

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

**Address** THE OLD SHOOTING BOX HIGH ROAD EASTCOTE

**Development:** Repositioning of existing vehicle entrance and associated groundworks to existing residential property.

**LBH Ref Nos:** 20652/APP/2017/905

**Drawing Nos:** SH-165CW-100R01-RevB-Heritage StatementSml  
PL-00 - Garden As Exist Rev-A  
PL-01 - Garden Layout Rev-A  
PL-09 - Elevations Rev-A  
PL-04 - Location Plan Rev-A

**Date Plans Received:** 13/03/2017                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 13/03/2017

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The site comprises a Grade II Listed Building which is sited on the northern part of High Road. To the south of is the B466 (High Road Eastcote). The surrounding area is characterised by buildings set in generous plots which feature mature trees and hedges. The site lies within the Eastcote Village Conservation Area.

#### 1.2 Proposed Scheme

The proposal seeks to relocate the driveway further to the east to improve visibility and safety for vehicles and pedestrians. The application also seeks to carry out repair work to the landscaping fronting the property.

#### 1.3 Relevant Planning History

20652/B/94/0206                      The Old Shooting Box High Road Eastcote  
Alteration to front ground-floor elevation (Application for Listed Building Consent)

**Decision Date:** 22-07-1994      Approved                      **Appeal:**

#### Comment on Planning History

### 2. Advertisement and Site Notice

**2.1** Advertisement Expiry Date:- 26th April 2017

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

### 3. Comments on Public Consultations

A site notice was displayed between 05 April 2017 and 26 April 2017. 14 neighbouring

residents were consulted on the application. 1 no responses were received which are summarised below:

#### Eastcote Residents Association

These alterations are required for safe access to the premises and then that all works detailed, as per annotations on the drawings, are being discussed and agreed with the relevant Council departments, Eastcote Residents' Association has no objections to this application.

#### INTERNAL CONSULTEES

##### Access

No objection to the application.

##### Conservation

No objection in principle to the application subject to the following:

- details relating materials for patio;
- details relating to the proposed gates; and
- granite sets to be used to mark driveway/pavement divide.

##### Highways

This application is for the change of access arrangements on a property on High Road Eastcote. High Road (B466) is a busy classified road and the existing access has poor sight lines as a result of structures and landscaping. The road is narrow and the existing access is close to a neighbouring brick wall that interrupts sight distance. The proposals involve changing the location of the access/egress point so that sight distances are improved along with the internal vehicular circulation arrangements. The applicant would be responsible for the costs of any new crossover changes along with re-instatement that is necessary as part of the proposals. On the basis of the above comments I have no significant highway concerns over the above proposals.

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

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

##### Part 1 Policies:

- |         |                          |
|---------|--------------------------|
| PT1.HE1 | (2012) Heritage          |
| PT1.BE1 | (2012) Built Environment |

##### Part 2 Policies:

- |        |  |
|--------|--|
| NPPF1  | NPPF - Delivering sustainable development              |
| NPPF11 | NPPF - Conserving & enhancing the natural environment  |
| NPPF12 | NPPF - Conserving & enhancing the historic environment |

|          |   |
|----------|---|
| LPP 5.3  | (2016) Sustainable design and construction  |
| LPP 6.13 | (2016) Parking  |
| LPP 7.2  | (2016) An inclusive environment   |
| LPP 7.4  | (2016) Local character  |
| LPP 7.8  | (2016) Heritage assets and archaeology  |
| LPP 7.13 | (2016) Safety, security and resilience to emergency   |
| LPP 7.21 | (2016) Trees and woodlands  |
| BE8      | Planning applications for alteration or extension of listed buildings   |
| BE9      | Listed building consent applications for alterations or extensions  |
| BE13     | New development must harmonise with the existing street scene.  |
| BE18     | Design considerations - pedestrian security and safety  |
| BE19     | New development must improve or complement the character of the area.   |
| BE20     | Daylight and sunlight considerations.   |
| BE38     | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| OE1      | Protection of the character and amenities of surrounding properties and the local area                                    |

## 5. MAIN PLANNING ISSUES

The main issues relating to this application is conservation and highway and pedestrian safety.

