

Report of the Head of Development Management and Building Control Committee Report Part 2 – Application Report

Case Officer: **Daniel Ambrose**

38948/APP/2024/1666

Date Application Valid:	27.06.2024	Statutory / Agreed Determination Deadline:	16.10.2024
Application Type:	Full	Ward:	Yiewsley

Applicant: **Mr Merrick Knight**

Site Address: **Barr Lodge 1-32, Bond Close**

Proposal: **The replacement of existing windows and doors with new UPVC windows, fire rated windows and timber doors**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 6 of the Planning Scheme of Delegation (the Council is the Applicant)**



Summary of Recommendation:

GRANT planning permission subject to the conditions set out in Appendix 1.

1 Executive Summary

- 1.1 This full planning application proposes the replacement of existing windows and doors with new UPVC windows, fire rated windows and timber doors to number Barr Lodge 1-16.
- 1.2 Cumulatively, the proposed works are considered to comply with the objectives of the relevant planning policies and the proposal would not give rise to any significant harm to the character and appearance of the host building or streetscene in which the site is situated.
- 1.3 The proposal would have no impacts on neighbouring residential amenity and would not adversely affect highway safety, or cause harm in other respects.
- 1.4 Due regard has been given to local residents' objections (of which there are none), however it is concluded that the proposal complies with the Development Plan and no material considerations indicate that a contrary decision should be taken.
- 1.5 The planning application is therefore recommended for approval subject to the conditions set out in Appendix 1.

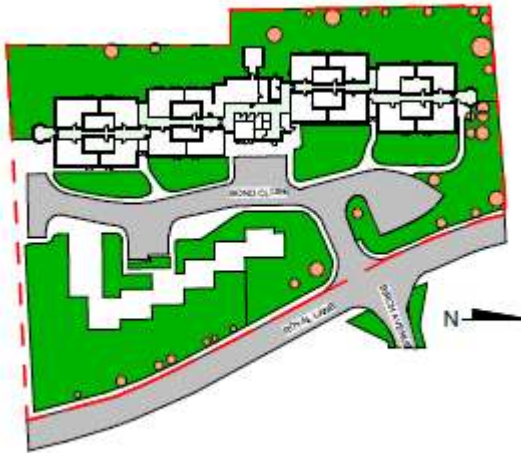
2 The Site and Locality

- 2.1 The application property is a two-storey multiple units sheltered housing scheme for retirees built in 1990, located on the western side of Bond Close - a cul-de-sac situated in Yiewsley, just off Royal Lane (refer to figure 1 below).
- 2.2 The surrounding area is residential. Dwellings within this character area are predominantly of uniform design / appearance and either semi-detached or terraced in form. The application building is finished in render and has a black tiled pitched roof and currently consists of blue timber windows and doors.
- 2.3 The application property benefits from an expansive site offering the residents ample amenity space.
- 2.4 The site does not lie within any designated areas or have applicable constraints relevant to the application.

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Figure 1: Location Plan (application site edged red)



① **Location Plan**
1 : 1250

Figure 2: Street View Image of the Application Property



3 Proposal

- 3.1 The application seeks permission for the replacement of existing windows and doors with new UPVC windows, fire rated windows and timber doors (proposed plan shown at Figure 3 & 4 below).
- 3.2 On the submitted plans drawing numbers 6658-ACC-00-XX-DR-A-120 & 6658-ACC-00-XX-DR-A-210, the aluminium curtain wailing at the northern and southern ends of the building will be repainted in anthracite grey, within the centre of the building fire rated windows will be installed and the remaining timber windows will be replaced for UPVC anthracite grey windows.

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Figure 3: Proposed Floor Plans (please note – larger version of plan can be found in the Committee Plan Pack)

