constituted a significantly better design, less dominant and more sympathetic to this very special site.

The design of the rear elevations, which was not available at the pre-application stage, is bland, and the intensely unattractive, large, flat-roofed, box-like rear extensions are contrary to the sympathetically, organic roofs of the approved design.

Whilst the detached garages have been accepted in principle at officer level, the land take for hardstandings and accesses would be considerable. They will need to be reduced and the areas carefully surfaced so they are neither impermeable nor harsh in texture or appearance.

This is such a sensitive site, that fences, outbuildings or extensions would damage the character and appearance of the site. Permitted development rights should, therefore, be removed from any permission given in the future.

RECOMMENDATIONS: Unacceptable on design grounds and on its separation from Oakhurst.

COMMENTS ON REVISED SCHEME:

PROPOSAL: Two two-storey, six bedroom detached dwellings with habitable roofspace and associated parking and access road.

BACKGROUND:

This application is a revision to a previous planning permission for the repair and extension of Oakhurst with the erection of two houses in the grounds.

Once again, it is proposed to include Oakhurst within the application site boundary. This is considered essential for the proper planning of the site. The previous permission made provision for an extension to the house which would allow the service areas, which are of lesser importance and in poor condition, to be upgraded, so providing a good sized family house with integral garage.

Although English Heritage did not consider that the house was sufficiently special in its architectural character to be listed (a building of late 1920/30s date would need to be innovative in its use of technology, or designed by a well-known architect to be eligible for listing) they nevertheless support this Council's view that this building is clearly of local architectural and historic importance.

As Oakhurst and its setting are of such importance to the character and identity of the Copse Wood Estate Area of Special Local Character, the completion of this part of the proposal must be assured, by attaching a condition tying the works to Oakhurst with the occupancy of the two new houses.

With regard to the proposed designs of the two new houses, these have been successfully revised to address the issues of the former box-like rear extension, and part glazed, part timber entrance way. It is now considered that these designs would be more organic in appearance and harmonise better with their woodland setting.

The previously excessive areas of hardstanding outside Plot 2 have been reduced by the substitution of the freestanding double garage with one adjacent to the house, incorporated under a catslide roof. The driveway and hardstandings should be made of suitable, permeable materials and of a construction appropriate to the underlying tree roots.

As this site is of such quality and importance, and its wooded character so essential to preserve, it

is considered imperative that permitted development rights are removed. This would protect the site from inappropriate garden buildings, swimming pools, enlarged areas of hardstanding and garden fences, and the houses from inappropriate extensions and alterations, any of which could substantially detract from the character and appearance of the site.

RECOMMENDATIONS: Acceptable, subject to conditions relating to the completion of Oakhurst, removal of Permitted Development rights, and the construction of the driveways and hardstandings

TREES/LANDSCAPE OFFICER:

This scheme is similar to the one approved in 2008 (planning permission ref: 30779/APP/2007/3799), so the observations are similar.

The groups of middle-aged and mature trees at the front/middle of this site and the area of woodland beyond comprise large-scale and prominent features in the local landscape of the Copsewood Estate Area of Special Local Character. The trees and woodland are contiguous with the woodland on adjoining properties. Collectively and individually, the trees (individual and woodland) on the site have high/very high amenity values and make a highly significant contribution to the wooded and semi-natural character of the Area of Special Local Character. Tree Preservation Order number 173 (TPO 173) protects most of the trees and the area of woodland. In terms of policy BE38, the Oak trees and mixed woodland are features of merit that should be retained for the future. The valuable trees constrain the development of the site.

The three mature Oak trees (T28, T29 and T31 on TPO 173) behind the existing house ('Oakhurst') are very large and impressive, and T29 and T31 are categorised as B1 & 2. However, T28 is now showing signs of decline and dieback, and may have to be removed in the near future if the decline is terminal. The existing house has extensive grounds and gardens, parts of which are shaded by the trees and woodland, and a lawn to the west. The scheme retains the three Oaks at the rear of Oakhurst, which has dual aspect living rooms. The rear garden of the plot is dominated and shaded by Oak trees T28 and T29, with T31 further to the south, but this is mitigated by the fact that there is also a side garden (lawn), such that the proposed scheme maintains the existing situation and secures the long-term retention of the three key trees in accordance with saved policies BE23 and BE38 of the adopted HUDP. In that context, there is no objection to the loss of some of the conifers at the side of the house/drive/garage, as this will not be harmful to the visual amenity or wooded character of the locality; it will in fact enhance the views of the house and the Oak trees, beyond the conifers retained alongside the access driveway.

