

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

**Address** 197 FIELD END ROAD EASTCOTE PINNER  
**Development:** New shop front, signage, awnings, lights and shutters  
**LBH Ref Nos:** 22149/APP/2019/1762  
**Drawing Nos:** Page 1 Photographs  
Page 2 Proposed elevations  
Page 3 Proposed elevations

**Date Plans Received:** 24/05/2019 **Date(s) of Amendment(s):**  
**Date Application Valid:** 24/05/2019

### **1. SUMMARY**

The application seeks planning permission for alterations to the shopfront relocating the main entrance the installation of a retractable awning, external lights above the fascia signs and internal shutters behind the glass. New sign are also shown which are considered separately under an application for advert consent.

The propose alterations to the existing shop front would be an enhancement from the existing and is not considered to detrimental on the character of the existing building, the adjoining locally listed terrace or the wider street scene, including the Morford Way Conservation Area. Furthermore the proposal would not impact on the amenity of the adjoining neighbours or be detrimental to highway or pedestrian safety.

### **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, Proposed Elevations Page 2 submitted 5/6/19 and Proposed Elevations Page 3 submitted 30/7/19, 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), the Hillingdon Local Plan Part 2-Development Management Policies with Modification (March 2019) and the London Plan (2016).

### **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).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

## **2            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.

### **3.            CONSIDERATIONS**

#### **3.1           Site and Locality**

The application site is located on a prominent corner plot on the northern side of the traffic light controlled junction of Field End Road and North View. The subject property is a ground floor A1 retail unit which forms part of a busy shopping parade, with residential above. To the east North View is entirely residential. The adjoining terrace is locally listed.

The application site lies within Eastcote Town Centre and Primary Shopping Area. It is also within the 'Developed Area' and adjacent to the Morford Way Conservation Area as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

#### **3.2           Proposed Scheme**

The proposal is for alterations to the shop front including repositioning of the main entrance, the installation of a retractable awning, external lights above the fascia signs and internal shutters behind the glass. New sign are also shown which are considered separately under an application for advert consent.

#### **3.3           Relevant Planning History**

22149/ADV/2019/24            197 Field End Road Eastcote Pinner  
New fascia signs and lighting

**Decision:**

22149/APP/2017/2101      197 Field End Road Eastcote Pinner

Installation of roller shutter.

**Decision:** 23-08-2017      Refused

22149/APP/2018/2258      197 Field End Road Eastcote Pinner

Alterations to shopfront, shelter over side extension and associated works

**Decision:** 04-12-2018      Refused

**Comment on Relevant Planning History**

The previous application for the installation of a roller shutter was refused on the detrimental impact on the street scene and the adjacent Conservation Area. The previous application for alterations to the shop front and a side extension was refused as the scheme failed to demonstrate it would not be detrimental to highway and pedestrian safety.

**4. Planning Policies and Standards**

The Local Plan Part 2 Draft Proposed Submission Version (2015) was submitted to the Secretary of State on 18th May 2018. This comprises of a Development Management Policies document, a Site Allocations and Designations document and associated policies maps. This will replace the current Local Plan: Part 2 - Saved UDP Policies (2012) once adopted.

The document was submitted alongside Statements of Proposed Main and Minor Modifications (SOPM) which outline the proposed changes to submission version (2015) that are being considered as part of the examination process.

Submission to the Secretary of State on 18th May 2018 represented the start of the Examination in Public (EiP). The public examination hearings concluded on the 9th August 2018. The Inspector submitted a Post Hearing Advice Note outlining the need to undertake a final consultation on the updated SOPM (2019) only. The Council undertook this consultation between 27th March 2019 and 8th May 2019. All consultation responses have been provided to the Inspector for review, before the Inspector's Final Report is published to conclude the EiP process.

Paragraph 48 of the NPPF (2019) outlines that local planning authorities may give weight to relevant policies in emerging plans according to:

- a) The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) The degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

On the basis that the public hearings have concluded and the Council is awaiting the final Inspector's Report on the emerging Local Plan: Part 2, the document is considered to be in the latter stages of the preparation process. The degree to which weight may be attached to each policy is therefore based on the extent to which there is an unresolved objection being determined through the EiP process and the degree of consistency to the relevant policies in the NPPF (2019).

