

Report of the Head of Planning, Sport and Green Spaces

Address 5 & 7 KINGSEND RUISLIP

Development: 2 x two storey, 3-bed semi-detached houses with associated parking and amenity space involving demolition of No.7 Kingsend.

LBH Ref Nos: 45467/APP/2016/3680

Drawing Nos: 5321-A105 Rev
5 Kingsend
HD941/9003 Rev B (5 Kingsend)
HD941/9002 Rev B (5 Kingsend)
5321-A104 B
5 Kingsend
5321-A101 Rev H
5321-A106 H
Heritage Statement

Date Plans Received: 04/10/2016 **Date(s) of Amendment(s):** 07/11/2017
Date Application Valid: 04/10/2016 27/06/2017

1. SUMMARY

Policies BE4 and BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and the character of the area.

The proposal is considered to have an acceptable upon the visual amenity of the site and the surrounding Conservation Area. It is not considered that the proposal would have a significant impact on the amenity of the neighbouring properties and would provide adequate, living and amenity space as well as parking provision.

It is therefore recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 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 RES4 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, numbers 5321-A106 Rev H; 5321-A101 Rev H and 5321-A105 Rev I, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, including details of balconies, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 RES9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

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

2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)

3. Schedule for Implementation

4. Other
 - 4.a Existing and proposed functional services above and below ground
 - 4.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

5 NONSC Non Standard Condition

No development shall take place until details of the extent and positioning of the acoustic screening to the Western and Southern boundaries have been submitted to and been approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance and provides adequate protection of amenity in accordance with Policies BE4, BE13 and OE5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 NONSC Non Standard Condition

Before the development hereby approved commences, a Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall comprise such combination of measures for controlling the effects of demolition, construction and enabling works associated with the development as may be approved by the Local Planning Authority. The CEMP shall address issues including the phasing of the works, hours of work, noise and vibration, air quality, waste management, site remediation, plant and equipment, site transportation and traffic management including routing, signage, permitted hours for construction traffic and construction materials deliveries. It will ensure appropriate communication with, the distribution of information to, the local community and the Local Planning Authority relating to relevant aspects of construction. Appropriate arrangement should be made for monitoring and responding to complaints relating to demolition and construction. All demolition, construction and enabling work at the development shall be carried out in accordance with the approved CEMP.

REASON

To safeguard the amenity of surrounding areas in accordance with policy OE5 of the Hillingdon Unitary Development Plan.

7 NONSC Non Standard Condition

Development shall not begin until a scheme for protecting surrounding dwellings from dust emitted from the construction works, has been submitted to, and approved by the Local Planning Authority. The scheme shall include such combination of dust control measures and other measures as may be approved by the Local Planning Authority. The scheme shall only be undertaken in accordance with the approved measures.

REASON

It is known that dust from construction works can cause nuisance by soiling surfaces and other articles in and about buildings. Dust can also cause irritation such as irritation to the eyes, nose, and throat. There is growing evidence and concern that dust, especially the very small and fine dust particles, can cause or exacerbate, respiratory ill-health. Bonfires No bonfires shall be lit on the construction site. Plant maintenance to minimise smoke emission All plant shall be regularly maintained to ensure that emissions of smoke are minimised. No plant shall be operated on the construction site that emits black smoke.

8 RES17 Sound Insulation

Development shall not begin until a sound insulation and ventilation scheme for protecting the proposed development from road, rail and air traffic, and other external noise sources

has been submitted to and approved in writing by the Local Planning Authority. The scheme shall meet an acceptable internal noise design criteria to guard against external noises. It is good practice to have a scheme satisfying or exceeding the standards set by BS 8233: 2014 - Guidance on sound insulation and noise reduction for buildings. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by (road traffic) (rail traffic) (air traffic) (other) noise in accordance with policy OE5 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 7.15.

9 RES26 Contaminated Land

Before any part of the development is occupied, site derived soils and imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

10 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garages, sheds or other outbuildings, nor extension or roof alteration to any dwellinghouse shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

11 RPD6 Fences, Gates, Walls

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected other than those expressly authorised by this permission.

