

## Report of the Head of Planning, Transportation and Regeneration

**Address** SPRINGWELL BARNES SPRINGWELL LANE HAREFIELD

**Development:** Single storey infill extensions, internal and external alterations and conversion from a single 5-bed dwelling to 2 x 3-bed dwellings.

**LBH Ref Nos:** 50620/APP/2018/1517

**Drawing Nos:** PL.005  
Topographical Survey  
Design & Access Statement  
Flood Risk Statement  
EX.003 B  
PL.004 D  
SK.003  
SK.002  
SK.004  
PL.003 A  
PL.001  
EX.002 B

**Date Plans Received:** 24/04/2018

**Date(s) of Amendment(s):**

**Date Application Valid:** 16/05/2018

### 1. **SUMMARY**

The application proposes for the erection of a single storey infill extensions, internal and external alterations and conversion from a single 5-bed dwelling to 2 x 3-bed dwellings. This would subdivide the main dwelling into two semi-detached properties. The application is recommended for approval.

The application is referred to Committee for decision as it lies within the Green Belt.

### 2. **RECOMMENDATION**

**APPROVAL subject to the following:**

#### 1 HO1 **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 HO2 **Accordance with approved**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL.005, SK.004, PL.003 A, SK.003, PL.004 D and PL.001.

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 HO4 Materials**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

**REASON**

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**4 HO5 No additional windows or doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing West, East and North.

**REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (2012)

**5 NONSC Non Standard Condition**

Prior to the commencement of any works on site, detailed drawings showing the junction between the new additions and the existing structures, the formation of covered walkways within the existing courtyard area, and the new windows should be submitted.

**REASON:** To safeguard the structural integrity and appearance of the remaining locally listed building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**INFORMATIVES**

**1 I47 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).

**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).

### **3 153 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.

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.5	(2016) Quality and design of housing developments
EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves Replaced by PT1.EM7 (2012)
EC4	Monitoring of existing sites of nature conservation importance and identification of new sites
EC5	Retention of ecological features and creation of new habitats
EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements

### **4 159 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.

### **5 170 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**

Springwell Barns form one of a small group of dwellings sited some 150 m to the South of Springwell Lock on the Grand Union Canal in the North Western corner of the borough. The canal forms the Western boundary of the site, beyond which is Springwell Lake and the R. Colne and to the East, the site is bounded by Springwell Lane and a farm access and footpath which forms part of the Hillingdon Trail network. To the North is Springwell Cottage and to the South is predominantly open farmland.

The land rises steeply from the valley floor to the East and the Southern part of the site has been cut into the valley side with Springfield Lane and the farm access running along the top of the steep bank. Vehicular access is provided at the Northern end of the site from Springfield Lane which descends to cross the canal and river by the lock. To the East of Springwell Lane is a former quarry, now in use for various commercial and storage uses.

The buildings comprise timber framed barns and outbuildings grouped around a central courtyard, probably 19th century or earlier in date, together with sympathetic modern additions that replace earlier farm buildings. The barns have been included in the Council's Local List and are of architectural and historic interest.

The site lies within the Springwell Lock Conservation Area which centres upon the canal and its lock and will form part of the proposed Colne Valley Archaeological Priority Zone. The site also forms part of the Metropolitan Green Belt and the Colne Valley Park as identified in the Hillingdon Local Plan. Part of the site adjoining the canal forms part of Flood Zones 2 and 3.

#### **3.2 Proposed Scheme**

The application proposes for the erection of a single storey infill extensions, internal and external alterations and conversion from a single 5-bed dwelling to 2 x 3-bed dwellings. This would subdivide the main dwelling into two semi-detached properties.

The proposed new unit would be created at the northern end of the barns and have three bedrooms. The main extension would involve the subdivision and infilling of the northern part of the internal courtyard to provide a new kitchen/ dining area which would link the eastern and western ranges of barns with a new internal corridor link created on the Eastern and Northern sides of the courtyard. This will be a glazed corridor running around two sides of the newly created small yard and alterations to the glazing and openings on the final side. The new kitchen /dining area would also involve infilling the entrance void beneath the roof which accesses the courtyard. A small plant room, 1.7 m by 2.9 m, would also be added on the Eastern elevation and a small storm porch on the Northern elevation.