### **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

BE10 Proposals detrimental to the setting of a listed building

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.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

BE26 Town centres - design, layout and landscaping of new buildings

BE27 Advertisements requiring express consent - size, design and location

BE28 Shop fronts - design and materials

LPP 2.15 (2016) Town Centres

LPP 4.7 (2016) Retail and town centre development

NPPF- 12 NPPF-12 2018 - Achieving well-designed places

NPPF- 7 NPPF-7 2018 - Ensuring the vitality of town centres

DAS-SF Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

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

**5.1** Advertisement Expiry Date:- **4th July 2019**

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

### **6. Consultations**

#### **External Consultees**

62 neighbours and the Eastcote Residents Association were consulted for a period of 21 days expiring on the 2 July 2019. A site notice was also erected on the lamp post to the front. There were

6 responses, raising the following issues:

- The colour scheme is a vast improvement
- It appears there will no longer be goods stored along the pavement at the side of the shop. If this isn't the case I would object to the plan
- I think there should be a condition to control storage alongside the building on the south elevation
- Refuse in the old store was kept within the store and now isn't and there looks to be no control over the bins and cages that clutter the side of the building
- The top edge of the signage is too high and does not continue the signage top edge of the nearby shops
- The top edge of the signage obscures the brickwork soldier course of the donor building
- The cornice needs replacing
- Vinyl graphic on windows are opposed as they limit overlooking through visual permeability, passive surveillance and detract from the shop front
- Security shutters behind the glass is welcome
- The proposal does not include any provision for the storage of waste. Would it be possible to impose a condition that the waste is stored in an enclosed (fenced) area
- I cannot see how the shop will have a sliding entrance door as the corner of the building is not a right angle but chiselled off

Eastcote Village Conservation Panel - The proposed shop front is a vast improvement on the existing.

However, there are some anomalies.

1. Page 3 shows the south elevation, which is situated on North View. Currently this elevation has at least 3 boarded up windows plus a door, these are situated near to the rear service road. The submitted designs show the door but not the windows. Are these areas going to have the boarding replaced by brickwork? If so, then the bricks must match the existing.
2. Currently the waste bins and recycling container are stored alongside the south elevation. These are not shown on any of the drawings. The previous owner of this shop [Pet Shop] had a wooden fence along part of this elevation and all rubbish was stored behind this fence. If this idea could be re-introduced this side of the building would look much tidier and more in keeping with the area.
3. The application states that roller shutters will be inside windows. This will leave the glass vulnerable to vandalism. Shutters should be on the outside to protect the windows.

### **Internal Consultees**

Highways Officer - No highway related concerns or comments on this application.

Conservation and Urban Design - The Conservation Officer previously advised that the current shop is rather brightly coloured and ad hoc signage. The proposal to use a smart dark green and unify the overall design would be an enhancement.

## **7. MAIN PLANNING ISSUES**

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

The site comprises an A1 retail use with an existing side extension. The proposal will retain the existing A1 use and include a larger side extension to the premises and a new shop front, relocating the entrance doors. Therefore the Council would not have an 'in principle' objection to the proposed development, subject to an application demonstrating compliance with all relevant Development Plan policies.

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

Not relevant to this proposal.

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

The building itself is not situated within a Conservation Area or is a Listed Building.

However it does adjoin a Locally Listed Building and is situated approximately 15.6m to the south east of the Morford Way Conservation Area. The significance of and implications to these heritage assets are considered within the impact on the character and appearance of the area.

#### **7.04 Airport safeguarding**

Not relevant to this proposal.

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

Not relevant to this proposal.

#### **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. Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements and improves the character and amenity of the area. Policy BE4 requires new developments within Conservation Areas to preserve or enhance the character and appearance of the Conservation Area.

Policy DMHB 13 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) advises that alterations to the existing shopfronts should complement the original design, proportions, materials and detailing of the building of which it forms a part.