The loss of some of the conifers (in poor condition, windblown) at the rear of Oakhurst (T42, T44, T45 and T46 on TPO 173) and some of the woodland (oak, hornbeam and sycamore) trees (within area A1 on TPO 173), mostly Category C or R, surrounding the houses on plots 1 and 2 in the enclosed/wooded part of the site will not have a noticeable effect on the wider visual amenity or the wooded character of the area, because much of the woodland and so many of the Oak and Hornbeam trees and conifers in the middle and at the front of the site are retained as part of the scheme. The removal of eleven Category R trees is necessary in any event in the interests of good practice and safety, because of their condition. Furthermore, there is scope for tree planting on the site.

The revised application includes a tree report (dated 4th December 2009), woodland management proposals (dated 18th September 2009) and some information about tree protection, services (outlined) and levels, for plots 1 and 2, but it does not include details of tree protection/services for Oakhurst (to be extended). The application also includes an arboricultural method statement (AMS), which refers to the tree protection plan. Whilst this information is sufficient to make an appraisal of the scheme at this stage of the planning process, the AMS should, however, be amended prior to works commencing to take account of the protection of trees at Oakhurst and

detailed services information and to also include details/layout of on-site storage and working/parking areas, and of the supervision and monitoring of the works and tree protection. This information could be required by the imposition of appropriate conditions, as could the implementation of the 'woodland management proposals' for the site.

The application (tree report) also includes a schedule of remedial surgery, mostly coppicing/pollarding, to ten (retained) trees. This work is justified, and can also be controlled by the imposition of appropriate conditions.

Overall, the proposed development retains all five of the individually protected Oaks, one of which may have to be removed regardless of any development and makes provision for the protection and long-term retention of many Oak and Hornbeam trees and conifers and much of the woodland protected by Tree Preservation Order number 173. There is also scope for tree planting, and the management of the woodland is as part of the scheme. As such, subject to conditions TL1 (services and levels, TL2, TL3, TL5, TL6, TL7, TL10 [30%], TL14 (pollarding/coppicing) and special conditions requiring the submission to and approval by the LPA of a more detailed 'tree protection and construction' method statement, including details of supervision and monitoring of the works/tree protection (TL21 modified), and requiring the implementation of the approved woodland management proposals (based on model condition 31 in the Circular), the proposed development would not, on balance, be detrimental to the visual amenity and wooded character of the Copsewood Estate Area of Special Local Character, and is acceptable in terms of Saved Policies BE23 and BE38 of the adopted HUDP.

HIGHWAY OFFICER:

No objections, subject to conditions.

EDUCATION SERVICES:

The S106 contribution required for this proposal is £1,249 for nursery space and £3,192 for primary space, giving a total of £4,441.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposal is within an established residential area which has been identified as being of special local character within the saved UDP. As such, there is no objection in principle to the re-development of the site, subject to compliance with other policies in the saved UDP. In particular, it will be important to ensure that any development respects the area's special local character.

7.02 Density of the proposed development

The London Plan states that residential densities should harmonise with the surrounding area, and new housing is generally expected to be within the range of 150-200 hr/ha and 30-55 units/hectare. Where the density exceeds 150 hr/ha, it is expected that applicants demonstrate that the design and layout of a scheme provides good environmental conditions.

The proposed new houses, including the existing house, represents a density of approximately 52.5 hr/ha and 2.97 units/hectare, which is well below these thresholds. However, given the local importance of Oakhurst and the character of the site, together with the significant constraints imposed by existing trees, it is considered that a more comprehensive re-development would not be appropriate. The proposal would provide a satisfactory layout and would not detract from its surroundings nor result in any adverse

impact and as such is considered to accord with the London Plan (February 2008).

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

Oakhurst is an early C20th detached timber framed Tudor vernacular style house with original clay tiles and carved detailing visible on the timber bargeboards. It is an attractive property that has been recommended for inclusion on the local list. The original windows are still intact as is the wooden front door. It sits within its large mature garden with many trees to the rear and to the boundary, protected by a Tree Preservation Order. The house is of interest appearing to be made up of re-used materials.

