

# Report of the Head of Development Management and Building Control

## Committee Report – Application Report

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| Case Officer: <b>Emilie Bateman</b> | <b>79205/APP/2024/3177</b> |
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|-------------------------|-----------------|--------------------------------------------|------------------------|
| Date Application Valid: | <b>04.12.24</b> | Statutory / Agreed Determination Deadline: | <b>14.03.25</b>        |
| Application Type:       | <b>Full</b>     | Ward:                                      | <b>Northwood Hills</b> |

Applicant: **Hillingdon Council**

Site Address: **27- 29 Wiltshire Lane, Eastcote**

Proposal: **Proposed demolition of the existing block of 3 garages, conversion of the existing locally listed building into 2 houses with single storey rear extension, new dropped kerb and all associated parking provision and external works.**

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** Full planning permission is sought for the conversion of the existing locally listed property into two family-sized dwellings, the demolition of the existing garages, a single-storey rear extension, landscaping enhancements, and associated parking provision including a new dropped kerb.
- 1.2** The proposed development aligns with the objectives of relevant planning policies and would not result in harm to the character and appearance of the locally listed building, the street scene, or the wider local context. The scheme enhances the site by providing high-quality family-sized housing and improving the setting of the building through the removal of redundant garages and additional soft landscaping.
- 1.3** It is considered that the proposal would not cause undue harm on the living conditions of neighbouring occupiers over and above the current site circumstances. The proposed dwellings would provide satisfactory provision of internal and external amenity space for future occupiers.
- 1.4** The on-site car parking provision would be in line with the London Plan's parking requirements and the Council's Highways Department has raised no objections to the car park provision. The Highways Officer is satisfied that the proposal would not lead to parking stress or present a risk to highway safety.
- 1.5** Subject to conditions, the proposal would have an acceptable impact on neighbouring amenity, provide sufficient private amenity space, and would not result in adverse highway impacts or harm in other respects.
- 1.6** The proposal complies with the Development Plan, and no material considerations indicate that a contrary decision should be made. The application is therefore recommended for approval, subject to the conditions outlined in Appendix 1.

### **2 The Site and Locality**

- 2.1** The application site comprises a two-storey detached locally listed cottage. The building is currently laid out as four 1-bedroom flats. As of October 2020, the property was deemed unfit for habitation due to poor conditions, however, three of the flats are currently occupied with plans to rehouse.
- 2.2** The vehicular access to the site is from Wiltshire Lane alongside the northernmost side elevation of the building, with parking and a single storey block of 3

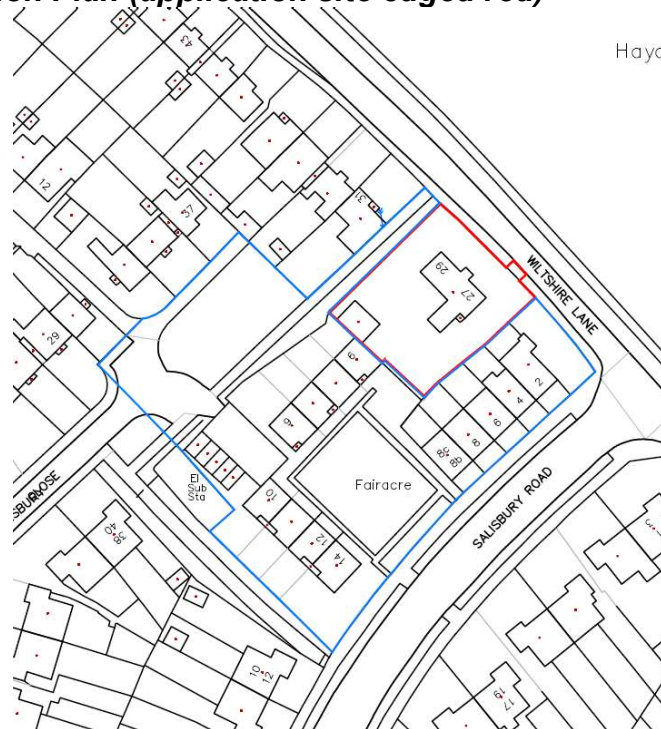
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lockup garages to the rear. The site is surrounded by two storey dwellings comprised of flatted, terraced and semi-detached homes.

- 2.3** The application site is not located in a Conservation Area and the subject building is not a statutorily listed building.