Section 5.6 of the SPD: Shopfronts and Signage, states the Council will look for the use of traditional design features, such as; stall risers; several smaller panes of glass, instead of one large sheet of glass and more traditional types of window; vertical subdivisions at ground floor level below the fascia area, which would appropriately relate to the street and to the building above.

The proposed development is located to the south east of the Morford Way Conservation Area and adjoins a locally listed terrace.

The proposed alterations to the front of the building would relocate the doorway from the elevation fronting Field End Road to the chamfered edge fronting the centre of the road junction. The shop front elevations fronting Field End Road and North View would be glazed and retain the open character of the existing building. Above the windows is proposed a retractable striped awning in Chicago green complementing the proposed dark green of the shop front. The Conservation Officer has advised that the current shop is rather brightly coloured and ad hoc signage. The new entrance with a smart dark green shopfront will be an enhancement to the existing and will have no impact on any of the heritage assets nearby.

As such in terms of appearance the proposed alterations and additions would not be detrimental to the visual amenities of the street scene or the adjacent Conservation Area. Therefore the proposal would comply with Policies BE4, BE10, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMHB 13 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

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

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that uses that become detrimental to the amenity of the adjoining occupiers or surrounding area will not be approved.

This is an existing retail unit located within the Eastcote Town Centre and Primary Shopping Area and forms part of a terrace of commercial premises at ground floor and residential above. The proposal would retain the A1 retail use as existing and as such it is not considered that the proposed alterations to the shop front would adversely affect the amenities of the residential properties above through loss of light, outlook or visual intrusion or loss of privacy. The proposal is therefore considered to comply with Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**7.09 Living conditions for future occupiers**

Not relevant to this proposal.

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

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by the proposed development is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

The premises are located on the corner of Field End Road and North View in Ruislip which is signalised. The location displays a heavy pedestrian footfall linked mostly to local shopping patrons. The Highways Officer has advised that the proposed alterations to the shop front do not impact on highway or pedestrian safety and there are no concerns relating to this proposal.

It is therefore considered that the proposal would not be detrimental to highway safety and would comply with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**7.11 Urban design, access and security**

Not relevant to this proposal.

**7.12 Disabled access**

The Access Officer previously advised that this development opportunity should be maximised to make the main entrance accessible to wheelchair users by removing the existing step and ramping internally. The new entrance door should provide a minimum clear opening width of 1000 mm. It is strongly recommended that consideration be given to the use of an automatic opening door device. Entrance doors should provide a minimum clear opening of 1000mm for a single leaf door.

It is noted that the plans indicate a level access from the relocated single doorway, which is 1m in width and identified on the plans as a sliding door (total doorway width of 2m). The proposal would therefore comply with the requirements as stipulated above.

**7.13 Provision of affordable & special needs housing**

Not relevant to this proposal.

**7.14 Trees, Landscaping and Ecology**

Not relevant to this proposal.

**7.15 Sustainable waste management**

Not relevant to this proposal.

**7.16 Renewable energy / Sustainability**

Not relevant to this proposal.

**7.17 Flooding or Drainage Issues**

Not relevant to this proposal.

**7.18 Noise or Air Quality Issues**

Not relevant to this proposal.

#### **7.19 Comments on Public Consultations**

The plans do not include storage to the side of the building. Issues relating to the signage are considered under the application for advert consent. Other issues raised are addressed appropriately within the report.

#### **7.20 Planning Obligations**

Not relevant to this proposal.