REASON

To protect the open-plan character of the estate in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 CA2 Demolition - requirement for development contract

The works of demolition, including partial demolition hereby approved shall not be commenced before contract(s) for the carrying out of the completion of the entire scheme of works approved, including the works contract, have been made and evidence of such contract(s) has been submitted to and accepted in writing by the Council as local planning authority.

REASON

To ensure that premature demolition does not occur in accordance with Policy BE4 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

13 NONSC Photographic Record

Prior to commencement of development (including any demolition works) recording of the building to Historic England Level 1 shall be completed, submitted, and approved in writing by the Local Planning Authority (LPA). The scope of recording is to be agreed in writing by the LPA prior to the commencement of this work. Copies of the final documents are to be made available to the LPA, Local History Library and Historic England.

REASON To safeguard the special architectural and/or historic interest of the building in accordance with policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

2 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).

3 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.

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.
H3	Loss and replacement of residential accommodation
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
NPPF	National Planning Policy Framework
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

4 147 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

5 115 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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) 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.

6 I25A The Party Wall etc. Act 1996

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) 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. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

7

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

3. CONSIDERATIONS

3.1 Site and Locality

The application site forms a 0.08 hectare roughly rectangular plot located on the Southern side of Kingsend, approximately 25 m to the West of its junction with West End Road. It currently comprises two brick detached two storey Queen Anne style houses, with steeply pitched plain tiled roofs and quite large prominent stacks. No.5 Kingsend has had restoration work undertaken to neable its retention. No.7 is in a semi-derelict state (bordering on being a ruin), it has been boarded up and has suffered from graffiti/neglect over the years (it has been vacant for a considerable perido of time dating back to the opening of the adjoining Waitrose store).

To the East of the site lies Nos. 1-10 Kingsend Court. The site and its Western side comprise a grass verge and a shared access which also serves the Waitrose supermarket located at the rear of the site.

The houses are located within the Ruislip Village Conservation Area and Kingsend is important within the Conservation Area, as it was laid out in 1905 and was the first road to be developed by King's College, which owned much of the land at that time. The design

and layout of this area was very much influenced by the Garden Suburb tradition and much effort was put into the design of the houses in response to the poor design of other new development within the area.

Kingsend is quite varied in terms of the style and size of houses, which are mainly detached, however, in general the buildings are of good quality and well spaced giving the area quite an open character. There are, however, some new flatted developments which have begun to change the scale and quality of the street scape within the area. The application site is at a location where there is a transition from the more residential character of Kingsend to the larger buildings located within the town centre.

The application site lies within the the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

3.2 Proposed Scheme

The proposal is for the demolition of no. 7 and its replacement with the erection of 2 x two storey, 3-bed, semi-detached dwellings with associated parking and amenity space. The application, including the application forms, were altered during the determination of the application from 3 down to 2 townhouses.

A heritage statement has been submitted which states that:

The proposed redevelopment of the site will have a neutral impact on the visual setting of the Ruislip Conservation Area, for the following reasons outlined below:

- The proposed redevelopment of the site will not directly affect the locally listed heritage item (13 & 15 Kingsend) in the vicinity or its immediate curtilage, as the item is sufficiently distanced from the subject site.

The proposed new development will match the scale, style, roof form and materiality of extant

contributory dwellings in the Conservation Area (CA). Further, the proposed detailing to the front

elevation (including front gable and fenestration pattern) is 'in fitting' with the character of traditional dwellings.

The proposed new development will retain the appearance of a large detached dwelling and will

generally maintain setbacks on the site and the existing garden setting around the dwelling; thus

maintaining the quality and character of the streetscape.

- The existing dwelling on the site is in a poor and dilapidated condition and is not an exemplary

example of its type. It does not make a significant contribution to the Conservation Area (CA).

The proposed replacement dwelling has been designed sympathetically to fit the character and

appearance of the CA and can be considered a moderate enhancement to the site.