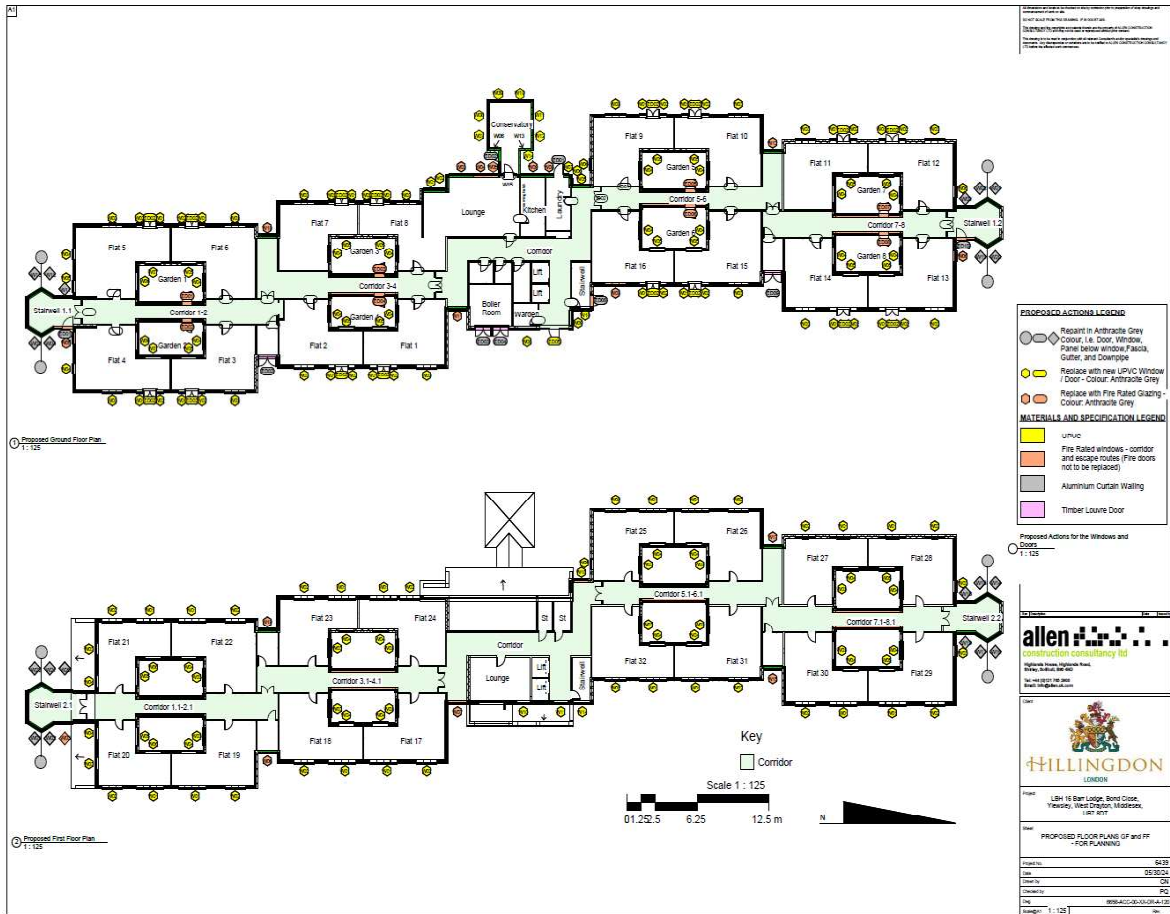
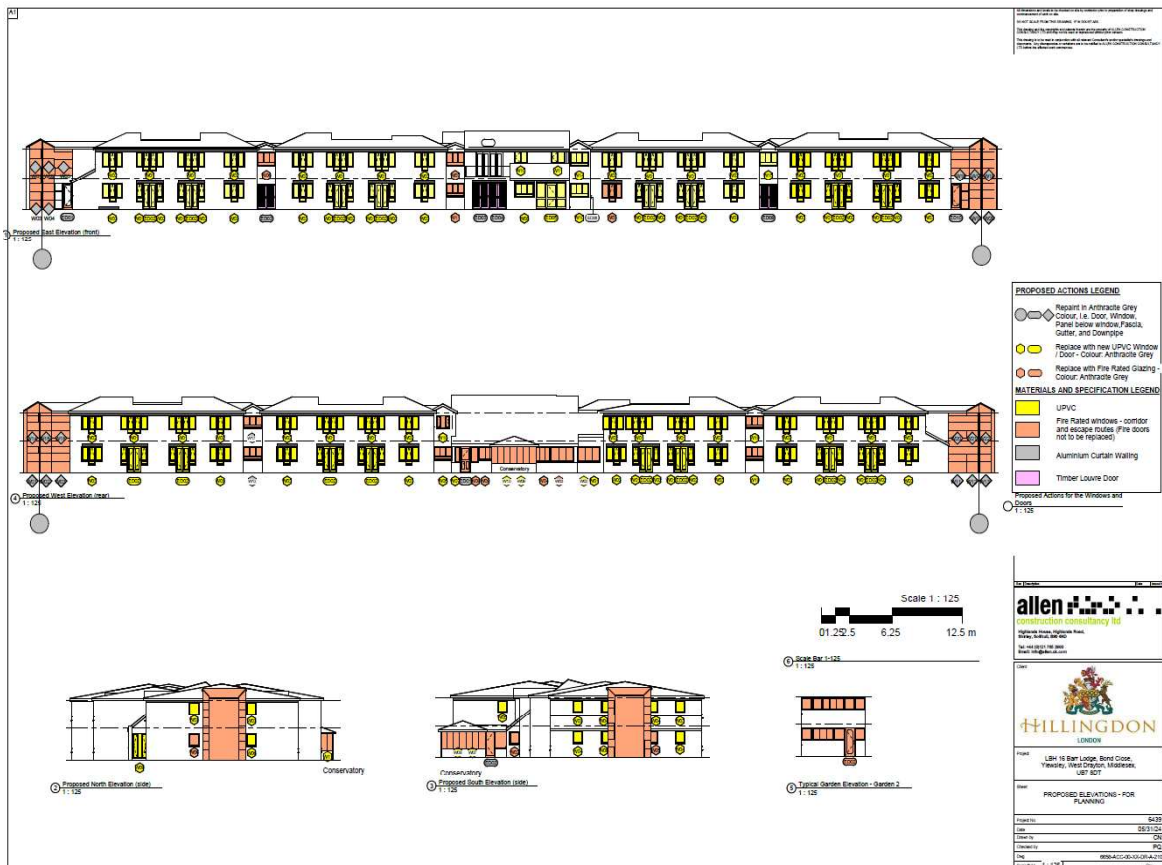


Figure 4: Proposed Elevations (please note – larger version of plan can be found in the Committee Plan Pack)



4 Relevant Planning History

A list of the relevant planning history related to the property can be found in Appendix 2.