The proposed extensions to Oakhurst are fairly extensive to the front elevation with the introduction of an integral garage, projecting forward of the building line. This said, the proposed extension was approved as part of the previous application on 5th August 2008 (30779/APP/2007/3799). The extension's design is of a high quality and is sympathetic to the character of the building. The main alteration to the original building is to the east elevation with the introduction of a cat slide roof to increase the ground floor space. The Council's Conservation Area Officer has advised that on balance, the proposed extensions to the existing property are acceptable. It is therefore considered that the proposal would complement the architectural composition of the existing building and would not have a negative impact on the visual amenities of the street scene nor would it detract from the character of the Copsewood Estate Area of Special Local Character. As such, the proposed extension accords with Policy BE15 of the Hillingdon UDP Saved Policies (September 2007) and the Council's SPD HDAS: Residential Extensions.

There are examples of this type of backland development within the Copsewood Estate and there has been no change in policy or site circumstance to suggest that the houses are no longer appropriate since the previous approval. The new houses would have a similar siting, scale and bulk as the previously approved houses. As such, they would be well screened within the site. As regards siting, it is the house on Plot 2 that would have the more extensive revision, with a re-orientation of the property so that it would be turned through approximately 20° to face more towards the east as opposed to the north east. Furthermore, their design would be similar, including similar design elements such as the extensive use of mock timber framing and the incorporation of cat slide roofs. Both the houses previously approved also involved the habitable use of the roof space with the inclusion of three rear dormers and a front half dormer. Following the advice of the Council's Urban Design/Conservation Officer, the scheme has been amended so that the elevations of the houses, particularly their openings would be more in keeping and sympathetic to their distinctive surroundings. Also, in order to reduce the extent of hardstanding, one of the detached garages has been omitted, the off-street car parking provision for this house to be provided within an integral double garage, similar to the previously approved arrangement. As such, it is considered that the revised scheme is acceptable, in accordance with policies BE5, BE13 and BE19 of the Hillingdon UDP Saved Policies (September 2007) and the Council's SPD HDAS: Residential Extensions.

Furthermore, this is a new application and the Local Planning Authority is entitled to consider it afresh. It is considered that given the sensitivity of the site and the detrimental impact that inappropriately sited and poorly designed extensions/alterations/outbuildings could have on Oakhurst and the carefully designed new houses, permitted development rights should be removed. This would also assist with the protection of important trees on site. Also, there was no previous requirement for the refurbishment works to Oakhurst to be carried out as part of the overall re-development of the site. Given the greater appreciation of the local importance of this property and the latest emergence of

government thinking on this issue, with a consultation paper dated July 2009 on a new PPS15, where greater importance is placed on historic assets in general and not just those buildings and areas with statutory protection, it is considered that a condition should be attached which would ensure that the extension/alteration works to the property should be carried out within an appropriate time frame to assist with its refurbishment.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

This is dealt with in Section 7.14 below.

7.07 Impact on the character & appearance of the area

This has been dealt with in Section 7.03 above.

7.08 Impact on neighbours

The nearest part of the proposed house on Plot 1 would be set at least 52m away from the rear of Oakhurst, with the nearest part of its garage being 42m away, while the nearest part of the house on Plot 2 would be 58m away. There would be a 32m distance between the two new buildings. While the closest neighbouring residential unit (Walderton) to the house on Plot 1 would be at least 54m away, the closest neighbouring property (High Trees) to the house on Plot 2 would be 6m away. However, the proposed house would be located on the left hand side (east flank) of High Trees and although it would project approximately 6m beyond its rear elevation, it would not encroach upon a 45° line-of-sight taken from its habitable room windows, there being no habitable room windows in its flank elevation. As such, it is considered that the proposal will not be overdominant upon adjoining properties. In addition, there is a first floor bathroom window in the side elevation of the house on Plot 2 facing High Trees, but this can be obscured glazed, controlled by condition. The rear elevations of the two new houses would mainly overlook their own rear gardens and apart from the houses at the side of the house on Plot 2, the proposed houses would be located at a considerable distance (over the minimum required 21m overlooking distance) from both the existing house and the adjoining properties. These adjoining properties would be further screened from the new houses by existing mature trees and vegetation. It is therefore considered that the proposal would not result in any significant loss of privacy to neighbouring properties.

It is proposed to adjust the existing access by widening it slightly to form a new shared access for the extended Oakhurst and the new houses. The new driveway would allow a number of trees to be retained on the boundary of the adjoining property, Walderton at the front and side of the house and maintain a sufficient distance to ensure that its use would not result in disturbance to this property. As such, it is considered that the proposed development would be in compliance with Policies BE19, BE20, BE21, BE24, OE1 and H12 of the Hillingdon UDP Saved Policies (September 2007) and the Council's SPD HDAS: Residential Layouts.

7.09 Living conditions for future occupiers

The proposed houses would have adequate outlook to their habitable rooms. Furthermore, with the tree removal identified, the new houses would have adequate natural lighting.

Policy BE23 of the saved UDP requires the provision of amenity space, which is usable in terms of its shape and siting. The Council's SPD HDAS: Residential Layouts specifies a minimum amount of 100m² of private amenity space for a 4-bedroom house. The overall amount of amenity space for the proposed and existing houses would be well in excess of

1,000m² and comparable with that of surrounding properties. Furthermore, although much of this space would form woodland, the houses would all have an area of at least 100m² adjoining their rear elevations (now mainly to the side of the existing house in the case of Oakhurst, since the receipt of amended plans), which would be relatively clear of trees to provide adequate amenity space without the need for tree removal. As such, the proposal accords with Policies BE19, BE23 and BE38 of the Hillingdon UDP Saved Policies (September 2007) and the Council's SPD HDAS: Residential Layouts.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal would involve the widening of the existing crossover, from approximately 2.6m to 4.2m to serve the existing and the proposed two houses. The Council's Car Parking Standards seek a maximum of 2 off-street parking spaces per dwelling unit. The proposal would provide 2 off-street parking spaces for the proposed and existing dwellings. On this basis, the Highway Engineer does not raise any objection to the scheme, subject to conditions which are attached as part of the recommendation. The proposal complies with Policies AM7(ii) and AM14 of the Hillingdon UDP Saved Policies (September 2007).

7.11 Urban design, access and security

This has been dealt with in Section 7.03 above.

7.12 Disabled access

The layout of the houses is such that they would be capable of satisfying Lifetime Homes standards, with little modification and/or clarification. A condition has been attached to ensure compliance with these standards.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The existing house has very extensive grounds and gardens, much of which is shaded by the trees and woodland, with a lawn to the west of the house. The proposal retains the three Oaks at the rear of Oakhurst, which has dual aspect living rooms, although one of the Oaks (T28) is showing signs of decline and dieback. This may have to be removed in the near future irrespective of any development on the site if this decline is terminal. The rear garden of the house is dominated and shaded by Oak trees T28 and T29, with T31 to the south, but this is mitigated by the fact that since the receipt of revised plans which include the whole of the garden area, including the lawn area to the side of the house, the proposed scheme maintains the existing situation and secures the long-term retention of the three key trees in accordance with saved policies BE23 and BE38 of the Hillingdon UDP Saved Policies (September 2007). The Trees and Landscape Officer raises no objection to the loss of some of the conifers at the side of the house/drive/garage, stating that it will not be harmful to the visual amenity or wooded character of the locality and will in fact enhance the views of the house and the Oak trees, beyond the conifers retained alongside the access driveway which will meander through the trees at the side of the site in order to ensure adequate separation from the retained trees. Also, it is advised that the loss of some of the conifers (in poor condition, windblown) at the rear of Oakhurst (T42, T44, T45 and T46 on TPO 173) and some of the woodland trees (within area A1 on TPO 173) surrounding the houses on Plots 1 and 2 in the enclosed/wooded part of the site will not have a noticeable effect on the wider visual amenity or the wooded character of the area, because much of the woodland and so many of the Oak and Hornbeam trees and conifers in the middle and at the front of the site would be retained as part of the scheme. Furthermore, no objections are raised to the removal of 11 trees assessed as having limited life expectancy on the grounds of good practice and safety. There is also scope for further tree planting on the site.

Although the Tree Officer does identify deficiencies in the tree information submitted, the information that has been submitted is considered adequate to assess the proposals. The information that is missing would need to be provided, but this could be controlled by condition.

It is also recommended that an ecological survey is carried out prior to the commencement of works on site to ensure that no protected species would be affected by the development.

Overall, the proposed development retains all five of the individually protected Oaks, one of which may have to be removed regardless of any development and makes provision for the protection and long-term retention of many Oak and Hornbeam trees and conifers and much of the area of woodland trees protected by Tree Preservation Order number 173. There is also scope for tree planting, and the long-term management of the currently neglected woodland could also be secured as part of the scheme to improve the woodland's biodiversity. The presence or otherwise of protected species would be identified by means of an ecological survey, together with appropriate mitigation measures if such species are found.

The proposed development is therefore not considered to be detrimental to the visual amenity and wooded character of the Copsewood Estate Area of Special Local Character, or to its ecological interest and subject to appropriate conditions, complies with Policies EC2, EC5 and BE38 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.15 Sustainable waste management

An informative has been attached, advising of the need to fit waste grinders to the kitchen sink units.

7.16 Renewable energy / Sustainability

A condition has been attached to ensure that the new housing satisfies Level 3 of the Code for Sustainable Homes.

7.17 Flooding or Drainage Issues

A condition has been attached to ensure that the development complies with the principles of sustainable urban drainage.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

As regards the points raised by the petitioners, points (i), (ii), (iii), (iv), (v), (vi) and (vii) have been considered in the main report. As regards point (viii), the likely generation of additional traffic resulting from two additional dwellings would not significantly add to the traffic volumes on Northgate.

As regards the responses received from individuals, points (i), (ii), (iii), (vii), (ix), (x) and (xii) have been considered in the main report. Points (iv) and (v) are noted but are not material to the planning consideration. In terms of point (vi), the flat roofed balcony areas on the proposed houses have now been omitted from the proposals. As regards point (viii), details of boundary fencing has been conditioned. As regards point (xi), the applicant advises that the owners of Walderton have written to them informally claiming that they have maintained a small part of this land but the agents advise they have title absolute so there can be no adverse possession. They go on to say that no formal application has been made to attempt to claim adverse possession and therefore the owners of

Walderton have no legal interest in Oakhurst and the correct certificates have been served. Having regard to the information available to the Local Planning Authority, it would appear that the appropriate certificates have been served. The point raised by the consultee with no objection to the proposal has also been covered in the main report. The points raised in connection with the further consultation on the revised plans are covered in the main report.

7.20 Planning Obligations

The Council's Education Services advise that there is now a requirement for a S106 contribution for nursery space and primary space in the Northwood area. In total, a contribution of £4,441 is required (£1,249 for nursery and £3,192 for primary space). The developers have agreed to such a contribution. As such, the scheme accords with Policy R17 of the saved UDP and the Council's SPD Planning Obligations.

7.21 Expediency of enforcement action

Although a hoarding has been erected on the front boundary and a fence along the side of the house, these works benefit from permitted development rights and therefore enforcement action is not appropriate.

7.22 Other Issues

No other relevant planning issues are raised by this application.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

This is not applicable to this application.

10. CONCLUSION

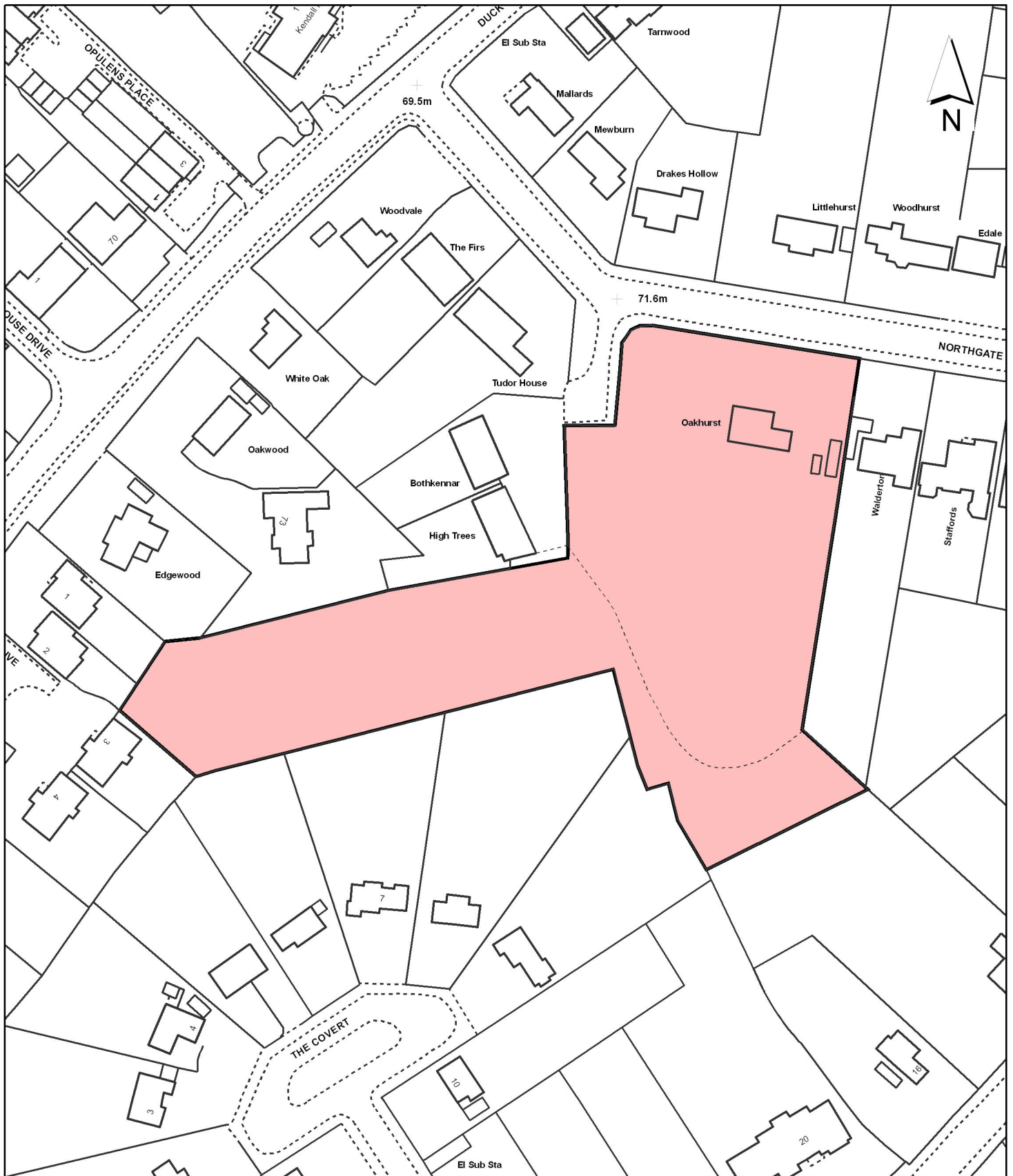
This proposal is similar to a previously approved scheme for the redevelopment of this site. Although the proposal would result in additional tree loss, this is not significant in terms of the context of the site. The proposal would not have any detrimental impact upon adjoining occupiers and since the application has been amended to now include Oakhurst and adequate measures are in place to assist with its retention and refurbishment, the visual amenities of the Copsewood Area of Special Local Character would not be harmed. The proposal would also not be harmful to highway safety. Approval is therefore recommended.



11. Reference Documents

Planning Policy Statement 3 (Housing)
Planning Policy Guidance Note 15 (Planning and the Historic Environment)
Consultation paper on new Planning Policy Statement 15: Planning for the Historic Environment, dated July 2009
The London Plan (February 2008)
Hillingdon Unitary Development Plan Saved Policies (September 2007).
Hillingdon Design and Accessibility Statement - Residential Layouts
Supplementary Planning Document - Educational Facilities
Consultation responses
Planning history

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<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>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.</p> <p>© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009</p>	<p>Site Address</p> <p style="text-align: center;">Oakhurst, Northgate, Northwood</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p style="text-align: center;">Planning & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>	
	<p>Planning Application Ref:</p> <p style="text-align: center;">30779/APP/2009/2036</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>		
	<p>Planning Committee</p> <p style="text-align: center;">North</p>	<p>Date</p> <p style="text-align: center;">January 2010</p>		