### Conservation

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be given to the desirability of preserving a listed building or its setting.

Section 72 of the (Planning Listed Buildings and Conservation Areas Act) 1990 states the statutory duty of Local Planning Authorities in regard to development affecting conservation areas 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

Policy BE8 of the Local Plan: Part Two (November 2012) requires alterations to external features of a listed building to harmonise with their surroundings.

The proposal would affect the setting of the listed building, however the proposal is sensitively designed to sit appropriately within the setting of the listed building and Eastcote Village Conservation Area. The wall would be repaired where necessary with reclaimed brick. The proposal also includes repair work to brickwork and landscaping around the house, the proposal is being carried out sensitively to ensure it sits comfortably within the setting of the Listed Building and Conservation Area. The proposal is therefore considered acceptable in this regard.

## Highways

Policy AM8 prioritises pedestrian safety and seeks to minimise diversions of pedestrian routes. This application is for the change of access arrangements on a property on High Road Eastcote. High Road (B466) is a busy classified road and the existing access has poor sight lines as a result of structures and landscaping. The road is narrow and the existing access is close to a neighbouring brick wall that interrupts sight distance. The proposals involve changing the location of the access/egress point so that sight distances are improved along with the internal vehicular circulation arrangements. The applicant would be responsible for the costs of any new crossover changes along with reinstatement that is necessary as part of the proposals.

## Conclusion

The proposal has minimal impact of the setting of the Listed Building and on the character and appearance of Eastcote Village Conservation Area. The proposals would improve site lines and highway safety compared to the existing access arrangements. The proposal is therefore recommended for approval.

## 6. RECOMMENDATION

### **APPROVAL subject to the following:**

#### **1 COM3 Time Limit**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

#### REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

#### **2 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

SH-165CW-100R01-RevB-Heritage StatementSml

PL-00 - Garden As Exist Rev-A

PL-01 - Garden Layout Rev-A

PL-09 - Elevations Rev-A

PL-04 - Location Plan Rev-A

and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

#### **3 COM28 Visibility Splays - Pedestrian**

The access for the proposed car parking shall be provided with those parts of 2.4m x

2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

**REASON**

In the interests of highway and pedestrian safety in accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**4 B16 Details/Samples to be Submitted**

Development shall not begin until details relating materials for patio, details relating to the proposed gates and granite sets to mark driveway/pavement divide have been submitted to and approved by the Local Planning Authority.

**REASON**

To ensure that the development presents a satisfactory appearance in accordance with Policy BE9 and BE13 of the Local Plan: Part Two (November 2012).

**5 RES8 Tree Protection**

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. 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.

Thereafter, the development shall be implemented in accordance with the approved details. 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:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e 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 can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**INFORMATIVES**

- 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 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

|          |   |
|----------|---|
| NPPF1    | NPPF - Delivering sustainable development   |
| NPPF11   | NPPF - Conserving & enhancing the natural environment   |
| NPPF12   | NPPF - Conserving & enhancing the historic environment  |
| LPP 5.3  | (2016) Sustainable design and construction  |
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| OE1      | Protection of the character and amenities of surrounding properties and the local area                                    |

### **Standard Informatives**

- 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 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

Part 1 Policies:

|         |                          |
|---------|--------------------------|
| PT1.HE1 | (2012) Heritage          |
| PT1.BE1 | (2012) Built Environment |

Part 2 Policies:

|          |   |
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| NPPF1    | NPPF - Delivering sustainable development   |
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| OE1      | Protection of the character and amenities of surrounding properties and the local area                                    |

- 3 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 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 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, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
  - carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;
  - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 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.
- 9 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.