**Figure 1: Location Plan (application site edged red)**



**Figure 2: Block Plan**



***Figure 3: Front elevation of the existing property***



***Figure 4: Rear elevation of the existing property***



***Figure 5: Flank elevation of existing property***

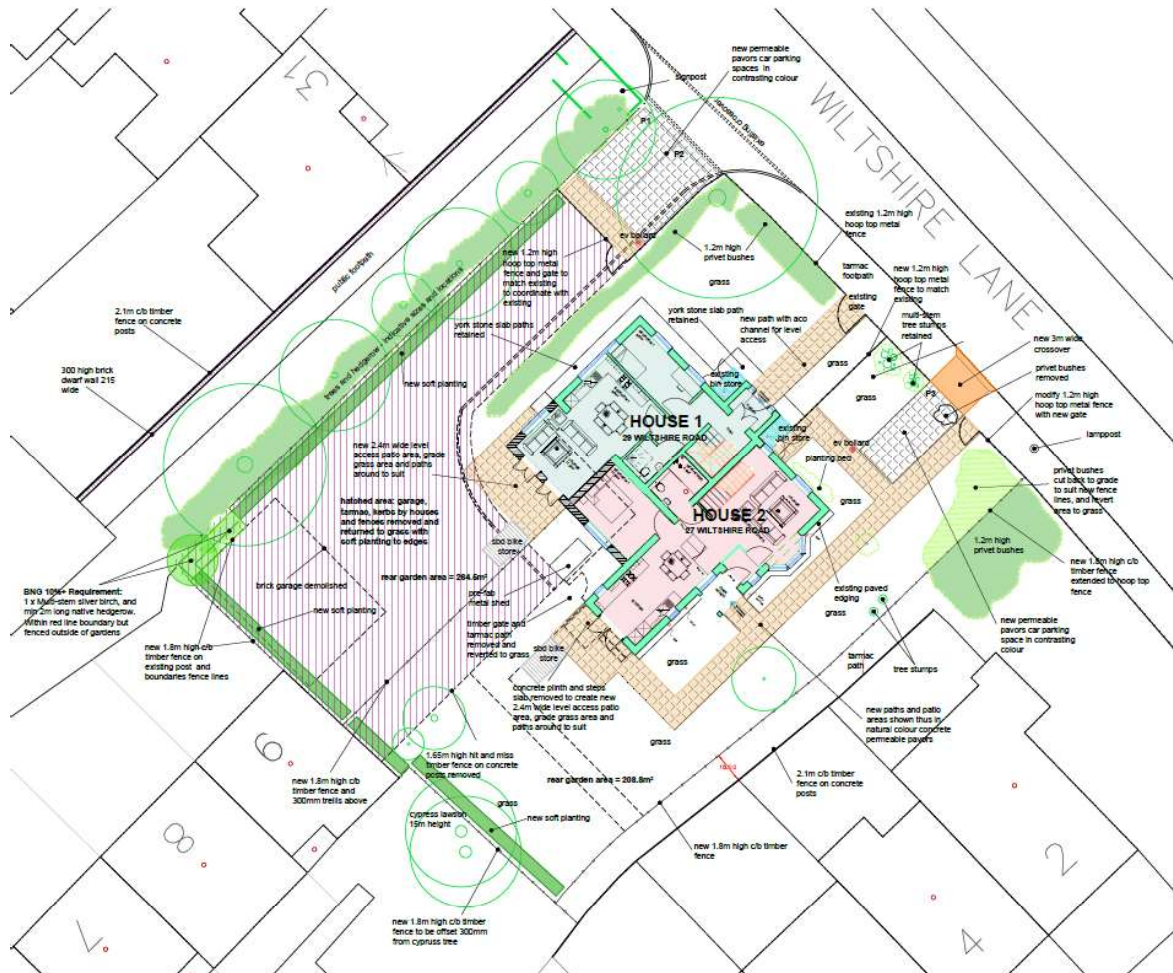




### 3 Proposal

- 3.1 Planning permission is sought for the proposed demolition of the existing block of 3 garages, conversion of the existing locally listed building into 2 dwelling houses with single storey rear extension, new dropped kerb and all associated parking provision. A rear elevation door is also proposed to be replaced with patio doors, and replacement windows are proposed on the north-west side elevation. The proposal would provide 2 x 4-bedroom dwellings with private garden space to the rear and 3 parking spaces in total constructed from permeable paving.

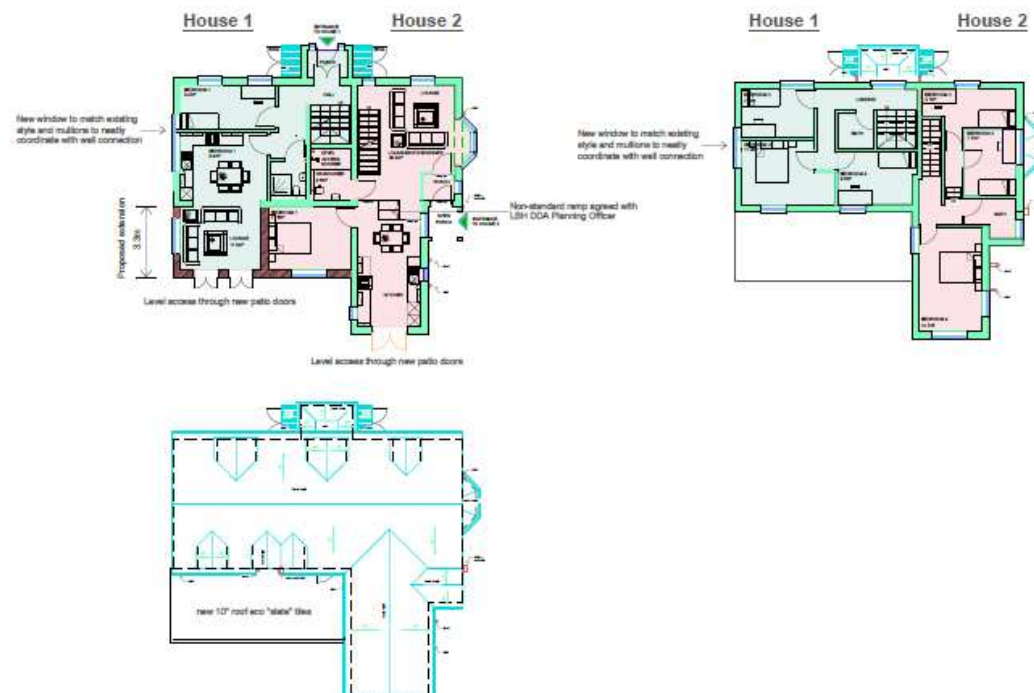
**Figure 6: Proposed Block Plan** (please note – larger version of plan can be found in the Committee Plan Pack)



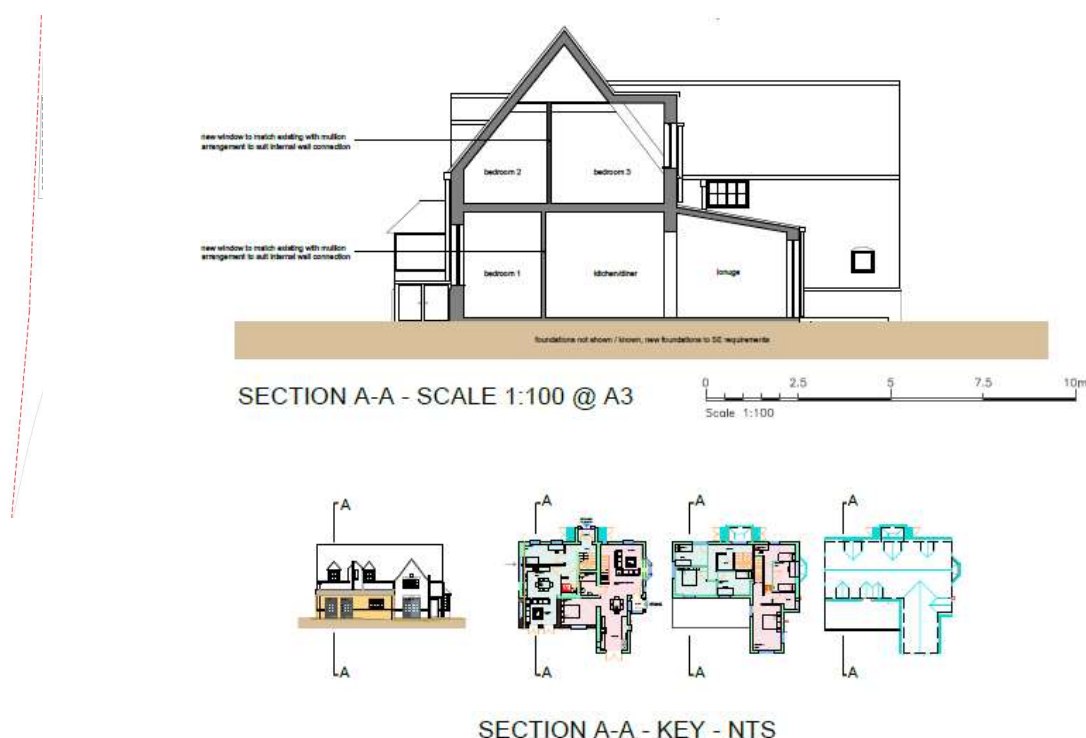
**Figure 7: Proposed Elevations** (please note – larger version of plan can be found in the Committee Plan Pack)



**Figure 8: Proposed floor plans** (please note – larger version of plan can be found in the Committee Plan Pack)



**Figure 9: Proposed Sections** (please note – larger version of plan can be found in the Committee Plan Pack)



## 4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2.
- 4.2 It should be noted that the building was likely converted to flats in the 1970s. However, there is no planning history records regarding this, and it not been regularised.

