

Report of the Head of Planning, Transportation and Regeneration

Address 18 HIGH STREET NORTHWOOD

Development: Change of use from Use Class A1 (Shops) to Use Class A2 (Financial and Professional Service) and Use Class B1 (Office other than A2) and installation of new shop front.

LBH Ref Nos: 42807/APP/2018/2081

Drawing Nos: 18/3192/2
18/3192/3A
18/3192/1
18/3192/4A

Date Plans Received: 05/06/2018 **Date(s) of Amendment(s):** 05/06/2018

Date Application Valid: 15/06/2018

1. **SUMMARY**

The application seeks planning permission for the Change of Use from Use Class A1 (Shops) to Use Class A2 (Financial and Professional Service) and Use Class B1 (Office other than A2) and installation of new shop front.

There is no objection in principle to the change of use as sufficient A1 units would be retained within the parade of units. It is considered that it would not result in an increased demand for parking and traffic generation and the new shop front would not have a detrimental impact on the appearance of the street scene.

The proposal is recommended for conditional approval.

2. **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, 18/3192/3A; 18/319/4A dated September 2017 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 H16 **Cycle Storage - details to be submitted**

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for 1 bicycle has been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

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 6 of the London Plan (2016).

INFORMATIVES

1 159 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.

2 147 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).

3 115 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.

4 170 LBH worked applicant in a positive & proactive (Granting)

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 relates to a mid-terraced property to the East of High Street. It is currently used as a carpet shop. The property is located within a parade of shops, however, it does not form part of a primary or secondary shopping area or a Town Centre. It lies within the developed area and the Old Northwood, Area of Special Local Character (ASLC) as identified within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The application is seeking planning permission for the Change of Use of the ground floor unit from Use Class A1 (Shops) to Use Class A1/B1 (Financial Services/Offices). In addition, the shop front would be altered. The size of the fascia sign would remain as existing, the door would be related to the centre of the shop front and a stall riser would be installed.

During the determination process the plans were amended to change the size of the fascia sign and show the neighbouring properties correctly.

3.3 Relevant Planning History

42807/88/2640 18b High Street Northwood

Change of use of part of delicatessen [A1] for the preparation and serving of hot food[A3] 25/11

Decision: 05-04-1989 Approved

42807/ADV/2005/5 18b High Street Northwood

INSTALLATION OF INTERNALLY ILLUMINATED FASCIA SIGN (RETROSPECTIVE APPLICATION)

Decision: 03-03-2005 Approved

Comment on Relevant Planning History

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

Part 2 Policies:

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE28 Shop fronts - design and materials
- BE5 New development within areas of special local character
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- S6 Change of use of shops - safeguarding the amenities of shopping areas
- S7 Change of use of shops in Parades
- LPP 6.13 (2016) Parking
- LPP 6.3 (2016) Assessing effects of development on transport capacity
- LPP 6.9 (2016) Cycling

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Twelve neighbouring properties and the Resident's Association were notified of the proposal on 18/06/2018. A site notice was also displayed which expired on 16/07/2018.

No responses were received.

Internal Consultees

Highways Officer:

The site is located within the main High Street in Northwood. The public transport accessibility level (PTAL) is rated as 2 which is considered below average.

There are no specific concerns with this change of use due to the small scale of the proposal and the existing retail/commercial mix of the local district centre which is likely to contribute to linked trips to the site given these established use attractions. This would inherently reduce the potential for any new vehicular activity generated by the proposal. The only parking requirement in this case is 1 cycle space to conform to the Council's adopted cycle parking standard. This has not been demonstrated but can be secured via planning conditions.

The application has been reviewed by the Highway Authority who are satisfied that the proposal (subject to the recommended cycle provision and condition) would not exacerbate congestion or parking street and would not raised any highway safety concerns in accordance with Policies AM2, AM7 and AM14 of the Development Plan (2012) and Policies 6.3, 6.9 and 6.13 of the London Plan (2016).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site lies within a parade of shops within an mainly residential area. The parade of shops does not form part of a Town Centre or a Primary or Secondary shopping area. Sufficient A1 properties would be retained within the parade of shops and so it is considered that in principle the change of use would be acceptable.

7.02 Density of the proposed development

Not applicable to this application.

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

The site lies within Old Northwood Area of Special Local Character. The impact on this ASLC will be discussed as part of the impact on the character and appearance of the area below.

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) requires all new development to maintain the quality of the built environment including providing high quality urban design.

Policy BE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires new developments in an Area of Special Local Character to harmonise with the materials, design features, architectural style and building heights predominant in the area.

Furthermore Policies, BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or Area of Special Local Character or would fail to safeguard the design of the existing and adjoining sites. Policy BE28 states that new shopfronts will only be permitted where their design and materials harmonise with the architectural composition of individual buildings or improve the character of the area.

The size of new fascia would match that of the existing and so would follow the design of the fascias within the shopping parade. The commercial properties along High Street have some variance within the style, design and material use. Subsequently, it is considered that the use of the timber framed fenestration, rather than aluminium and the use of a stall riser would not appear out of keeping within the shopping parade. Subsequently, it is considered that the proposal would comply with Policies BE5, BE13, BE15 and BE28 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Impact on Neighbours

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties.

Although, no hours of operation have been provided within the planning forms, the use is likely to match that of the existing use and neighbouring commercial properties. Subsequently, it is considered that the proposal would have no material impact on the residential amenity of the neighbouring occupiers, in compliance with Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

It is considered that the proposal would not exacerbate the congestion or parking stress within the immediate area and would not result in any highway safety concerns. To ensure that the proposal would comply with the Council's adopted cycle parking standard a condition can be added following any approval to ensure that one cycle space is provided. Subsequently, it is considered that the proposal would comply with Policies AM2, AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policies 6.3, 6.9 and 6.13 of the London Plan (2016).

7.11 Urban design, access and security

No urban design, access and security issues raised for this application.

7.12 Disabled access

The access to the unit would be altered as the door would be relocated to the centre. However, it is considered that it would not have an an impact on disabled access to the unit.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

The forms do not state any detailed regarding waste management. However, as the existing use is commercial it is considered that the existing waste management provisions would be suitable for the proposed use.

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

Not applicable to this application.

7.19 Comments on Public Consultations

No public comments were received for this application.

7.20 Planning Obligations

No planning obligations are required for this application.

7.21 Expediency of enforcement action

7.22 Other Issues

Policy S6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that change of use will be granted where; a frontage of design appropriate to the surrounding area is maintained or provided; the use would be compatible with neighbouring uses and would not cause unacceptable loss of amenity to nearby residential properties; and would have no harmful effect on road safety or worsen traffic congestion. Policy S7 establishes the criteria where service use would be permitted in parades and states the change of use from A1 will only be granted if the parade retains sufficient essential shop uses to provide a range and choice of shops appropriate to the size of the parade and to its function in the Borough and that the surrounding residential area is not deficient in essential shop uses. As many essential shop uses will be protected and ideally there should be no less than three in smaller parades and a choice of essential shops in larger parades and in local centres should be retained.

High Street Northwood consists of numerous commercial units with a variety A1, A2 and A3 Use Classes. It is considered that there would be sufficient A1 units following the proposed Change of Use. The unit which forms part of the proposal is relatively small with floorspace of 33.1 square metres. Subsequently, it is considered that no objection is raised in principle to the change of use in compliance with Policies S6 and S7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

It is considered that the Change of Use of the property from A1 (Shops) to A2 (Financial and Professional Services) and B1 (Office) would not have a detrimental impact on the parade of commercial units as sufficient A1 units would be retained. It is considered that it would not result in an increased demand for parking and traffic generation. In addition, it is considered that the proposed new shop front would not have a detrimental impact on the street scene, surrounding area and Old Northwood Area of Special Local Character.

In conclusion, the application is recommended for conditional approval.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).
Hillingdon Local Plan Part 2 - Saved UDP Policies (November 2012)
The London Plan (2016).
Supplementary Planning Document 'Accessible Hillingdon'.
Hillingdon Design and Accessibility Statement: Shopfronts
National Planning Policy Framework.

Contact Officer: Charlotte Spencer

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**18 High Street
 Northwood**

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

Planning Application Ref:
42807/APP/2018/2081

Scale:
1:1,250

Planning Committee:
North

Date:
August 2018



HILLINGDON
 LONDON