#### **7.21 Expediency of enforcement action**

#### **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**

Not applicable

#### **10. CONCLUSION**

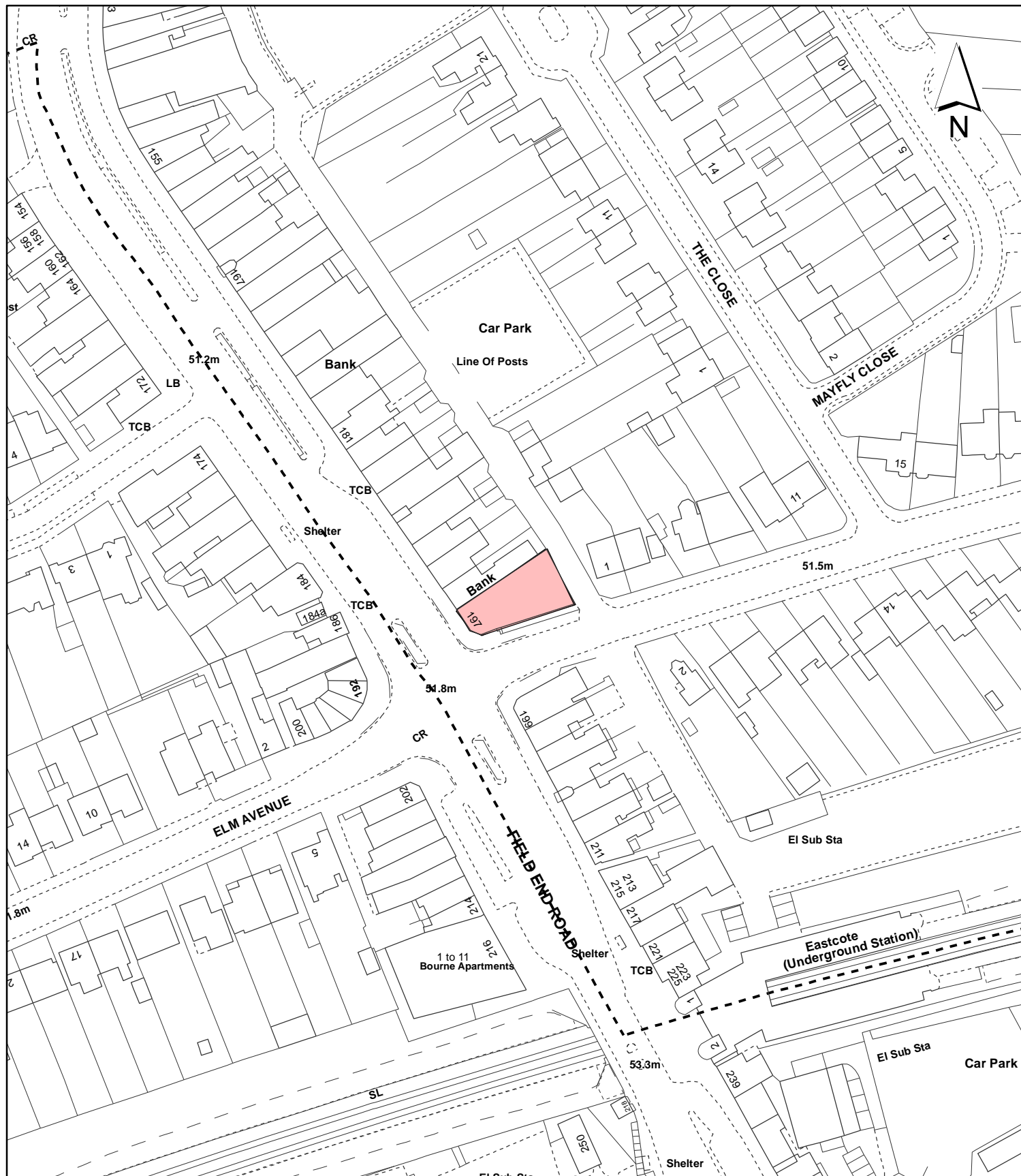
The proposed alterations to the existing shop front would be an enhancement from the existing. The proposed extension is not considered to detrimentally impact on the character of the existing building, the adjoining locally listed terrace or the wider street scene, including the Morford Way Conservation Area. Furthermore the proposal would not impact on the amenity of the adjoining neighbours or highway safety.

#### **11. Reference Documents**

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).  
Hillingdon Local Plan Part 2.  
The London Plan (2016).  
Supplementary Planning Document 'Accessible Hillingdon'.  
National Planning Policy Framework.

**Contact Officer:** Liz Arnold

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# Notes:

 Site boundary

For identification purposes only.

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Site Address:

**197 Field End Road  
Eastcote**

Planning Application Ref:

**22149/APP/2019/1762**

Planning Committee:

**North**

Scale:

**1:1,250**

Date:

**August 2019**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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