5 Planning Policy

A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

6 Consultations and Representations

6.1 51 neighbouring properties were consulted on 15th of July 2024. A further consultation to notify the existing tenants at Barr Lodge was carried out on 20th August. The public consultation period expired 11th October 2024. As noted below there were no responses received.

6.2 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

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Representations	Summary of Issues Raised	Planning Officer Response
N/A	1. N/A	N/A

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
Access Officer No impact on accessibility	Noted
Highways Officer No highways objections	Noted
Conservation and Urban Design Officer No significant objections as the performance benefits are clearly outlined in the technical report.	Noted

7 Planning Assessment

Principle of Development

- 7.1 The proposal is for replacement and alteration to existing fenestration. The existing use as a sheltered housing scheme for older people is to remain with no change to the use of the building. As such, the principle of development is supported by national, regional and local planning policies, subject to the considerations set out below.

Design / Impact on the Character and Appearance of the Area

- 7.2 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.
- 7.3 Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping.

- 7.4 Policy DMHB 12 advises that development should be well integrated with the surrounding area. It should ensure public realm design takes account of the established townscape character and quality of the surrounding area.
- 7.5 The application proposes replacing windows and doors and the repainting of window panels, fascia, gutters and downpipes. No extensions are proposed to the building; therefore, it is not considered that the proposal would have a detrimental impact on the character and appearance of the building or the surrounding area. The proposed new windows and doors will be painted in Anthracite Grey and of UPvc material which will be a departure from the current wooden windows painted in blue. The new subtle choice of colour be more in keeping with the wider area as surrounding properties are majority white UPvc, whilst not grey, it is of the same colour palette being greyscale.
- 7.6 For these reasons the proposal is considered to have an acceptable impact on the character and appearance of the area and host dwelling. The proposal is considered to meet the overarching aims of Policies DMHD1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two (2020).

Residential Amenity

- 7.7 Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) states that all new development should seek to protect the amenity of surrounding land and buildings, particularly residential properties.
- 7.8 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.
- 7.9 Given the nature of the proposal and the separation from residential properties, it is considered that the proposal would not adversely affect the amenities of neighbouring occupiers, in accordance with Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Highways and Parking

- 7.10 The parking provision and traffic generation would remain unaffected by the proposal, in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020). Furthermore, the Highways Officer has no objections to the proposal.

8 Other Matters

Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on

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Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

Local Finance Considerations and CIL

The proposed development is not CIL liable.

9 Conclusion / Planning Balance

Overall, the application proposals are minor in scale and will not detract from the character or setting of the immediate area surrounding the site. The proposal would not result in harm upon neighbour amenity or the local highway network. The development would see upgrades to the building and units within which should allow for its continued use into the future while also offering a better thermal energy performance. For these reasons and those set out in the body of this report, the application is recommended for approval.

10 Background Papers

Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingdon.gov.uk.

APPENDICES

Planning Application

38948/APP/2024/1666

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 Supporting Documentation

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

PP-13181678v1

6658-ACC-00-XX-DR-A-210

6658-ACC-00-XX-DR-A-120

658-ACC-00-XX-DR-A-114

Design and Technical Brief - Window and Door Replacement Programme 2020-2021

Revised October

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 Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

3. NONSC Non Standard Condition

The external materials and finishes of the development hereby approved shall be carried out strictly in accordance with the details specified on the approved plans received by the Local Planning Authority, specifically details relating to the windows and doors on the approved plans shall be

REHAU TOTAL 70c window and door system and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

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 Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

Appendix 2: Relevant Planning History

38948/86/1321 Jan-16 Bond Close Yiewsley

Erection of sheltered housing scheme comprising 46 flats and wardens house.

Decision: 24-03-1987 Approve
Deemed Hill.

38948/A/87/0218 Jan-16 Bond Close Yiewsley

Erection of sheltered housing scheme comprising of 46 flats and wardens house.

Decision: 06-03-1987 Withdrawn

38948/APP/2006/1704 Barr Lodge, 16 Bond Close Yiewsley

ERECTION OF A SINGLE STOREY REAR EXTENSION

Decision: 11-07-2006 Approved

38948/APP/2006/39 Barr Lodge, 16 Bond Close Yiewsley

ERECTION OF A SINGLE STOREY REAR EXTENSION.

Decision: 09-06-2006 Withdrawn

38948/D/90/0452 Former Bison Ste & Allotment Land Royal Lane Yiewsley

Details of landscaping in compliance with condition 8 of Planning Permission
38948/86/1321 dated 24.3.87 Erection of sheltered housing scheme comprising 46 flats and
wardens house

Decision: 29-03-1990 Approve
Deemed Hill.

Appendix 3: List of Relevant Planning Policies

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies: