

Report of the Corporate Director of Planning & Community Services

Address JOEL STREET FARM JOEL STREET NORTHWOOD

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

LBH Ref Nos: 8856/APP/2009/2349

Drawing Nos: Location Plan at scale 1:1250
Design and Access Statement
06/2393/3
06/2393/02
06/2393/01

Date Plans Received: 27/10/2009 **Date(s) of Amendment(s):**
Date Application Valid: 16/11/2009

1. **SUMMARY**

Planning permission is sought for the renewal of a previous planning permission granted in January 2007 for the erection of an infill extension to form an operating area and ancillary offices for the veterinary clinic. It is considered that the proposed development would be in keeping with the character and appearance of this locally listed building and would not harm the openness of the Green Belt in this location.

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 BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 NONSC Non Standard Condition

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for two bicycles for users of the development have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be occupied or brought into use until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan (February 2008).

5 NONSC Non Standard Condition

Development shall not commence until details of parking provision for wheelchair disabled people and blue badge holders, have been submitted to and approved in writing by the local planning authority. The development shall not be occupied until all the approved details have been implemented and thereafter these facilities shall be permanently retained.

REASON

As offered by the applicant and to ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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.

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
BE8	Planning applications for alteration or extension of listed buildings
BE19	New development must harmonise with the existing street scene.

BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE1	Protection of the character and amenities of surrounding properties and the local area

3 I1 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 I3 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).

5 I6 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.

6 I15 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.

7 146 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises several old farm buildings which have been converted into a veterinary clinic with ancillary offices, outbuildings, yard and car parking area (planning permission ref. no. 8856/S/98/0746). The site is bound to the north and east by open green belt fields, to the south by the original farmhouse and residential properties and to the west by Joel Street, the opposite side of which comprises residential properties. The building is locally listed and falls within the Green Belt as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission is sought for the renewal of a previous planning permission ref: 8856/APP/2006/3097. This current scheme is identical to the previously approved scheme and comprises the infilling of the existing large open fronted barn located to the rear of the existing workshop on the northern side of the building, which adjoins the main veterinary clinic building. The proposal would form an operating area for the clinic at ground floor with ancillary offices on a mezzanine level, totalling 62sq.m of new floorspace. This would supplement existing offices and facilities at the site and would be within the footprint of the existing barn. There would be no increase in employees or visitors to the site as a result of the proposal.

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

3.3 Relevant Planning History

8856/APP/2006/3097 Joel Street Farm Joel Street Northwood

ERECTION OF PART-SINGLE PART TWO-STOREY EXTENSION TO EXISTING OFFICE SPACE BY INFILLING EXISTING BARN STRUCTURE AND INSERTING THREE ROOFLIGHTS ON THE NORTH ELEVATION

Decision: 08-02-2007 Approved

Comment on Relevant Planning History

As above.

4. Planning Policies and Standards

Since the grant of planning permission for the development in 2007, there has been a material change in policy. The 2004 Planning and Compulsory Purchase Act introduced a new development plan regime including Local Development Frameworks. A three year phase-in period was allowed during which time old style local plan policies would remain in force unless they were replaced by new measures.

However in 2006, following the Lichfield and Staffordshire planning inquiries and changing requirements, it became evident to Government that the target for the replacement of existing plans was not going to be met nationally. As a result in August 2006 the Secretary of State issued a direction to save policies. Each of Hillingdon's Unitary Development Plan policies was subjected to six tests identified in Planning Policy Statement 12: Local Development Frameworks (2004). Following Member approval in March 2007 a request to save the remaining policies was submitted to the Government Office for London for further scrutiny.

A direction was issued on 24 September 2007 by the Government Office for London confirming Hillingdon's request to 'Save' key local policies and to delete obsolete or rarely used policies. This was effective from the 27 September 2007.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
BE8	Planning applications for alteration or extension of listed buildings
BE19	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE1	Protection of the character and amenities of surrounding properties and the local area

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

12 adjoining owner/occupiers and the Northwood Hills and Ickenham Residents' Associations, no comments received.

Internal Consultees

CONSERVATION

No objection in principle given the planning history of the site, however, we suggest that conditions requiring samples of the roofing materials and external finishes are imposed should planning permission be granted in this case (these were not included on the original approval).

HIGHWAYS

The site is located on the north-eastern side of the Joel Street, which is a Classified Road and is designated as a Local Distributor Road in the Council's UDP.

There are no amendments proposed to the vehicle access to the site which is provided off Joel Street. Parking is provided within the front and rear hardstanding areas. The proposals are for an additional Class B1 office space of approximately 61sq.m, which is not considered to result in a significant change in the existing traffic and parking associated with the site.

The applicant has offered to provide marked disabled parking, which is welcomed. As per the Council's standards 10% of all parking spaces shall be provided to the mobility standard. This issue should be covered through a suitable planning condition.

In addition, the Council's minimum standards for cycle parking for the proposed use are 1 space per 50sq.m. Consequently, provision of 2 cycle storage spaces should be covered through a suitable planning condition.

No objection is raised on the highways aspect of the proposals, subject to conditions relating to cycle storage and disabled parking provision.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of extending the existing locally listed building is acceptable provided the character and appearance of the locally listed building and the openness of the Green Belt is maintained. It is noted that the proposals are to extend a veterinary surgery, in particular to provide an operating room with ancillary offices above, however it is considered that the need for further operating space at the surgery would not outweigh either of the above material considerations.

7.02 Density of the proposed development

This is not applicable to this application.

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

No issues relating to archaeology, conservation area or statutory listed buildings are raised by this application. The building is locally listed and the acceptability of the proposed changes to this are considered in more detail under section 07.07.

7.04 Airport safeguarding

This is not applicable to this application.

7.05 Impact on the green belt

Planning Policy Guidance Note 2: Green Belts (PPG2) states that the most important attribute of the Green Belt is its openness. Therefore, the construction of new buildings in the Green Belt is inappropriate unless it is for a limited range of uses including agriculture, forestry, recreation, limited alteration/re-building of dwellings, and infilling major developed sites as identified in adopted plans.

PPG2 also makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The guidance adds that such circumstances will not exist unless the harm is clearly

outweighed by other considerations and that it is for the applicant to show why permission should be granted.

Paragraph 3.6 of PPG2 states: 'Provided that it (the development) does not result in disproportionate additions over and above the size of the original building, the extension or alteration of dwellings is not inappropriate in Green Belts. The replacement of existing dwellings need not be inappropriate, providing the new dwelling is not materially larger than the dwelling it replaces.'

As the application site is an established veterinary clinic in the Green Belt, which previously formed the courtyard to Joel Street Farm, very special circumstances do not need to be demonstrated, subject to compliance with Policy OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

The barn, the subject of this application, is located towards the centre of the Joel Street Farm site and there would be no views of the proposal from outside the site. The proposed extension would be attached to the existing building and therefore would not result in a significant increase in the built up appearance of the site or harm the visual amenities of the Green Belt.

The existing footprint of the original building equates to 476sq.m and the proposal would add a further 62sq.m of floorspace. This equates to a 21% increase in floorspace. As such, the proposal would not constitute a disproportionate addition over and above the size of the original building.

Given the above, it is considered that the proposal would be consistent with Policy OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), as it would not result in any disproportionate change in the bulk and character of the existing building or significantly increase the built up appearance of the site.

7.06 Environmental Impact

This is not applicable to this application.

7.07 Impact on the character & appearance of the area

The proposed extension would not be visible from the street and therefore would not have an adverse impact on the appearance of the street scene. The proposed development would be constructed in materials which would match the existing building and, as such, would harmonise with the character and appearance of the existing locally listed building, in accordance with policies BE8, BE10, BE13 and BE15 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.08 Impact on neighbours

The proposed extension would be screened from the residential properties in Joel Street and Middleton Grove. It would be some 35m to the east of the nearest residential property in Joel Street and this distance is sufficient to ensure that the proposal would not harm the residential amenities of nearby residential properties through overdominance, visual intrusion, overshadowing, overlooking and noise and disturbance. The proposal would comply with policies OE1, BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.09 Living conditions for future occupiers

This is not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

The applicant has offered to provide marked disabled parking, which is considered to be acceptable. This and the provision of cycle parking have been secured by way of a planning conditions.

Therefore, the proposal would comply with policy AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.11 Urban design, access and security

This is addressed at section 07.07.

7.12 Disabled access

A condition is recommended requiring the provision of parking for the disabled, which is formally marked out and retained for this purpose. This would be an improvement on the existing situation and is considered to be acceptable.

7.13 Provision of affordable & special needs housing

This is not applicable to this application.

7.14 Trees, Landscaping and Ecology

This is not applicable to this application.

7.15 Sustainable waste management

This is not applicable to this application.

7.16 Renewable energy / Sustainability

This is not applicable to this application.

7.17 Flooding or Drainage Issues

This is not applicable to this application.

7.18 Noise or Air Quality Issues

This is not applicable to this application.

7.19 Comments on Public Consultations

There are no third party comments.