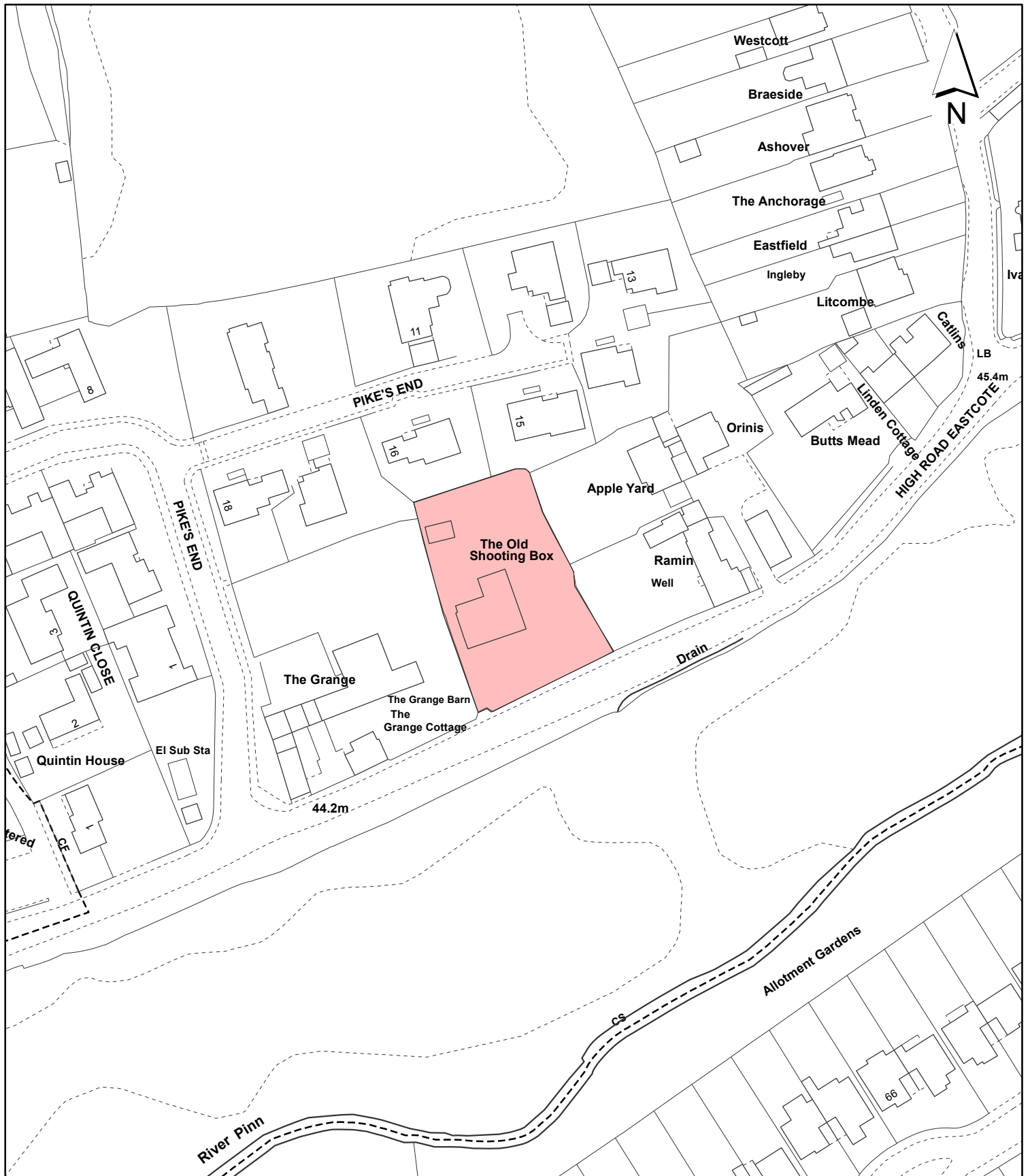
D) No bonfires that create dark smoke or nuisance to local residents.

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.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 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 (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

**Contact Officer:** Zenab Haji-Ismail

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**The Old Shooting Box  
 High Road**

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

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

Planning Application Ref:  
**20652/APP/2017/905**

Scale:  
**1:1,250**

Planning Committee:  
**North**

Date:  
**May 2017**



**HILLINGDON**  
 LONDON