## 5 Planning Policy

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

## 6 Consultations and Representations

- 6.1 The 16 neighbouring properties and Northwood Hills and Eastcote Residents Associations were consulted on 20th December 2024. Three additional consultees were consulted on 24<sup>th</sup> January 2025, which expired on 14<sup>th</sup> February 2025.

- 6.2 No representations were received from the public consultation.

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- 6.3 In respect to internal consultee responses, these are summarised in Table 1 (below). Full copies of the responses have also separately been made available to Members.

**Table 1: Summary of Consultee Responses**

| Consultee and Summary of Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Planning Officer Response                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Highways Officer</b></p> <p>The site, located off Joel Street in Northwood Hills, consists of a locally listed cottage with 4 one-bedroom flats and 3 decommissioned council garages. The proposal seeks to convert the cottage into two separate 4-bedroom dwellings, each with an on-plot parking space. House 1 would use the existing access to the garages, while House 2 would require a new carriageway crossing. The area has a poor PTAL rating of 1b, indicating a higher reliance on private vehicles for transportation.</p> <p>In terms of parking, the application adheres to the London Plan and Hillingdon Local Plan parking standards, providing two spaces for unit 1 and one space for unit 2, which is compliant with the maximum parking requirement.</p> <p>Electric Vehicle Charging Points (EVCP) are proposed to meet the London Plan's 20% active provision requirement. Cycle parking is also provided, with secure stores for two bikes per unit.</p> <p>The proposal includes a new carriageway crossing for House 2 and utilizes the existing access for House 1, in line with council policies. Highway authorities have confirmed that the development will not have a detrimental impact on traffic or safety. Waste collection arrangements conform to the council's standards. Overall, the proposal is considered acceptable in terms of traffic, parking, and safety.</p> | <p>The acceptability of the proposal in highways terms is noted.</p> <p>A full and detailed assessment of the highway material considerations are set out in paragraphs 7.37-7.45 of this report.</p> |
| <p><b>Accessibility Officer</b></p> <p>Plans in respect of this proposal were reviewed prior to submission of the planning application to reach the optimal inclusive design.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>Noted.</p>                                                                                                                                                                                         |

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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>It has not been possible to incorporate step-free access, as any changes to the entrance would alter the character of the existing, locally listed house.</p> <p>Level access would still be possible from the rear, and a gentle ramp (10 degrees) has been included internally to allow access to the WC and shower cubicle. No alterations are proposed to the existing dwelling.</p> <p>London Plan policy D7 should not be applied given the design constraints and relationship with the existing inaccessible historic building.</p>                                                                                                               |                                                                                                                                                |
| <p><b>Conservation Officer</b></p> <p>This is an interesting locally listed building which has been subdivided into flats for some time. The proposal is for a modest rear extension and works to the landscaping including demolition to the garages.</p> <p>The proposal is in keeping and the extension is modest and subservient to the main building. This with the demolition of the garages and the soft landscaping of most of the hard standing is appropriate and in keeping with the character of the building. Therefore, we would support and recommend approval. External materials to match existing. Proposed slate subject to approval.</p> | <p>Support for the proposal is noted.</p> <p>Condition 9 secures details of the proposed slate roof tiles for the extension, for approval.</p> |

## 7 Planning Assessment

### Principle of Development

#### *Assessment*

- 7.1 The proposal seeks to convert four existing studio flats into two 4-bedroom houses. Whilst the planning history of the current studios is limited, with the units believed to have been created in the 1970s, this has never been formally regularised through either a certificate of lawful development or a planning application. As such, the loss of four substandard 1-bedroom flats to be replaced with two larger family sized dwellings would be acceptable in principle. This proposal provides an opportunity to deliver family-sized accommodation, which aligns with the borough's housing priorities.
- 7.2 Policy DMH 1: Safeguarding Existing Housing of the Hillingdon Local Plan (2020) resists the net loss of self-contained housing, including affordable housing, unless

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it is replaced with an equivalent residential floorspace. This proposal does not result in a loss of housing but rather improves the existing accommodation by converting four small studio flats into two larger family-sized dwellings. The current studio units are not fit for modern day living and do not meet the minimum floorspace standards as set out in the Housing Technical Standards and London Plan.

- 7.3 Both Policy DMH 2 of the Hillingdon Local Plan (2020) and Policy H10 of the London Plan (2021) call for a mix of housing sizes that reflect local housing needs. There is significant demand for larger family homes, particularly 3-bedroom properties, across the borough. By converting the studios into two 3+ bedroom dwellings, this proposal directly addresses this need by contributing to the provision of family-sized housing in the borough.
- 7.4 Additionally, the proposal complies with Policy DMH 4 of the Local Plan, which permits residential conversions provided they do not alter the character of the area or lead to an excessive concentration of flats. The net gain of family-sized accommodation is considered a positive contribution to the housing stock.
- 7.5 Although the four studios were likely created in the 1970s without regularisation, this does not detract from the principle of the development. The original cottage would have likely been a single-family dwelling at one stage, and the proposal to convert it into two family-sized dwellings results in a net gain of at least one family-sized unit, or two when considering the current state.

#### *Conclusion (Principle)*

- 7.6 Overall, the proposal is consistent with both local and regional policies aimed at increasing the supply of family-sized homes. The proposal is supported in principle, subject to compliance with other planning considerations, including design, amenity space, and parking standards.