- The proposed new development is located on the fringe of the Conservation Area and is an

appropriate location for a new townhouse development. It is noted that this area has been subject to more recent developments due to its close proximity to the High Street and Ruislip

London Underground Station.

The above is considered to be a neutral impact on the Ruislip Conservation Area (CA).

3.3 Relevant Planning History

45467/APP/2014/1945 5 & 7 Kingsend Ruislip

Erection of a three-storey building to include 2 x 1-bed and 4 x 2-bed self contained flats with associated parking, landscaping and amenity space and installation vehicular crossover to front involving demolition of existing dwellings

Decision: 19-01-2015 Refused

45467/PRC/2015/92 5 & 7 Kingsend Ruislip

5 no new town houses

Decision: 17-03-2017 PRM

Comment on Relevant Planning History

45467/PRC/2015/92 - 5 new town houses (objection)

45467/APP/2014/1945 - Erection of a three-storey building to include 2 x 1-bed and 4 x 2-bed self contained flats with associated parking, landscaping and amenity space and installation vehicular crossover to front involving demolition of existing dwellings (refused)

The previous planning application was refused on the basis of the scale and dissimilar design of the proposal, which would unacceptably dominate and appear as a discordant addition within the street scene to the detriment of the character and appearance of the Ruislip Village Conservation Area.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

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.
H3	Loss and replacement of residential accommodation
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
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NPPF	National Planning Policy Framework
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **23rd November 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The original plans were consulted on for a period of 21 days expiring on the 8 February 2017. Five responses were received from nearby residents who raised a number of issues relating to design; scale; overdevelopment; impact on the Conservation Area; highway safety; parking provision; insufficient amenity space and level of daylight into the rooms. Also concern was raised by Waitrose regarding the potential conflict between the proposed dwellings and the existing busy service yard to the rear. In this regard they have requested appropriate acoustic screening along the Southern and Western boundaries of the application site to mitigate the potential for noise conflict.

Revised plans were submitted on 26/6/17 and re-consulted upon on the 3rd July 2017 for 1 period of 14 days. The following comments have been received:

- No information is given in the plans with regard to fencing on the South side. Given the proximity to the service vehicles and litter that accumulates in the area a 2 m high fence would be required. Ownership and responsibility for this fencing should be settled when and if approval is granted.
- The size of this development is totally unsuitable for the space available.
- The rooms are small and there is little amenity space.
- Cars exit the property close to a very busy junction.

Further revised plans were submitted on 14/9/17 and re-consulted upon on the 20th September 2017 for 1 period of 14 days. The following comments have been received:

- The plans do not show the nature of the materials to be used but I hope they will blend in appropriately with the houses at no. 5 and 11.
- Not clear from the plans if there will be bin or cycle stores.

- The plans include minimal parking and lack any space for redeliveries etc. This is in a busy location and likely to cause traffic congestion.
- The plans show drive in at no. 7 but not for no. 5. It would seem two new access driveways are needed to no. 5 and one for 7a and 7b.
- Please take into account the sensitive position of these properties near the junction of Kingsend with the High Street. Cars turn left at speed from the traffic lights, so there could be an increased chance of accidents. If a new access driveway is built in front of number 5, then there will two vehicle access points right opposite Princess Lane where very large vehicles for Iceland access and egress onto Kingsend, in addition to the large vehicles entering and egressing from the Waitrose delivery road slightly to the West at the side of no. 7. This part of Kingsend is very busy, and there is a danger to pedestrians from these large vehicles that sometimes go up on the pavement. Care needs to be taken in considering access /egress arrangements for numbers 5 and 7 Kingsend. These houses were abandoned 30 years when Waitrose starting building on the land behind. For 30 years there have been few vehicle movements to or from nos. 5 or 7. The introduction of new access points will increase traffic movements on this part of the road, and their locations need to be carefully considered.

Ruislip Residents Association - We request refusal of the proposal it is out of keeping with the character of the Conservation Area and conflicts with the "garden suburb" character and spaciousness. The three houses proposed would provide very cramped living conditions, with 4 bedrooms squeezed in each, tiny rear gardens and limited and impractical parking arrangements. No 7 should also be restored.