The proposal has been reduced after pre-app advice, only extending to first floor level over the existing garage to the North and a bedroom to the East wing of the property. The internal floor area will increase by 95 square metres (two storeys), and the footprint of the property will increase by 55 square metres. The extension across the middle of the old

farmyard infilling between the annex and barn to the south and attaching across the yard to the large cart opening of the main barn on the east side of the yard will measure 7 m to 5 m, with a maximum height of 5 m.

### 3.3 Relevant Planning History

50620/PRC/2017/47 Springwell Barns Springwell Lane Harefield

Proposed subdivision of existing dwelling into 2 semi detached dwellings, single storey extension and internal and external alterations

**Decision:** 06-07-2017 OBJ

#### Comment on Relevant Planning History

Planning permission (4728R/91/896) was initially granted for the conversion of the farm buildings into 2 x three-bedroom houses on 15/11/91. This was subsequently renewed on 13/11/96 (4728AA/96/1456 refers). Planning permission was also granted for the conversion of the barns into a single dwelling on 7/4/97 (4728Z/96/831 refers).

Pre-application advise was sought (REF: 50620/PRC/2017/47), proposing for the sub-division of the existing dwelling into 2 semi-detached dwellings, single storey extension and internal and external alterations. The pre-app was objected against on 06.07.17.

## 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:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

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.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary

- Planning Document, adopted July 2006
- LPP 3.5 (2016) Quality and design of housing developments
- EC1 Protection of sites of special scientific interest, nature conservation importance and nature reserves Replaced by PT1.EM7 (2012)
- EC4 Monitoring of existing sites of nature conservation importance and identification of new sites
- EC5 Retention of ecological features and creation of new habitats
- EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- **20th June 2018**

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

## **6. Consultations**

### **External Consultees**

Neighbours were consulted via letter dated 18.05.18 and a further site notice was displayed which expired on 19.06.18.

By the end of the consultation period no objections from neighbours were received.

### **Internal Consultees**

Highways Officer:

It is proposed to provide 2 three bedroom residential dwellings in lieu of the existing 5 bedroom single tenure property. To comply with the adopted parking standard the maximum on-site requirement demands up to 1.5 spaces per unit thus totalling 3 spaces. The proposed quantum of 6 spaces therefore exceeds the maximum standard.

On the premise that Springwell Lane is a relatively remote and rural location with physical constraints such as a lack of footway and narrowness of roadway, it is a general principle to, whenever possible, discourage on-street parking on roads exhibiting such characteristics. The proposed higher parking quantum of 6 spaces is therefore welcomed on this basis as it will help protect the public realm from adverse parking displacement impacts particularly as the location exhibits an unrated PTAL level which inherently encourages an increased reliance on the private motor vehicle and therefore demands a higher on-site parking provision.

There is, however, no specific detail shown with regard to the parking arrangement hence this should either be submitted prior to application determination or suitably conditioned. The latter is considered an appropriate option as the extent of land is substantive hence it assumed that suitable provisions for the 6 parking spaces can be incorporated within the site envelope.

Planning officer: Although 6 parking spaces may appear excessive for the development, the agent has confirmed that these are the existing spaces serving Springwell Barns. Four of the spaces will be used to serve the existing/original dwelling, whilst 2 will be serving the new/converted dwelling.

The officer also states that a minimum of 4 cycle storage spaces, bin storage locations and a

Construction Logistics Plan (CLP) should be conditioned if the application is to be approved.

Flood and Water Management:

Although part of the site is within the floodplain, the current building is above the floodplain, and therefore there are no objections to the alterations. Please note any external alteration should maximise the permeable surfacing where possible.

Cadent Gas:

No objections.

Historic England:

The Greater London Archaeological Advisory Service (GLAAS) provides archaeological advice to boroughs in accordance with the National Planning Policy Framework and GLAAS Charter.