#### Design / Impact on the Character and Appearance of the Area

- 7.7 Hillingdon Local Plan Part 1: Strategic Policies (2012) Policy BE1 states “The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place”.
- 7.8 Policy HE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks to conserve and enhance Hillingdon's distinct and varied environment, its settings



and the wider historic landscape, which includes: Locally recognised historic features, such as Areas of Special Local Character and Locally Listed Buildings

- 7.9 Policy DMHB 3 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that proposals will be permitted where they retain the significance, appearance, character or setting of a Locally Listed Building.
- 7.10 Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states: "All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding scale of development, height, mass and bulk of adjacent structures; building plot sizes and widths, plot coverage and established street patterns; building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment".
- 7.11 Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extensions to dwellings should not have an adverse cumulative impact on the character and appearance of the street scene and should appear subordinate to the main dwelling.
- 7.12 The application site consists of a two-storey detached locally listed cottage, currently subdivided into four 1-bedroom flats. The property was deemed unfit for habitation in October 2020, which somewhat reflects the current state of the building and site. Whilst the building is not located within a Conservation Area, its status as a locally listed structure makes its preservation and integration with the surrounding area important considerations.
- 7.13 The proposal includes a single storey rear extension with amendments to fenestration and works to improve landscaping, including the demolition of the existing garages and softening the hard-standing area.
- 7.14 The extension would infill an area located between the existing two storey rear outrigger and the main rear wall of the property. It would measure 3.3m in depth, approximately 8.4m in width and would be finished with a pitched roof with a maximum height of 3.2m. The extension would provide additional lounge area for proposed House 1 and an additional bedroom for proposed House 2.
- 7.15 The extension is designed to be subservient to the main building, maintaining the prominence of the locally listed cottage. It is set down a sufficient distance from the eaves to ensure that the main features and characteristics associated with the locally listed building remain prominent. The set-in from the rear wall of the two-storey rear outrigger further ensures it would appear subordinate within the context of the existing building. In terms of materials, the doors and windows proposed would be in keeping with the existing fenestration. The facing materials would also be finished in a render finish to match the existing building with eco slate tile on

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the pitch roof. The details of the proposed slate tiles would be secured by condition.

- 7.16 Further changes to the building include replacing a single rear door on the existing two storey outrigger with a set of double patio doors with brick arch above to match the existing detail. Along the north-west elevation, it is also proposed to install new windows with mullions to suit internal wall reconfigurations. Both these additional fenestration changes are acceptable and generally match the features associated with the locally listed building.
- 7.17 Within the wider site, it is proposed to remove three garages and two parking bays that exist to the rear of the site and reintroduce a new landscaped garden that would largely serve House 1, with an area of garden also added to House 2. The site plan also indicates that the 1.8m timber fence with 300 trellis above would provide a natural division between the gardens of both House 1 and House 2. These proposed changes to the existing landscaping are welcomed and would ensure an ecological benefit to the wider site. The reintroduction of garden and more landscaping would enhance the visual appeal of the site.
- 7.18 The Conservation Officer supports the proposal, noting that the extension and landscaping is appropriate for the building's significance and on the basis that the materials would be conditioned to match the existing dwelling, with the details of the proposed slate roof tiles also secured by condition. These recommendations have been adopted in this report.
- 7.19 Therefore, it is considered that the proposal would not cause harm to the character and appearance of the host dwelling, the surrounding area and the locally listed building. The proposal would therefore accord with the Development Plan.

#### Residential Amenity

- 7.20 Local Plan Policy DMHB 11 sets out design guidance for all new development in the borough. Part B of the policy states "development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space". Guidance for Policy DMHB 11 states "The Council will aim to ensure that there is sufficient privacy for residents, and it will resist proposals where there is an unreasonable level of overlooking between habitable rooms of adjacent residential properties, schools or onto private open spaces".
- 7.21 The principle neighbouring dwellings to consider are numbers 31 and 31A Wiltshire Lane to the north-west of the site; dwellings 2 to 8C Salisbury Road which back onto the south-east side boundary of the site; and 6 Fairacre which adjoins the rear site boundary. Given separation distances, there are no other properties considered potentially affected in terms of residential amenity impacts.

#### *Privacy, Daylight/Sunlight, Outlook and Overbearing Effect*

- 7.22 The locally listed cottage is sited almost central in the plot, with generous gaps to the neighbouring boundaries.

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### *Numbers 31 and 31A Wiltshire Lane*

- 7.23 The application site and 31 and 31A Wiltshire Lane are separated by a gap of 13 metres, which includes the access road to the garages at the rear of the site and also a public footpath (R57). The existing flats benefit from multiple side facing windows at ground and first floor which are clear glazing. Therefore, there are no privacy concerns, given the existing situation and gap/boundary treatments. The proposed single storey rear extension is set away from the boundary and considered acceptable terms of daylight/sunlight, outlook and overbearing effect.

### *Numbers 2 to 8C Salisbury Road*

- 7.24 Similarly to the above, the properties at Salisbury Road are set away from the application site property with a gap of 12 metres. There are no additional first floor windows along this flank wall that would increase privacy concerns over and above the current circumstances. The existing arrangement for the first floor flat (Flat 4) includes windows serving a living room, utility room and bedroom. These windows would be retained to serve two bedrooms and a bathroom. The window of this bathroom would be conditioned to be obscure glazed to ensure the privacy of prospective residents. However, with respect to neighbouring amenity impacts, on the basis that the level of overlooking would not increase from the current circumstances, there are no privacy concerns in this instance. The proposed single storey rear extension is set away from the boundary and considered acceptable terms of daylight/sunlight, outlook and overbearing effect.

### *Number 6 Fairacre*

- 7.25 It is noted that the side boundary of 6 Fairacre is within proximity to the garages that are proposed for demolition. Although small, the removal of these garages (and replacement with garden) may offer some benefits in terms of increased light provision to and outlook from this neighbouring property. The proposed single storey rear extension is set away from the shared boundary and is acceptable in terms of daylight/sunlight, outlook and overbearing effect. The change of use would not cause any additional privacy concerns over and above the existing fenestration circumstances on site.

### *Noise and Disturbance*

- 7.26 The proposal seeks to convert four existing studio flats into two larger, family-sized dwellings. Whilst this represents a change from the current property layout, the level of activity associated with two family-sized homes would not substantially differ from the existing arrangement. The general activity, such as daily movements, travel, and noise levels within the property, would be comparable to the existing situation. Given the nature of the development, the proposal is not expected to result in an increase in noise levels that would significantly impact the surrounding residential area or go beyond what would typically be expected in a family home. Therefore, it is considered that the proposal would not cause undue harm to the living conditions of neighbouring occupiers in terms of noise or disturbance.

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- 7.27 For the reasons outlined above, it is concluded that the proposal would have an acceptable impact on neighbouring residential amenity in compliance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

#### Quality of Residential Accommodation (Internal and External)

##### *Internal Amenity Space*

- 7.28 Policy DMHB 16 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all housing development should have an adequate provision of internal space to provide an appropriate living environment. Policy D6 of the London Plan (2021) states that housing development should be of high-quality design and provide adequately sized rooms.
- 7.29 The submitted plans demonstrate that 98.2sqm of gross internal floor area (GIA) would be provided for House 1 and 107.6sqm of GIA is proposed for House 2. Both would exceed minimum floor space requirements in the London Plan. Proposed section drawings submitted as part of the application demonstrate that the ground floor accommodation would be given a floor to ceiling height of 2.9m, while the first floor would be afforded a minimum 2.7m floor to ceiling clearance, in excess of the minimum requirements set out in Policy D6 of the London Plan.
- 7.30 All but one of the proposed bedrooms would benefit from a principal window fitted in either the front or rear elevations of the property. However, given the existing situation, the first-floor side elevation window to bedroom 3 of proposed House 2 would remain as clear glazing. Each habitable room within both proposed dwellings would have good natural daylight and sunlight and satisfactory outlook and ventilation through the positioning of windows and doors. It is therefore considered that future residents of the dwellings would have satisfactory internal living accommodation.
- 7.31 Taking into consideration the above, the proposal would provide an acceptable quality of living accommodation for its future occupiers. It is considered that all the proposed habitable rooms, would be of an adequate size, and maintain an adequate outlook and source of natural light, therefore complying with Policy DMHB16 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020) and Policy D6 of the London Plan (2021).

##### *External Amenity Space*

- 7.32 Policy DMHB 18: Private Outdoor Amenity Space states that applications for residential development should provide adequate levels of private, well designed and located amenity space.
- 7.33 Policy DMHB 18 states that 3-bed and 4-bed dwellings require a minimum of 60sqm and 100+sqm of private amenity space, respectively. The submitted plans and applicant have confirmed that both dwellings would benefit from over 200sqm of private amenity space. The overall size and layout of these gardens would

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represent an enhancement to both the plot itself with the removal of disused garages and provide an abundance of private amenity space for future residents. The finer details of the landscaping would be secured by condition.

- 7.34 The proposal would be in accordance with Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

#### Accessibility

- 7.35 Policy D5 of The London Plan (2021) states: Development proposals should achieve the highest standards of accessible and inclusive design. The Council's Access Officer has raised no objections to the proposal. The dwelling was constructed prior to the adoption of accessible housing standards, and it would therefore not be reasonable to insist on the provision of current accessible standards given that the proposal is to convert a locally listed building, rather than a new build.
- 7.36 The Access Officer also noted that the plans in respect of this proposal were reviewed prior to the submission of the planning application, to reach the optimal inclusive design. It has not been possible to incorporate step-free access, as any changes to the entrance would alter the character of the existing, locally listed building. Level access is still possible from the rear, and therefore to accommodate this, a gentle ramp (10 degrees) is proposed internally to allow access to the WC and shower cubicle. Therefore, on-balance the proposal is considered acceptable in respect to accessible and inclusive design.

#### Highways and Parking

- 7.37 The site is located off Joel Street in Northwood Hills and consists of a locally listed cottage consisting of 4 x 1-bedroom flats and three decommissioned council garages. It is proposed to convert the cottage to two separate 4-bedroom dwellings with two on-plot parking spaces for House 1 and one on-plot parking space for House 2. The existing access to the garages would be utilised for one of the dwellings (House 1) with a new carriageway crossing proposed to service the other dwelling (House 2). There are no waiting restrictions in the local area and the public transport accessibility level (PTAL) rating of 1b is considered 'very poor' given the relative isolation of the site from public transport services. This gives rise to a higher dependency on the ownership and use of private motor transport to and from the address.

#### *Parking Provision*

- 7.38 The maximum parking requirement for both residential units as proposed equates to a total of up to 3 on-plot spaces in compliance with the overriding regional plan. The application is presented with 3 on-plot spaces which indicates conformity to the said requirements.

### *Electric Vehicle Charging Points (EVCPs)*

- 7.39 In line with the London Plan (2021), within any final parking quantum there is a requirement for a minimum 20% 'active' EVCP provision with all remaining spaces being designated as 'passive' provisions. In this case, both spaces should be dedicated to an 'active' provision which the applicant has confirmed, and compliance is secured by planning condition.

### *Cycle Parking and safety*

- 7.40 In terms of cycle parking there is a requirement to provide a total of two secure and accessible spaces per unit. This level of provision would be within secure cycle stores located in proximity to both dwellings. This is an acceptable arrangement. The details of the cycle stores would be secured by condition.

### *New Vehicular Crossover*

- 7.41 In terms of vehicular access to each of the dwellings, there is no objection in principle to the provision of a new single vehicle crossover on Wiltshire Lane serving 'House 2' and using the existing access to the redundant garages for 'House 1'. The arrangement should conform to the council's 'Domestic Vehicle Footway Crossover' Policy (2022). Indicative dimensions have been submitted but final designs would be arranged post-permission. The crossing would need to be constructed to an appropriate council standard executed under S184 of the Highways Act 1980 (or suitable alternative arrangement) all at the applicant's/developer's expense. A condition has been included to ensure that the new crossover is implemented prior to first occupation of the development.

### *Vehicular Trip Generation*

- 7.42 Local Plan: Part 2 Policies - DMT 1 and DMT 2 require the council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. As a consequence of the relatively moderate scale of development, any vehicular trip generation uplift is predicted to be minimal and therefore does not raise any specific highway concerns.

### *Refuse Collection*

- 7.43 Refuse would be collected from the roadway as is the case at present for the other residential dwellings in Wiltshire Lane. Waste collection distances between the proposed waste collection point and a refuse vehicle would not exceed the recommended distance of 10 metres, conforming to the Council's waste collection standard. Bin storage is proposed, as existing, on the frontage of both dwellings.

### Trees and Landscaping

- 7.44 Policy D5 of the London Plan (2021) states that development proposals should



integrate green infrastructure to contribute to urban greening, including the public realm. Policy DMHB 14 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020) requires that all development retains or enhances existing landscaping, trees, and biodiversity.

- 7.45 The proposal includes the removal of the existing garages and a reduction in hardstanding, replacing it with soft landscaping. This would enhance the green character of the site, improve surface water drainage, and contribute to biodiversity. The proposed landscaping scheme would soften the visual impact of the development and ensure it remains in keeping with the surrounding area. Landscaping details would be secured by condition.

### Ecology

#### *Impact on Protected Species*

- 7.46 Policy G7 of the London Plan (2021) states that development proposals should manage impacts on biodiversity and aim to secure biodiversity net gain. This should be informed by the best available ecological information and addressed from the start of the development process.
- 7.47 Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that if development is proposed on or near to a site considered to have features of ecological or geological value, applicants must submit appropriate surveys and assessments to demonstrate that the proposed development will not have unacceptable effects. The development must provide a positive contribution to the protection and enhancement of the site or feature of ecological value.
- 7.48 The proposed development site, approximately 0.1 hectares in size, is situated in a suburban area to the northwest of London and is characterised by a residential building, auxiliary structures, and associated green spaces. While the site itself does not contain priority habitats, it is in proximity to ecologically significant areas, including woodlands, grasslands, and standing water bodies that support a range of biodiversity. The site includes a mature tree, managed grassland, ornamental shrubs, and hedgerows, which contribute to the ecological value of the area.
- 7.49 The site has moderate potential for roosting bats due to gaps in roof tiles, soffits, and lead flashing that may provide suitable habitats for crevice and void-roosting species. Bats are a protected species under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010.
- 7.50 The Preliminary Ecological Appraisal Rev 1.1 (Dated 07-02-25) submitted in support of the application, identifies moderate habitat value for bats in the main building (B1), low value in the garage building (B2) and a large tree which could be of value. As such, the submitted report recommends that further bat surveys are carried out, with two emergence and re-entry surveys to be carried out for the main building (B1) and one to be carried out for the garages (B2), during the optimal survey period (May to August inclusive). If bat roosts are confirmed,

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appropriate mitigation measures will be followed, including obtaining an European Protected Species Mitigation Licence (EPSML) (under the 2010 Regulations) issued by Natural England if required. A condition has been included requiring the submission of the recommended surveys, and if required, the proposed mitigation and copy of the EPSML.

- 7.51 Additionally, mitigation measures detailed in the Preliminary Ecological Appraisal Rev 1.1, such as a low-impact lighting strategy, would be implemented to minimise disturbance to foraging and commuting bats. Compliance with the recommendations detailed in this submitted report would be secured by condition.
- 7.52 The site has low potential for reptiles, amphibians, and badgers. Precautionary measures, including covering excavations and pollution prevention, would be implemented. Bird nesting protections would be enforced, with vegetation clearance occurring outside the breeding season or under ecological supervision. These matters are detailed in the Preliminary Ecological Appraisal Rev 1.1. Biodiversity enhancements, such as bird nest boxes and hedgehog highways, would be included as part of the development and the details secured by condition requiring the submission of an ecological enhancement plan.
- 7.53 Best practice construction methods, including dust and noise control, would be adopted to mitigate indirect impacts, as specified in the Preliminary Ecological Appraisal Rev 1.1.
- 7.54 Subject to the above conditions and compliance with the Preliminary Ecological Appraisal Rev 1.1 (Dated 07-02-25), the proposal would have an acceptable impact on biodiversity interest, in terms of protected species. This would be compliant with Policy G7 of the London Plan (2021), Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and the NPPF (2024).

#### *Biodiversity Net Gain*

- 7.55 In England, Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). It became mandatory for small sites on 2 April 2024. Developers must deliver a BNG of at least 10 percent. This means a development will result in more or better-quality natural habitat than there was before development. The landowner is legally responsible for creating or enhancing the habitat and managing that habitat for at least 30 years to achieve the target condition.
- 7.56 Policy 15 of the National Planning Policy Framework (2024) states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and provide net gains for biodiversity.
- 7.57 Paragraph 8.6.6 of Policy G6 of The London Plan (2021) states that biodiversity net gain is an approach to development that leaves biodiversity in a better state than before. Losses should be avoided, and biodiversity offsetting is the option of

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last resort. Policy EM7 of Hillingdon Council's Local Plan Part One Strategic Policies (2012) states that Hillingdon's biodiversity and geological conservation will be preserved and enhanced, with particular attention given to improving biodiversity from all development.

- 7.58 During the process of the application a Biodiversity Net Gain Assessment was requested and provided. The BNG metric confirms at least 10% net gain would be achieved. The figures demonstrate that the habitat being put back into the site would be increased to the front, along the side and to the rear garden. The proposed landscaping works would be a better-quality arrangement than the existing site circumstances, and the Local Planning Authority are satisfied that the management of these areas can be maintained over a 30-year cycle as required. Since the metric was submitted, a site plan was received which indicates the planting of a tree and hedge to support the 10% net gain. The improvement on the existing BNG value is therefore accepted and Condition 12 has also been attached to ensure that the BNG would be managed and monitored as required by the statutory regulations.
- 7.59 As such, the application would be able to provide a 10% increase in biodiversity. Therefore, the statutory condition has been added to the recommendation which requires a written 30-year Habitat Management Plan (HMP) for the site to be submitted to and approved in writing by the Local Planning Authority.

#### Flooding and Drainage

- 7.60 Policy SI12 and SI13 of the London Plan (2021) require, in summary, that flood risk is minimised and mitigated, and that surface water runoff is managed close to source. Policy DMEI 9 and Policy DMEI 10 of the Hillingdon Local Plan: Part Two Development Management Policies (2020) require, in summary, that flood risk is mitigated and proposals that increase the risk of flooding or which fail to make adequate provision to control surface water runoff will be refused.
- 7.61 The application is in Flood Zone 1 (low risk) and in a critical drainage area. A critical drainage informative is included in the recommendation for approval.

#### Sustainability

- 7.62 Policy DMEI 2 of the Hillingdon Local Plan (2020) requires all developments to make the fullest contribution to minimising carbon dioxide emissions in accordance with the London Plan targets.
- 7.63 The proposed development is a minor application to convert an existing flatted building to dwellings and a single storey rear extension. Therefore, whilst the principle of London Plan Policy SI2 is relevant, this applies more specifically, to major applications. Therefore, no energy statement is required to demonstrate a policy level of on-site carbon emission savings. Notwithstanding this point, the modern construction of the extension would provide sufficient energy savings itself and therefore, the development would comply with the principles of the carbon saving development plan policies.

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- 7.64 A condition would be secured requiring the proposed development to achieve as a minimum, a water efficiency standard of no more than 110 litres per person per day maximum water consumption. This would minimise the use of water resources in a sustainable manner, in accordance with Policy SI 5 of the London Plan.
- 7.65 The proposal would therefore be compliant with Policy SI 5 of the London Plan (2021) and Policy DMEI 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

#### Land Contamination

- 7.66 The site is not located within an area identified as being subject to potential land contamination.

#### Fire Safety

- 7.67 Policy D12 of the London Plan states that all developments must achieve the highest standards of fire safety. However, it is major developments that require the submission of a supporting Fire Statement.
- 7.68 Given that the proposal is for two dwellings that would have a street frontage there is unobstructed outside space on the road to accommodate fire appliances and to serve as an evacuation assembly point. It is considered that the design of the proposal would enable effective evacuation from each dwelling. The application is therefore considered to be in general accordance with Policy D12 of the London Plan and is acceptable.

## **8 Other Matters**

### **8.1 Human Rights**

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 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.

### **8.2 Equality**

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.

### 8.3 Local Finance Considerations and CIL

Paragraph 6 (1)(d) of the Community Infrastructure Levy Regulations 2010 (as amended) states that a conversion from one into two or more dwellings is not 'development' for the purposes of CIL. As a corollary, the conversion of four dwellings to two dwellings would also not be 'development' for the purposes of CIL. In addition, the proposed extension is below 100sqm in area. The development is not CIL liable.

## 9 **Conclusion / Planning Balance**

- 9.1 The proposed development would improve the standard of accommodation on-site by replacing four studio flats with two high-quality, family-sized dwellings, contributing to the borough's identified need for larger dwellings. The design respects the character and appearance of the locally listed building, with a modest and subservient rear extension, the removal of decommissioned garages, and enhanced landscaping that would improve the setting of this locally listed building. The scheme provides sufficient private amenity space, appropriate parking provision, and does not give rise to concerns regarding neighbouring amenity or the wider streetscene.
- 9.2 Overall, the proposal accords with local and regional planning policies, and the benefits of delivering high-quality family housing weighs in favour of the scheme. Therefore, the application is recommended for approval, subject to the conditions set out in Appendix 1.

## 10 **Background Papers**

- 10.1 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@hillington.gov.uk](mailto:planning@hillington.gov.uk).

# **APPENDICES**

## **Planning Application**

**79205/APP/2024/3177**

## Appendix 1: Recommended Conditions and Informatives

### Conditions

#### 1. RES3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

#### REASON

To comply with Section 91 of the Town and Country Planning Act 1990

#### 2. RES4 Accordance with Approved Plans

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

2024/D/352/P/01

2024/D/352/P/03 Rev A

2024/D/352/P/06

2024/D/352/P/07 Rev A

2024/D/352/P/08

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 1 (2012), Part 2 (2020) and the London Plan (2021).

#### 3. RES5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Preliminary Ecological Appraisal Rev 1.1 (Dated 07-02-25)

Biodiversity Net Gain Assessment V1 (Dated 12-02-25)

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

#### REASON

To ensure the development delivers a Biodiversity Net Gain within the borough and secures the protection and effective management of the remaining habitat on site in accordance with Policy 15 of the National Planning Policy Framework, Policy G6 of The London Plan, and Policy DME1 7 of Hillingdon Council's Local Plan Part 2 Development Management Policies.

#### **4. COM7 Materials (Submission)**

No development shall take place until samples of the proposed slate for the roof of the single storey rear extension has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such. Details should include information relating to make, product/type, colour and photographs/images.

The remaining materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building, as shown on approved drawing ref. 2024/D/352/P/07 Rev A and shall thereafter be retained as such.

#### **REASON**

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 3 of the Hillingdon Local Plan Part 2 (2020).

#### **5. RES9 Landscaping (car parking & refuse/cycle storage)**

Notwithstanding the approved details and prior to any works on site above damp proof course level, a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

##### **1. Details of Soft Landscaping**

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

##### **2. Details of Hard Landscaping**

- 2.a Means of enclosure/boundary treatments
- 2.b Details of secured and covered cycle parking for at least two bicycles per dwelling

##### **3. Details of Landscape Maintenance**

- 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

##### **4. Schedule for Implementation**

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

#### **REASON**

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12,



DMHB 14 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policies G5 and T6.1 of the London Plan (2021).

## **6. NONSC Ecological Mitigation and Enhancement Plan**

No development (including demolition and site clearance) shall take place until the following details have been submitted to and approved by the Local Planning Authority:

- a) Two Dusk Emergence & Dawn Re-entry Bat Surveys for Building 1 (as identified in Preliminary Ecological Appraisal Rev 1.1, Dated 07-02-25) including details of any ecological mitigation and habitat enhancements and a site plan showing their location;
- b) One Dusk Emergence & Dawn Re-entry Bat Survey for Building 2 (as identified in Preliminary Ecological Appraisal Rev 1.1, Dated 07-02-25) including details of any ecological mitigation and habitat enhancements and a site plan showing their location;
- c) In the event that the Dusk Emergence & Dawn Re-entry Bat Survey discovers any bat roosts, a copy of a European Protected Species Mitigation Licence (EPSML) (under the 2010 Regulations) issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2017 (as amended) with full details of mitigation requirements.
- d) Details of ecological mitigation and habitat enhancements (including bird boxes and hedgehog highways) and a site plan showing their location for birds and hedgehogs;

Thereafter, the development shall be implemented only in accordance with the recommendations detailed in the approved Preliminary Ecological Appraisal Rev 1.1 (Dated 07-02-25), and the approved details.

### **REASON**

In order to comply with the Conservation of Habitats and Species Regulations 2017 (as amended) and encourage a wide diversity of wildlife and to manage any impacts on biodiversity and protected species in accordance with Policy DMEI 7 of the Hillingdon Local Plan: Part Two -Development Management Policies (2020) and Policy G6 of the London Plan (2021).

## **7. NONSC Biodiversity Net Gain Condition**

No development shall take place on any part of the site until a written 30-year Habitat Management Plan (HMP) for the site has been submitted to and approved in writing by the Local Planning Authority.

The approved HMP shall be strictly adhered to, and development shall commence and operate in accordance with it.

The HMP should, as a minimum, include:

- a) Description and evaluation of the features to be managed.
- b) Aims, objectives and targets for management.
- c) Description of the management operations necessary to achieving aims and objectives.
- d) Prescriptions for management actions.
- e) Preparation of a works schedule, including an annual works schedule.
- f) Details of the monitoring needed to measure the effectiveness of management.
- g) Details of the timetable for each element of the monitoring programme and;
- h) Details of the persons responsible for the implementation and monitoring.
- i) Report to the Council routinely regarding the state of the Biodiversity Net Gain requirements for development in years 1 (post-completion), 3, 5, 10, 20, and 30, with biodiversity reconciliation calculations at each stage.

#### REASON

To ensure the development delivers a Biodiversity Net Gain within the borough and secures the protection and effective management of the remaining habitat on site in accordance with Policy 15 of the National Planning Policy Framework, Policy G6 of The London Plan, and Policy DME1 7 (Biodiversity Protection and Enhancement) of Hillingdon Council's Local Plan Part 2 Development Management Policies.

### **8. RES10 Tree to be retained**

Trees, hedges and shrubs shown to be retained on the approved plans shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority. The planting shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

#### REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

#### **9. NONSC Electric Vehicle Charging Points**

The two active electric vehicle charging points as indicated on the approved plans shall be implemented and brought into operation prior to first occupation. The remaining parking space shall be installed with passive electric vehicle charging provision prior to first occupation. Thereafter the electric vehicle charging points shall be permanently retained and available for use for the lifetime of the development.

#### **REASON**

To ensure construction of a satisfactory development and to promote sustainable development in accordance with Policy DMT6 of the Hillingdon Local Plan Part 2 (2020) and Policy T6.1 of the London Plan (2021).

#### **10. H3 Vehicular access - construction**

The development hereby permitted shall not be occupied until the vehicular means of access serving House 2 has been constructed in accordance with the approved plans. Thereafter, the vehicular means of access shall be retained and kept open for use for the lifetime of the development.

#### **REASON**

To ensure the provision of a safe and convenient access for vehicular traffic, prior to occupation in accordance with Policy DMT6 of the Hillingdon Local Plan Part 2 (2020) and Chapter 10 of the London Plan (2021).

#### **11. RES15 Sustainable Water Management**

The approved dwellings shall achieve a water efficiency standard of no more than 110 litres per person per day maximum water consumption (to include a fixed factor of water for outdoor use of 5 litres per person per day in accordance with the optional requirement defined within Approved Document G of the Building Regulations). The measures to achieve this standard shall be implemented prior to first occupation and maintained for the lifetime of the development.

#### **REASON**

To ensure the use of water resources in a sustainable manner, in accordance with Policy SI 5 of the London Plan (2021).

#### **12. HO6 Obscure Glazing**

The first floor side elevation window serving the bathroom of House 2 shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale for so long as the development remains in existence.

## REASON

To ensure a suitable level of privacy for prospective residents of the dwellings hereby approved, in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

### **13. RES12 No additional windows or doors**

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

## REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

### **14. RES14 Outbuildings, extensions and roof alterations**

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

## REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies DMHB 11 and DMHD 2 of the Hillingdon Local Plan Part 2 (2020)

## Informatives

### **1. 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).

### **2. I70 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 Local Plan Part 1, Local Plan Part 2, 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.

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be the London Borough of Hillingdon.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
  - (i) the original planning permission to which the section 73 planning permission relates\* was granted before 12 February 2024; or
  - (ii) the application for the original planning permission\* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
  - 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
    - i) the application for planning permission was made before 2 April 2024;
    - ii) planning permission is granted which has effect before 2 April 2024; or
    - iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates\* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

\* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

#### Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

#### **4.**

The site lies partially in a Critical Drainage Area (CDA) as identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems. All developments in this area must contribute to managing the risk of flooding from surface water by reducing surface water runoff from the site. Therefore the applicant should minimise the water from your site entering the sewers.

No drainage to support the extension should be connected to any existing surface water sewer, other than as an overflow. Water run off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, which must be permeable or be collected and directed to a permeable area, otherwise it would need an additional permission. A water butt should be incorporated.

#### **5. I23 Works affecting the Public Highway - Vehicle Crossover**

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

#### **6. I15 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](http://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.

#### **7. 147      Damage to Verge - For Council or Private Roads:**

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.

#### **8. 13      Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building



Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).

### **I53 Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan 2021 and national guidance.

|         |                                                                 |
|---------|-----------------------------------------------------------------|
| DMEI 10 | Water Management, Efficiency and Quality                        |
| DMEI 9  | Management of Flood Risk                                        |
| DMHB 1  | Heritage Assets                                                 |
| DMHB 11 | Design of New Development                                       |
| DMHB 12 | Streets and Public Realm                                        |
| DMHB 14 | Trees and Landscaping                                           |
| DMHB 16 | Housing Standards                                               |
| DMHB 17 | Residential Density                                             |
| DMHB 18 | Private Outdoor Amenity Space                                   |
| DMHB 3  | Locally Listed Buildings                                        |
| DMT 5   | Pedestrians and Cyclists                                        |
| DMT 6   | Vehicle Parking                                                 |
| LPP D3  | (2021) Optimising site capacity through the design-led approach |
| LPP D4  | (2021) Delivering good design                                   |
| LPP D5  | (2021) Inclusive design                                         |
| LPP D6  | (2021) Housing quality and standards                            |
| LPP D7  | (2021) Accessible housing                                       |
| LPP G6  | (2021) Biodiversity and access to nature                        |
| LPP GG4 | (2021) Delivering the homes Londoners needs                     |
| LPP H1  | (2021) Increasing housing supply                                |
| LPP H10 | (2021) Housing size mix                                         |
| LPP HC1 | (2021) Heritage conservation and growth                         |

|            |                                                                                 |
|------------|---------------------------------------------------------------------------------|
| LPP SI12   | (2021) Flood risk management                                                    |
| LPP SI13   | (2021) Sustainable drainage                                                     |
| LPP T5     | (2021) Cycling                                                                  |
| LPP T6     | (2021) Car parking                                                              |
| NPPF11 -24 | NPPF11 2024 - Making effective use of land                                      |
| NPPF12 -24 | NPPF12 2024 - Achieving well-designed places                                    |
| NPPF14 -24 | NPPF14 2024 - Meeting the challenge of climate change, flood and coastal change |
| NPPF16 -24 | NPPF16 2024 - Conserving and enhancing the historic environment                 |
| NPPF2 -24  | NPPF2 2024 - Achieving sustainable development                                  |
| NPPF3 -24  | NPPF3 2024 - Plan Making                                                        |
| NPPF5 -24  | NPPF5 2024 - Delivering a sufficient supply of homes                            |
| NPPF8 -24  | NPPF8 2024 - Promoting healthy and safe communities                             |
| NPPF9 -24  | NPPF9 2024 - Promoting sustainable transport                                    |

**Appendix 2: Relevant Planning History**

## Appendix 3: List of Relevant Planning Policies

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

### Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

### Part 2 Policies:

DMEI 9 Management of Flood Risk

DMEI 10 Water Management, Efficiency and Quality

DMHB 1 Heritage Assets

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 16 Housing Standards

DMHB 17 Residential Density

DMHB 18 Private Outdoor Amenity Space

DMT 5 Pedestrians and Cyclists

DMT 6 Vehicle Parking

DMHB 3 Locally Listed Buildings

LPP D4 (2021) Delivering good design

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D5 (2021) Inclusive design

LPP D6 (2021) Housing quality and standards

LPP D7 (2021) Accessible housing

|            |                                                                                 |
|------------|---------------------------------------------------------------------------------|
| LPP G6     | (2021) Biodiversity and access to nature                                        |
| LPP GG4    | (2021) Delivering the homes Londoners needs                                     |
| LPP H1     | (2021) Increasing housing supply                                                |
| LPP H10    | (2021) Housing size mix                                                         |
| LPP T5     | (2021) Cycling                                                                  |
| LPP T6     | (2021) Car parking                                                              |
| LPP HC1    | (2021) Heritage conservation and growth                                         |
| LPP SI12   | (2021) Flood risk management                                                    |
| LPP SI13   | (2021) Sustainable drainage                                                     |
| NPPF11 -24 | NPPF11 2024 - Making effective use of land                                      |
| NPPF12 -24 | NPPF12 2024 - Achieving well-designed places                                    |
| NPPF14 -24 | NPPF14 2024 - Meeting the challenge of climate change, flood and coastal change |
| NPPF16 -24 | NPPF16 2024 - Conserving and enhancing the historic environment                 |
| NPPF2 -24  | NPPF2 2024 - Achieving sustainable development                                  |
| NPPF3 -24  | NPPF3 2024 - Plan Making                                                        |
| NPPF5 -24  | NPPF5 2024 - Delivering a sufficient supply of homes                            |
| NPPF8 -24  | NPPF8 2024 - Promoting healthy and safe communities                             |
| NPPF9 -24  | NPPF9 2024 - Promoting sustainable transport                                    |