Further comments to the amended plans have been received advising; The new "plans" give minimal new information which is disappointing, and still all North and South elevations are mixed up. The only changes indicated on the revised plans are (a) that the ridge height has been reduced, though we couldn't find any measurements to show by how much, and b) that the bin stores have been removed. The position of the bin store is important and needs to be known. Overall, based on the plans as they are, we still think it looks cramped and totally out of character with the adjacent building at No.5, though it is definitely an improvement on the previous proposal.

Specific points:

1. Parking for deliveries etc. The plans include minimal parking and lack any space for deliveries etc. The plot is located at a very busy section of Kingsend and this is likely to cause traffic congestion.
2. Access: The plans show one 'drive in' for the two proposed houses at No. 7, but do not show any 'drive in' to access No.5. It would seem two new access driveways are needed - one for No. 5 (not shown on any plans) and one for 7a & 7b (as shown on the plan).

We would be concerned that the owner would look to convert the roof space to living accommodation in the future, as included on the original plans. Can that be prevented?

Ruislip Village Conservation Panel - Nos. 5 & 7 Kingsend, both designed by C W Myhill in 1921, suffered grievous attack on their surroundings some years ago, having gardens, a pleasant view and calm of the tennis courts that lay behind, replaced by the Waitrose building and the very noisy delivery area. No. 5 is being restored and no. 7 should be restored as well. The amended application for 2 x two storey houses would fail to enhance the Conservation Area. The elevations show how crammed together they would appear, which is not surprising as they would be confined in a much smaller area than the original area of no. 7. One can only imagine how uncomfortable life would be for the inhabitants. Members of the panel consider that the only acceptable outcome in this case would be to restore no. 7 as near as possible to its original state, keeping to the low-rise principles of the Garden Suburb ideal.

Internal Consultees

Environmental Protection Unit - To the rear of the site is Waitrose delivery yard and it is near the

busy junction with Ruislip High Street, I would therefore require conditions for the submission of a noise protection scheme.

Also this is a resubmission of a previous scheme, which included a contaminated land report. No new report has been submitted. A contaminated land condition is required as although the site has no contaminative use as the ground appears in poor condition and it has been derelict for a number of years. The consultant indicates that there is a potential for asbestos in the buildings and possibly below the hard standing. This would need to be included in the soil testing site for the new gardens and landscaped areas to make sure it is not present.

Highways - Kingsend is a classified road on Council's road network and the property is directly opposite Princess Lane and immediately adjacent to the Waitrose service vehicle access road. There is parking stress in the area due to local parking restrictions and the traffic generated by local retail facilities. The site has a PTAL value of 3 (moderate) which means there will be a reliance on private vehicles for trip making. There will be additional traffic to the site but this will not be significant.

The car parking at the front of the property has 2 spaces per dwelling which is in line with the Council Policy on on-site car parking. One of the car parking spaces should be actively EVCP wired and 1 passively. The existing vehicular crossover to No.5 may need to be amended in the light of the latest scheme. From the minor changes made in the latest revisions my earlier comments still stand and especially those relating to no gates at the entrance. On the basis of the above comments I do not have significant highway concerns over the application.

Trees/Landscape - The site lies within the Ruislip Village Conservation Area. While close to the edge of the town centre, Kingsend is essentially a suburban residential street characterised by its verdant established front gardens. The current proposal offers a front garden which is dominated by hard surfacing to facilitate off-street parking and bike storage - with no soft landscape enhancement or screening.

Private secure bike storage should be located in the rear garden where it will be secure and out of public view - as should bin storage (which is not indicated on plan). The character of the front garden is too hard and urban in character. It fails to respond to Hillingdon's design guidance which recommends 25% front garden coverage with soft landscape. This proposal is unacceptable. It fails to harmonise with the properties in Kingsend and has a detrimental impact on the visual amenity and character of the Ruislip Village Conservation Area.

Officer response: The revised plans have been submitted and Landscape Officer has confirmed that the proposal 'looks a much more acceptable / potentially attractive frontage - just a shame that there is insufficient space to wrap planting around the side boundaries, but unfortunately every millimeter is required for the parking bays and manoeuvring space. No objection subject to a landscape condition'.

Conservation and Urban Design - Whilst the loss of no. 7 is regretted, there would be no objection in principle to its demolition and redevelopment, as it is generally in poor condition and not considered of particular architectural quality. However a good quality replacement building of appropriate design and layout would be required. It is noted there are no supporting documents such as a Heritage Statement, which would consider the significance of the site and the impact on the Conservation Area of both the demolition and new build. Whilst the design approach is in line with recent discussions there are issues with its crown roof; its height against the immediately adjacent property no. 5 and general height in the street scene. Also the frontage treatment; there should be a landscaped garden buffer on the frontage, something like a resin bound gravel area for the car parking and a low boundary wall with hedging along the road. Bin stores need to be relocated to a more discrete position.

Officer response: Revised plans further reducing the height and removing the bin stores from the front, with increased landscaping have been submitted.

Conservation Officer comments on revised plans - The previous comments re a lack of Heritage Statement still stand. The height of the building is now improved as is the layout of the frontage parking. The issue with the crown roof still remains.

Should this be considered acceptable samples of all materials will need to be submitted; windows and external doors will need to be of a traditional design (to be agreed) and of painted timber; boundary details plus a detailed scheme of hard and soft landscaping.

Officer response: A heritage assessment has now been received, such that the Conservation Officers only reservation concerning the scheme is the use of a crown roof.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The NPPF has a requirement to encourage the effective use of land by re-using land. This is an existing residential unit set in a spacious plot, which within planning considerations is considered to be a brownfield site. It is in a sustainable location.

The site lies within an established residential area where there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable, in accordance with the Hillingdon Local Plan (November 2012).

Given the residential character of the surrounding area, there is no policy objection to the development of the site to provide additional residential accommodation, subject to an appropriate density and design, and the proposal being in accordance with all of the relevant planning policies and supplementary guidance.

The demolition of No.7 is considered acceptable in principle as the property is in a very poor state, its retention/restoration as a pastiche of its former design/appearance is unrealistic/uneconomic (as re-inforced by the heritage assessment). It is therefore a matter of deciding whether the replacement pair of semi detached dwellings have an acceptable impact on the character and appearance of the Conservation Area.

7.02 Density of the proposed development

Policy 3.4 of the London Plan seeks to ensure that new development takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings and its impact on adjoining occupiers.

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

With specific reference to the site location within a Conservation Area, Policy BE4 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that new development should harmonise with the materials, design features, architectural style and building heights predominant in such areas. This is supported by Policy 7.4 of the London Plan (2016) which requires developments to have regard to local character. Policy BE4 reflects the relevant legal duties.

The site forms part of the residential character which was developed following the introduction of the railways in 1904 and a proposed urban extension of the area, in 1908, by Kings College, proposing a plan for a 'Garden Suburb'. This was only partially built, however the existing residential area as seen today was influenced by this principle. The area includes many buildings of architectural quality set in spacious green landscaping. Kingsend and the immediate surrounding area is predominantly characterised by single family dwellings in a variety of styles such as mock-Georgian, 'olde worlde' and Arts and Crafts. Defining features which characterise these include asymmetrical principle elevations, tall projecting front gables, brown brickwork with some subtle detailing, vertical clay tile hanging or timber cladding, tall chimneys and multi-paned windows. Kingsend was one of the first roads developed and mostly comprises detached and semi detached properties situated on spacious plots. Whilst some sites have been developed for flats the buildings are proportionate to the plot sizes.

The buildings are characteristically set back from the road and feature mature front gardens and driveways, predominantly front boundary treatments comprised of mature hedges, positively contributing to the character of the Conservation Area. No. 7 originally formed part of a symmetrically designed group of 4, with nos. 5 and 11 designed as a mirrored pair to bookend no. 7 and 9 which were centrally positioned substantially set back from the road. No. 9 was previously demolished due to the development of Waitrose supermarket to the rear. The site is highly visible, located at the Eastern side of Kingsend where it joins the High Street. The service road used to access the Waitrose allows views of the site from the front and the side therefore it is important it contributes positively to the street scene.