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

Although within the Colne Valley Archaeological Priority Zone, the proposed works are too small-scale to be likely to cause significant harm in this location

Conservation officer (summary):

The former barn in the east range remains with no extra subdivisions at ground level, with small bedroom and bathroom, and a mezzanine floor which it is now proposed to divide in two. This amounts to a very limited alteration and is unobjectionable.

Any approval should include conditions requiring detailed drawings showing the junction between the new additions and the existing structures, the formation of covered walkways within the existing courtyard area, and the new windows.

CONCLUSION: Conditional approval

Final comments from conservation officer:

There is no in principle objection to the creation of two dwellings from the historic farms given the planning permissions of the early 1990s and the positive pre-application.

RECOMMENDATION: Conditional consent - material condition to ensure that the proposed materials are matching.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

Principle of Development:

The main policy issue in relation to this proposal is the principle of additional development within the Green Belt and its impact upon its openness.

The NPPF advises that the essential characteristics of Green Belts are their openness and permanence. Paragraph 143 advises that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 144 advises that "very special circumstances" will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by

other considerations.' At paragraph 145, the NPPF goes on to advise that the construction of new buildings should be regarded as inappropriate (other than those exceptions which are listed).

Policy 7.16 of the London Plan seeks to maintain the protection of London's Green Belt and seeks to ensure that inappropriate development in the Green Belt should not be approved except in very special circumstances.

Policy EM2 in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) advises that any proposal for development in the Green Belt will be assessed against national and London Plan policies, including the very special circumstances test.

Policies in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) endorse national and regional guidance, in particular, policy OL1 which advises that planning permission for new buildings or for changes of use of existing land and buildings will only be granted for purposes essential and associated with the following predominantly open land uses, namely:-

- (i) Agriculture, Horticulture, Forestry and Nature conservation;
- (ii) Open air recreation facilities;
- (iii) Cemeteries.

Policy OL4 advises of the criteria to be applied for the replacement or extension of buildings within the Green Belt, namely:-

- (i) The development should not result in any disproportionate change in the bulk and character of the original building;
- (ii) The development would not significantly increase the built-up appearance of the site; and
- (iii) Having regard to the character of the surrounding area, the development would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

Therefore, the proposal does represent inappropriate development in the Green Belt. However, in this instance, an important consideration will be the granting of permission for the conversion of the barns into two units back in 1991 (App. No. 4728R/91/896 refers), which was subsequently renewed in 1996 (App. No. 4728AA/96/1456 refers). Due to these previous decisions and the pre-app advice taken prior to the submission of this application, it was considered that as there have been no material change in Green Belt policy terms that would now suggest that subdivision to provide two units is no longer appropriate the proposed development is acceptable.

#### **7.02 Density of the proposed development**

Not applicable.

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

The proposed development would not be likely to affect any archaeological remains as confirmed by the GLAAS.

A desk survey has also been submitted as part of the application. The outcome of the survey concludes that due to past construction activity on the site, any archaeological assets that might have been present would have been removed and that on this basis no further archaeological mitigation should be required.

#### **7.05 Impact on the green belt**

The proposed infill extension building would not look out of place or detract from its otherwise natural surroundings. As a result, the overall character of this area would thus be safeguarded and would retain its open, rural and countryside appearance. Therefore, it is considered that the scheme would assist in supporting the openness of the wider Green Belt, in compliance with Policies OL1 and OL2 of the Hillingdon Local Plan: Part Two - Saved UDP policies (November 2012).

#### **7.07 Impact on the character & appearance of the area**

No impact to the Street Scene.

#### **7.08 Impact on neighbours**

- Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to protect the amenities of surrounding residential properties from new development in relation to loss of sunlight, dominance and loss of privacy respectively. The Council's Supplementary Planning Document HDAS: Residential Layouts provides further clarification in that it advises that buildings of two or more storeys should maintain at least a 15 m separation distance from adjoining properties to avoid appearing overdominant and a 21 m distance should be maintained between habitable room windows and private amenity areas, including balconies to ensure that privacy is not compromised. The guidance applies a 45 degree line of sight taken from the middle of existing and proposed windows within which buildings should not encroach/overlook windows and patio areas.

