

## Report of the Head of Development Management and Building Control Committee Report

Case Officer: <b>Rhian Thomas</b>	<b>78334/APP/2025/1334</b>
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Date Application Valid:	<b>29.05.25</b>	Statutory / Agreed Determination Deadline:	<b>08.09.25</b>
Application Type:	<b>Full</b>	Ward:	<b>Colham &amp; Cowley</b>

Applicant: **London Borough Of Hillingdon**

Site Address: **Former Garages Site adjacent No. 43 St Christopher Road, Uxbridge, UB8 3SG**

Proposal: **Demolition of existing lock-up garages and erection of a pair of semi-detached dwellings with associated parking 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 The application seeks planning permission for the demolition of existing lock-up garages and erection of a pair of semi-detached dwellings with associated parking and external works.
- 1.2 The application is required to be determined at planning committee as the Council is the applicant.
- 1.3 The committee report seeks to provide a comprehensive assessment of the full planning application and supporting documentation. All material planning considerations have been considered.
- 1.4 The garages within the site are underutilised. Their demolition and replacement with 2 new dwellings is supported in principle, given the development plan's support for the optimisation of brownfield sites to provide new housing. Furthermore, the proposal seeks consent for 2 x 3 bed dwellings, which would contribute towards meeting an identified need across the borough. These benefits weigh in favour of the proposal.
- 1.5 During the assessment of the application, revised plans were secured which include the adoption of a more contemporary design to suit this backland location. It is noted that the site is constrained, in particular the rear gardens of the dwellings to the north present a challenge in terms of overlooking and privacy. The more contemporary design has allowed for the front facing windows which serve habitable rooms to be designed as oriels without compromising the key design features. As such, the proposal safeguards neighbour amenity in terms of privacy and overshadowing.
- 1.6 The dwellings would be served by 1 car parking space per dwelling. Although the site is subject to a low PTAL rating (PTAL 1b), the Highway Authority is content with a 1:1 parking ratio and this would adhere to the London Plan maximum car parking standards.
- 1.7 It is recommended that planning permission is granted subject to conditions (Appendix 1), by virtue that the development would not have a significant impact on the amenities of neighbouring properties, nor would it harm the character and appearance of the area, and it would not have a harmful impact on the highway network.

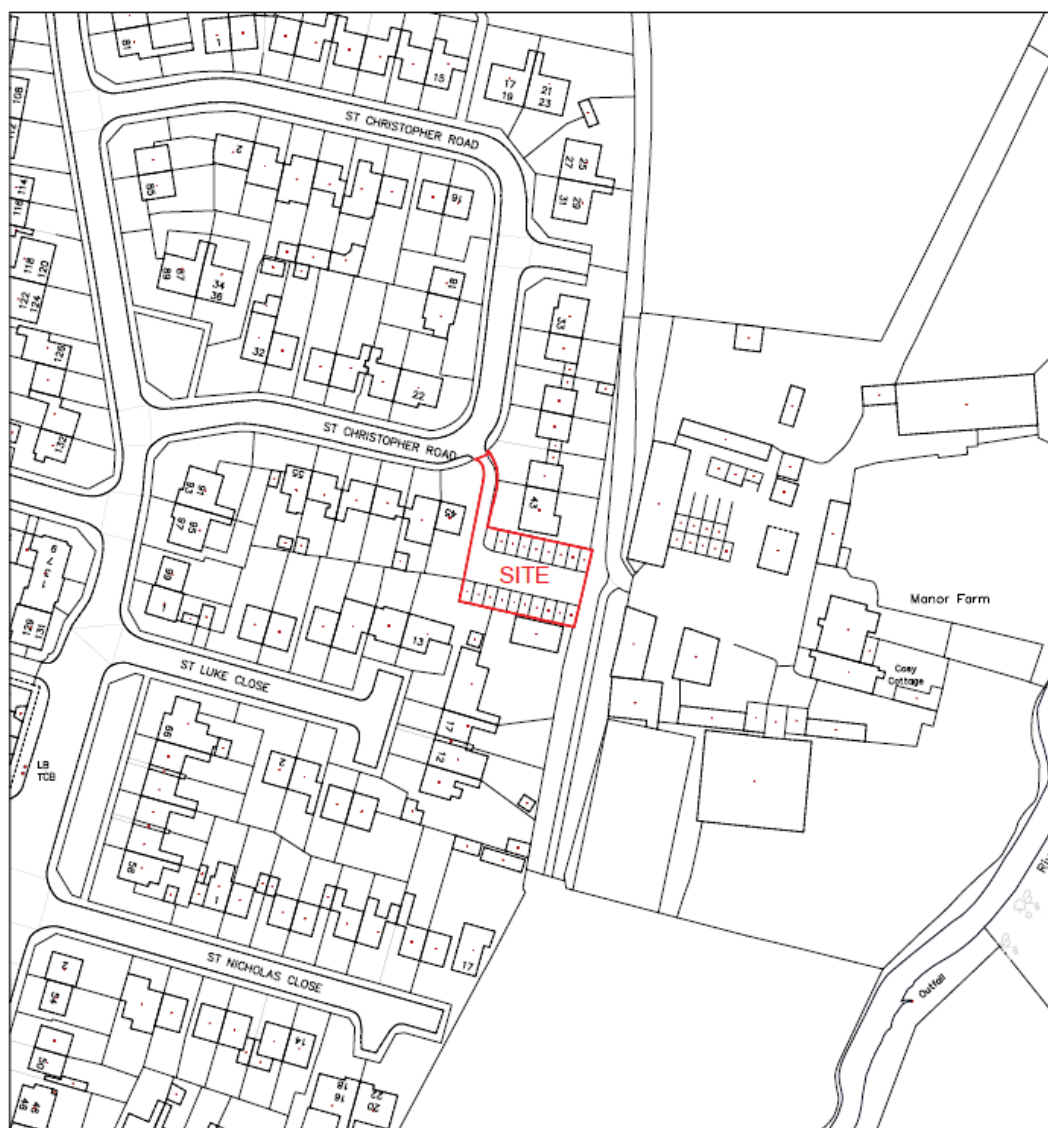
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## 2 The Site and Locality

- 2.1 The application site comprises a former garage plot located on land adjacent to No. 43 St Christopher Road, within a predominantly residential area of Uxbridge. The site currently comprises single storey vacant garage structures. The land is bounded by residential properties to the north, south and west with Manor Farm located east of the site. The land adjoining east of the site lies within the Green Belt, an Archaeological Priority Area and Cowley Church (St. Laurence) Conservation Area.
- 2.2 The site has a PTAL ranking of 1b (poor).
- 2.3 The surrounding properties are predominantly two storey semi-detached and terraced in character.