The proposal is for the replacement of the existing detached dwelling with 2 semi detached properties. The design of the proposed dwellings has been revised with a central gabled projection and the hipped roofline extending down at the sides to match the eaves height of no. 5, although the roof appears higher. However the wider street scene has much taller buildings and very varied roof forms due to its proximity to the town centre. In this context a height of 8.4 m is acceptable. The Conservation Officer has advised that the design approach is fine, as is the positioning on the site, which better respects the character and appearance of the Conservation Area. However they have raised concerns over the resultant crown roof. Having regard to the variations in the roof forms, including existing crown roofs as seen at no. 17, on balance it is considered that the proposed dwellings would respect the architectural character and appearance of the Ruislip Village Conservation Area. As such it is considered that the proposal would comply with the requirements of Policies BE4, BE13, BE15 & BE19 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Furthermore Policies BE4 and BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) required that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene, whilst Policy BE19 seeks to ensure that new development within residential areas compliments or improves the

amenity and character of the area.

The proposal involves substantial redevelopment of a modest sized plot including the demolition of the existing property at no. 7. The proposed replacement building is set back 1.5 m from both side boundaries and measures 10.95 m in depth and 13.55 m in width with a hipped roof of 8.4 m in height. The design of the proposed dwellings has been amended from the original submission to better respect the character and appearance of the Conservation Area. Concerns over the treatment of the front garden area have also been addressed to remove the proposed bin stores and increase the landscaping along the frontage.

It is therefore considered that the proposed development would be in keeping with the character and appearance of the street scene and the surrounding Conservation Area. As such the proposal would comply with the requirements of Policies BE4, BE13 and BE19 of the UDP saved policies.

It is noted that the NPPF states "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting." However in consideration of the loss of the existing building at no.7, although it would be considered regrettable, the existing dwelling has been unoccupied for some considerable time and is in a very poor condition. It is not considered that the Council can refuse demolition of No.7, which is no longer of the same historical/architectural value as No's 5 and 11. If the Council sought its retention there is the potential that it would deteriorate further from a derelict status to a ruined status and as such in the interim, cause more harm to the Conservation Area. Neither can the Council change or prevent all further development in a Conservation Area.

7.08 Impact on neighbours

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: New Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight. The daylight and sunlight available to adjoining properties should be adequately protected. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination. Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded. Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours.

The Council's HDAS 'Residential Layouts' also advises buildings should avoid being over dominant from neighbouring properties and normally a minimum 15 m separation distance should be maintained between habitable room windows and elevations of two or more storeys (taken from a 45 degree splay from the centre of habitable room windows). Paragraph 4.12 of the guidance also advises that where habitable room windows face each other, a minimum 21 m distance is required to safeguard privacy.

The proposed dwellings would be situated between the retained property at no. 5 and the service road on the other side, which leads to the Waitrose delivery yard at the rear. Beyond the service yard no. 11 is separated from the site by approximately 19.5 m and no. 4 opposite, by approximately 25 m. The proposed building maintains the front and rear building line of no. 5 set back 3 m from its side elevation. It is noted that no. 5 has existing side windows facing the proposed block, however these windows appear to be secondary windows, with the rooms being served by principle windows facing front and rear. Therefore, it is not considered that the proposed dwellings would cause a significant loss of

light, loss of outlook, sense of dominance or unacceptable overlooking of any neighbouring occupier. As such, the proposal would have an acceptable impact on the residential amenity and the development is considered to comply with Policies BE20, BE21 & BE24 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.

The proposed floor plans originally identified the properties as having 4 bedrooms however the revised plans have relabelled one of the rooms in the roof space as a study. It is noted on neither set of plans this room was served by any form of window or rooflight. Having considered that size of the room and that should the proposal be approved, in terms of appearance and residential amenity, it would be unlikely that permission for a rooflight to serve this room would be refused. As such for the purposes of this assessment, this is considered as a potential bedroom.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. For a 3 bed (6 person) dwelling over 2 floors a floor area of 102 sq m would be required. The proposed plans indicate floor areas of 135 sq m. Therefore adequate space would be provided to meet the London Plan and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) space requirements.