The only property that could possibly be affected by the proposals is Springwell Cottage. From aerial/street view photographs, as well as the officers site visit and photographs, it would appear that this property would not be adversely affected by the proposals. The first floor bedroom window would be the nearest habitable room proposed to Springwell Cottage, which would not have a window directly overlooking.

- Internal Layout

The London Plan has been revised (March 2016) to take account of the new minimum internal floor space standards of the National Housing Standards. These require 3 bedroom, 6 person houses to have a minimum internal floor area of 102 sq.m. Bedrooms also need to provide a minimum floor area of 7.5 sq.m for single and 11.5 sq.m for double bedrooms. All habitable rooms should also receive adequate natural lighting and have a reasonable outlook. The proposed development would meet these requirements and are hence compliant to the London Plan.

- Amenity Space

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) also seeks to ensure that new residential development has sufficient external amenity space, which is usable in terms of its shape and siting. The Council's amenity space standards for houses with 3 bedrooms is 60 sq.m.

The pre-app advised that the amenity space should be provided adjacent to the unit it serves and the potential for overlooking of the front unit whilst accessing the unit at the rear needs to be considered and mitigated as much as possible. The proposal involves a 30 sq.m courtyard accessed internally, hidden between the existing Northern sides of the property and enclosed via the proposed infill extension stretching across one side to the other of this property. The property is located on a very large plot and hence more than

enough amenity spaces are available for the use of both properties. A new trellis fence with planting will divide the two gardens, not causing detrimental impacts to the openness of the Green Belt.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

As discussed previously, no objections have been raised by the Highways officer objecting to the proposal. A condition to locate cycle storage, bin storage and parking spaces will be added to the approved scheme.

It is also noted that Para. 106 of the NPPF advises that maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport. In town centres, local authorities should seek to improve the quality of parking so that it is convenient, safe and secure. This is a rural location, without easy access to service or public transport, where there would be a heavy reliance on the use of a car and as such it would be unreasonable to refuse on this basis alone.

#### **7.11 Urban design, access and security**

In design terms there are no objections in principle to the subdivision of the existing buildings.

The proposed development would not impact upon the building bulk and scale, and none of the ridge lines or roof forms will be altered as part of the works proposed. The external changes to the property will be minimal, and all proposed windows and materials are of matching design. The infill to the Western elevation and the proposed porch entrance to the subdivided property are considered acceptable in design and would not add significant bulk and scale to the property.

The pre-app advises that care will also need to be taken where new additions link onto the existing structures, for example, the link between the new kitchen/dining room and family room (existing large barn) and the formation of covered walkways within the existing courtyard area. Whilst the buildings are not statutory listed, they are of interest and it is important that the internal alterations do not damage the original frames of the barns. The design of the internal dining area and roof form are considered appropriate scale, size and bulk and would not be detrimental to the openness of the area, hidden within the building.

The landscape features proposed, to create necessary amenity spaces, have also taken on pre-app advice. A new trellis fence with planting will divide the two gardens. The planting will be used as a screening and no trees are to be lost by the development.

#### **7.17 Flooding or Drainage Issues**

No objections from Flood and Water Management officer.

### **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.

## **10. CONCLUSION**

The proposal would need to be justified in terms of Green Belt policy, but given that planning permission has previously been granted for two units within these barns, it is considered that the scheme would be acceptable in principle.