7.20 Planning Obligations

This is not applicable to this application.

7.21 Expediency of enforcement action

This is not applicable to this application.

7.22 Other Issues

There are no other relevant issues.

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

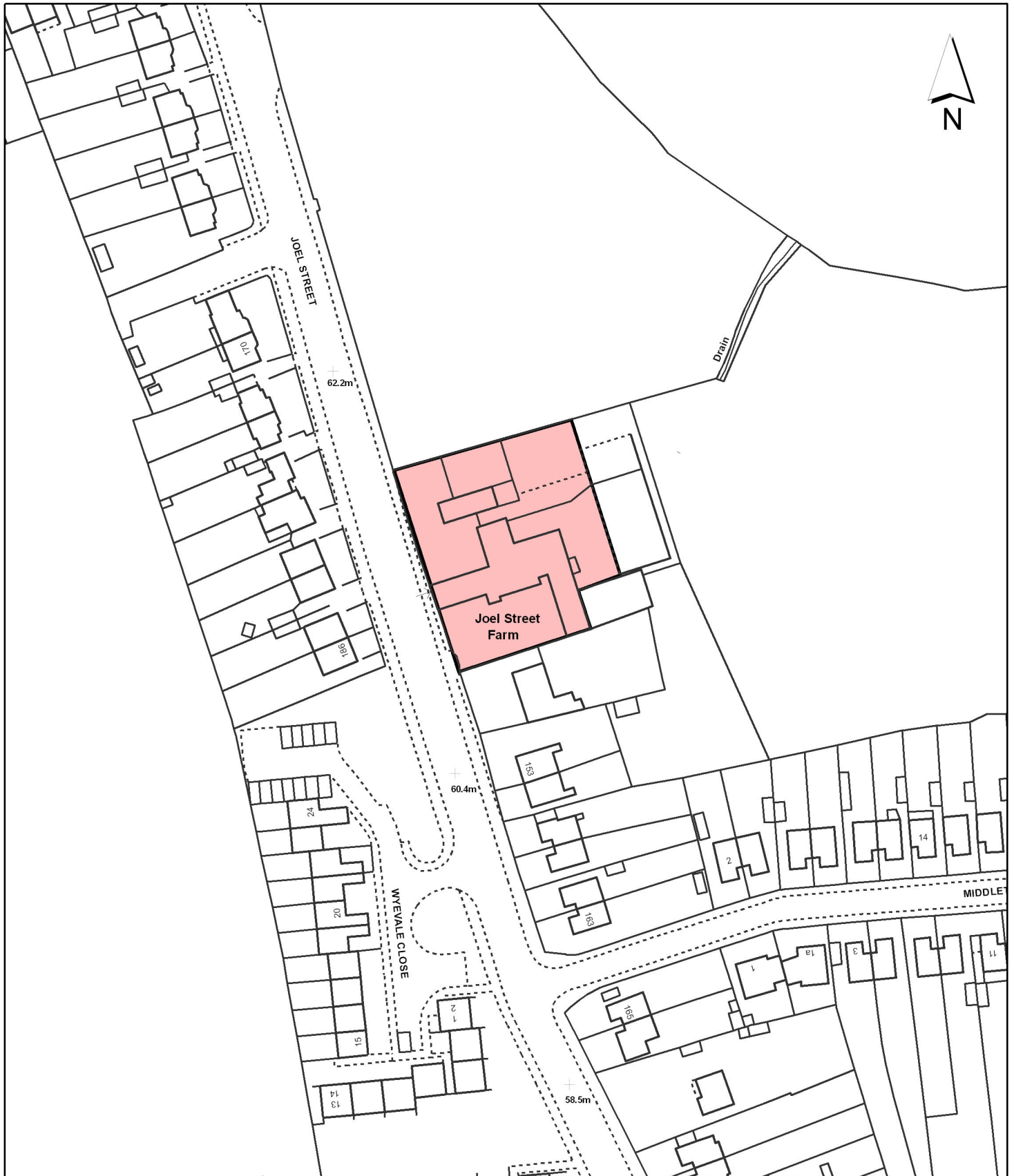
For the reasons outlined above, the proposal would comply with the policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007, and accordingly, this application is recommended for approval.

11. Reference Documents

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)

Contact Officer: Sonia Bowen

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. All rights reserved. London Borough of Hillingdon 100019283 2009

Site Address

**Joel Street Farm,
Joel Street, Northwood**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:
8856/APP/2009/2349

Scale
1:1,250

Planning Committee
North

Date
January 2010



HILLINGDON
LONDON