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD: New Residential Layouts: Section 4.9.

The Hillingdon Design and Accessibility Statement Residential Layouts, requires the provision of usable attractively laid out and private garden space, which for a 3 bed property would be a minimum of 60 sq.m. The submitted block plan indicates private rear amenity space of between 68 - 69 sq.m, in excess of the requirement. The proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policies AM7 and AM14 are concerned with traffic generation, road capacity, onsite parking and access to public transport. The proposal will lead to an intensification of use of the site with associated traffic movements.

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a provision of 2 spaces per dwelling giving an overall requirement of 4 car parking spaces. The proposed plans indicate the provision of 4 car parking spaces to the front in compliance with the adopted standards. The Highways Officer has raised no objections to the parking or proposed access. Therefore the proposal is considered to comply with the requirements of Policies AM7 and AM14.

It is also noted that adopted standards require the provision of 2 secure covered cycle

parking spaces per dwelling however details for the provision of suitable cycle parking could be conditioned for submission if all other aspects of the proposal were acceptable.

It is noted that the existing access is situated between no. 5 and no. 7 and this has not been shown on the plans. In the context of this proposal that cross over could not be utilised by no. 5, without compromising the landscaping to the front. There is sufficient space to the front of no. 5 to reposition this crossover to allow access to the front of that property. However that does not form part of this proposal and would be considered on its own merits as a separate application.

7.11 Urban design, access and security

Secured by Design is now covered by Part Q of the Building Regulations.

7.12 Disabled access

The Access Officer has not raised any concerns relating to Lifetime Home Standards and to achieving level access.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The initial concerns raised by the Council's Landscaping Officer and Conservation Officer regarding the domination of hard surfacing and lack of soft landscaping has been addressed. The Landscape Officer has advised they have no further objections subject to a condition for the submission of a landscaping scheme. These details should include details for the siting of a suitable cycle and refuse storage.

The proposal therefore complies with policies BE4 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

It is noted that the site lies to the front of the busy service yard serving the Waitrose supermarket, which operates between the hours of 06.00 and 23.00. In order to mitigate for any conflict arising from the noise impact of their deliveries on the occupiers of the proposed dwellings an acoustic fence should be provided along the side and rear boundaries. Details of this could be conditioned for submission if all other aspects of the proposal were acceptable.

7.19 Comments on Public Consultations

The comments raised have been noted and are mainly addressed within the report. With regard to the materials to be used for the dwelling, details and samples can be conditioned for submission and agreement with the Council. Given the scale of the development within the context of the plot size, a condition for the removal of permitted development rights could be imposed to ensure the impact of any further development could be fully assessed. The concerns over parking provision for deliveries are noted, however the site is an existing residential property, which could have deliveries and has no such specific parking provision. Given the infrequency of such an event for one additional dwelling, it would be unwarranted to refuse this proposal on that basis alone.

7.20 Planning Obligations

The Council's Community Infrastructure Levy Charging Schedule was adopted on 1st August 2014. The additional habitable floor space created will be chargeable at £95 per square metre.

On the 1st April 2012 the Mayoral Community Structure Levy came into force. The London Borough of Hillingdon falls within Charging Zone 2, therefore, a flat rate fee of £35 per square metre would be required for each net additional square metre added to the site as part of the development.

Presently calculated the amounts would be as follows;

LBH CIL £32,439.49

London Mayoral CIL £12,701.70

Total CIL £ 45,141.19

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

2010).