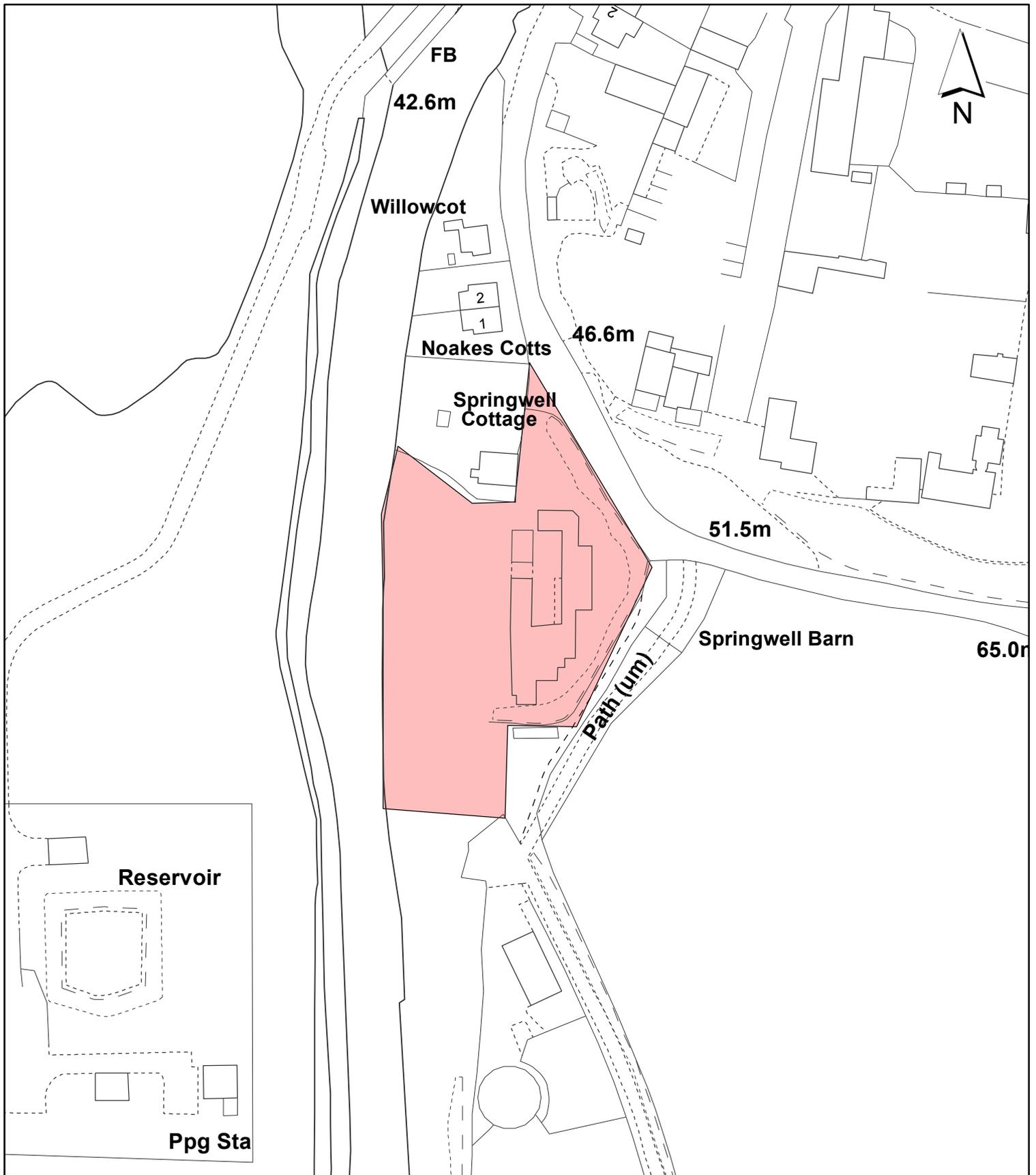
With relevant conditions added to the proposal, the application is considered appropriate and to not be harming the Green Belt. As such, the application is recommended for conditional approval.

## **11. Reference Documents**

- National Planning Policy Framework (NPPF)
- Technical housing standards - nationally described space standard
- Technical Guidance to the National Planning Policy Framework
- HBC Addendum to the Strategic Flood Risk Assessment and Sequential Test
- The London Plan (2016)
- Hillingdon Local Plan: Part 1 - Strategic Policies (Adopted November 2012)
- Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)
- Hillingdon Design and Accessibility Statement SPG - Residential Layouts
- Accessible Hillingdon SPD

**Contact Officer:** Nurgul Kinli

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Springwell Barns  
 Springwell Lane  
 Harefield**

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

Planning Application Ref:

**50620/APP/2018/1517**

Scale:

**1:1,250**

Planning Committee:

**North**

Date:

**January 2019**



**HILLINGDON**  
 LONDON