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

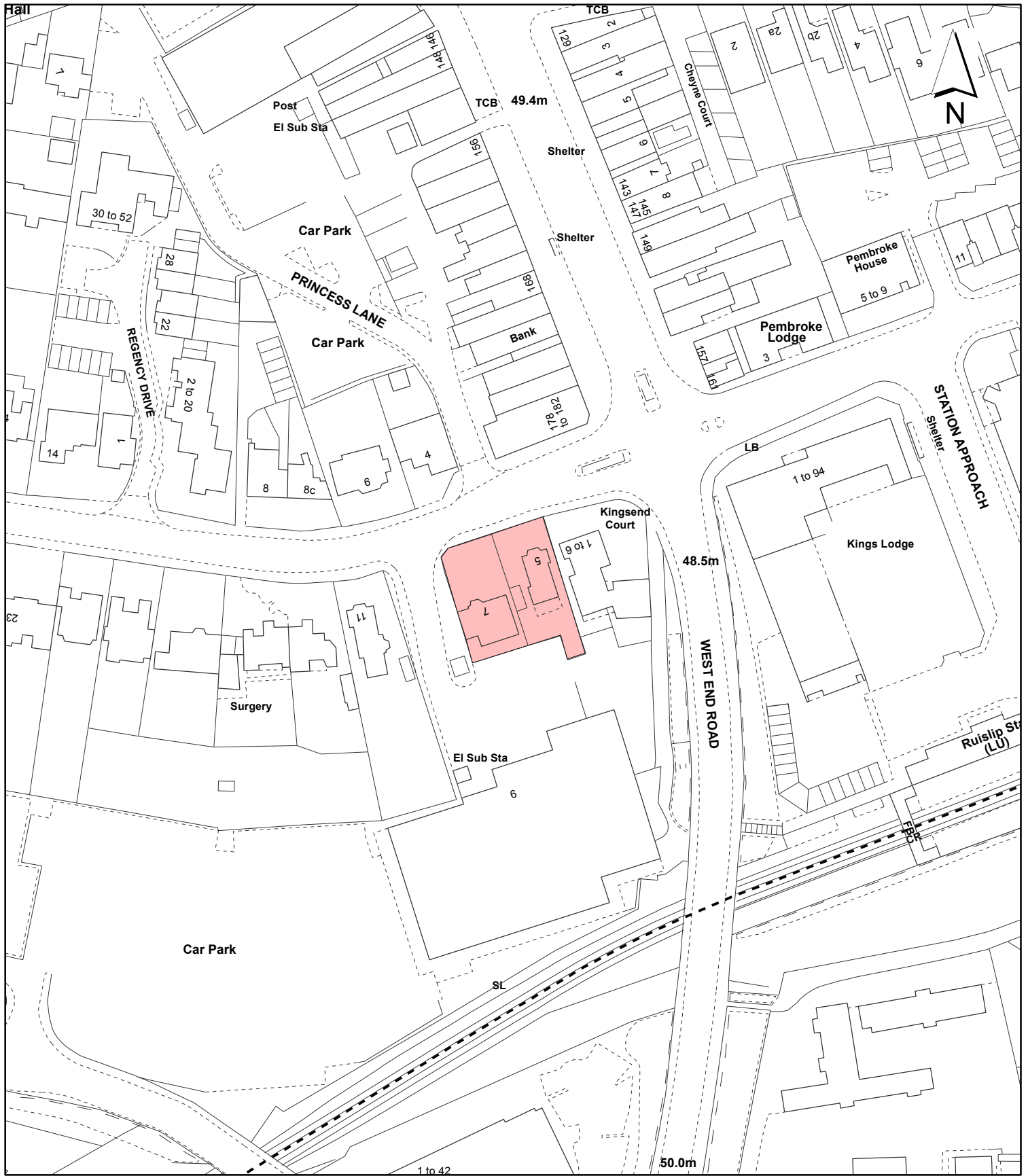
The proposed dwellings are considered acceptable in design terms and would not significantly impact on the amenity of the neighbouring properties. It would provide adequate living accommodation and private amenity space as well as parking provision.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Residential Extensions
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

5 & 7 Kingsend

Planning Application Ref:

45467/APP/2016/3680

Planning Committee:

North

Scale:

1:1,250

Date:

November 2017

LONDON BOROUGH OF HILLINGDON
Residents Services Planning Section

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



HILLINGDON
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