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



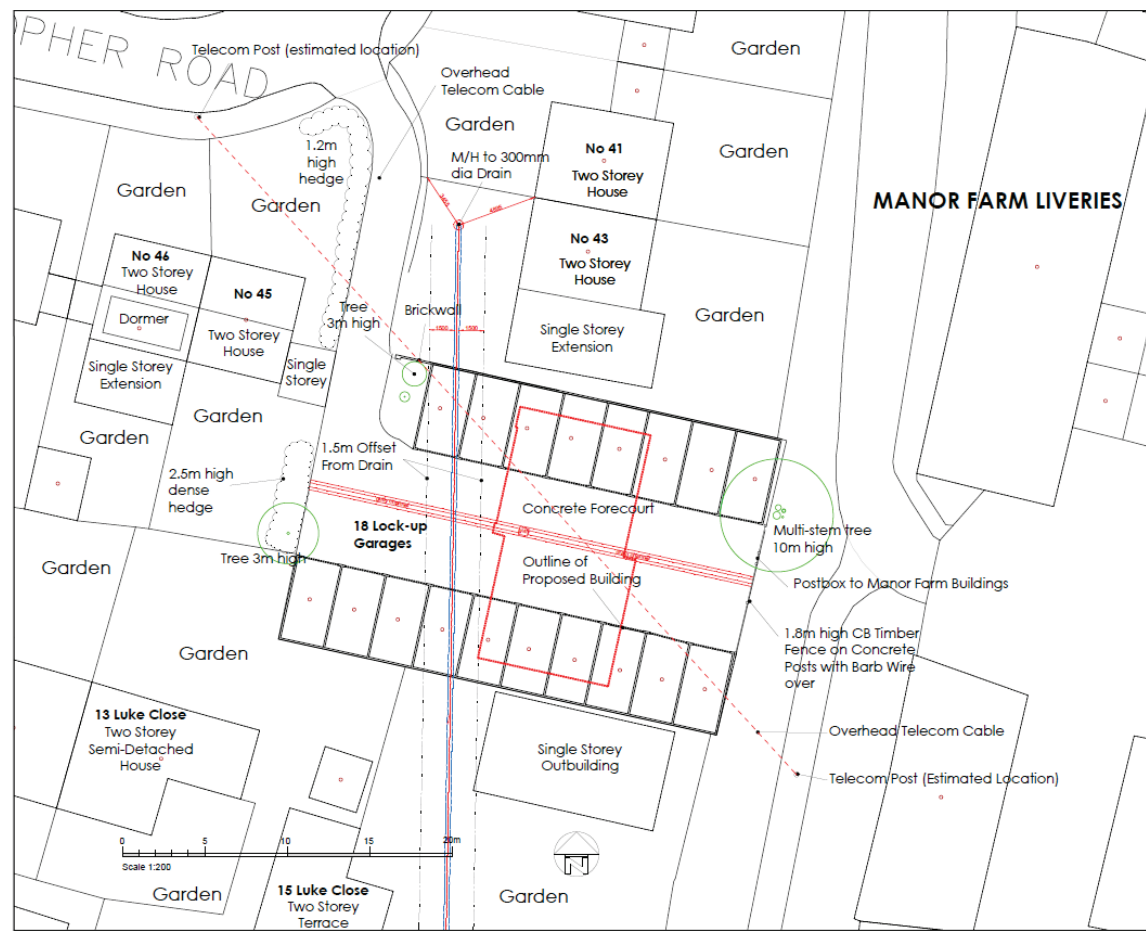
***Figure 2: Street View Images of the Application Site***



### 3 Proposal

- 3.1 Planning permission is sought for the demolition of existing garages and erection of a pair of semi-detached dwellings with associated parking and external works.
- 3.2 During the process of the application, revised drawings were received amending the design of the dwellings.
- 3.3 **Figure 3: Proposed Plan** (please note – larger version of plan can be found in the Committee Plan Pack)

#### Existing Site Plan



**ST CHRISTOPHER ROAD**

Existing Telecom Post (estimated location)

Overhead Telecom Cable

Garden

M/H to 300mm Dia Sewer

No 41  
Two Storey House

Garden

No 43  
Two Storey House

EV Charging bollard on raised kerbed edge

Garden

**MANOR FARM LIVERIES**

1.8m high c/b timber gate & fence

SBD Bike Store

Indicative location of air source heat pump

Existing Common Ash T1 removed

No 46  
Two Storey House

Dormer

No 45  
Two Storey House

Single Storey Extension

Single Storey

Permeable brick paving in contrasting colour to existing kerb edges

2.3m high shrub H02

215 brick wall at 450mm height with brick piers and capping stone at 1.2m with metal hoop-top fence infill with matching gates

Garden

Garden

Common Lime T02

Parking bays in permeable brick paving in contrasting colour with kerb/stop to footpath edge

Plot 1  
45.1m<sup>2</sup> (excluding parking bay)

P1

Plot 2  
75.9m<sup>2</sup> (excluding parking bay)

P2

EV Charging bollard on raised kerbed edge

Single Storey Shed

1.8m High c/b timber gate and fence

Garden

Outline of demolished garages

Existing wall at 2m high to be retained with piers as required by SE adapt to suit and blockwork rendered white

Rear Garden 86.0m<sup>2</sup>

New trees

Common Lime T04

Common Lime T04

New 1.5m high cb timber fence on concrete posts

New 1.8m high cb timber fence on concrete posts with 300mm trellis over

existing overhead telecom cable to be rerouted to BT requirements

Existing Telecom Post (estimated location)

Outline of demolished garages

Indicative location of air source heat pump

SBD Bike Store

13 Luke Close  
Two Storey Semi-Detached House

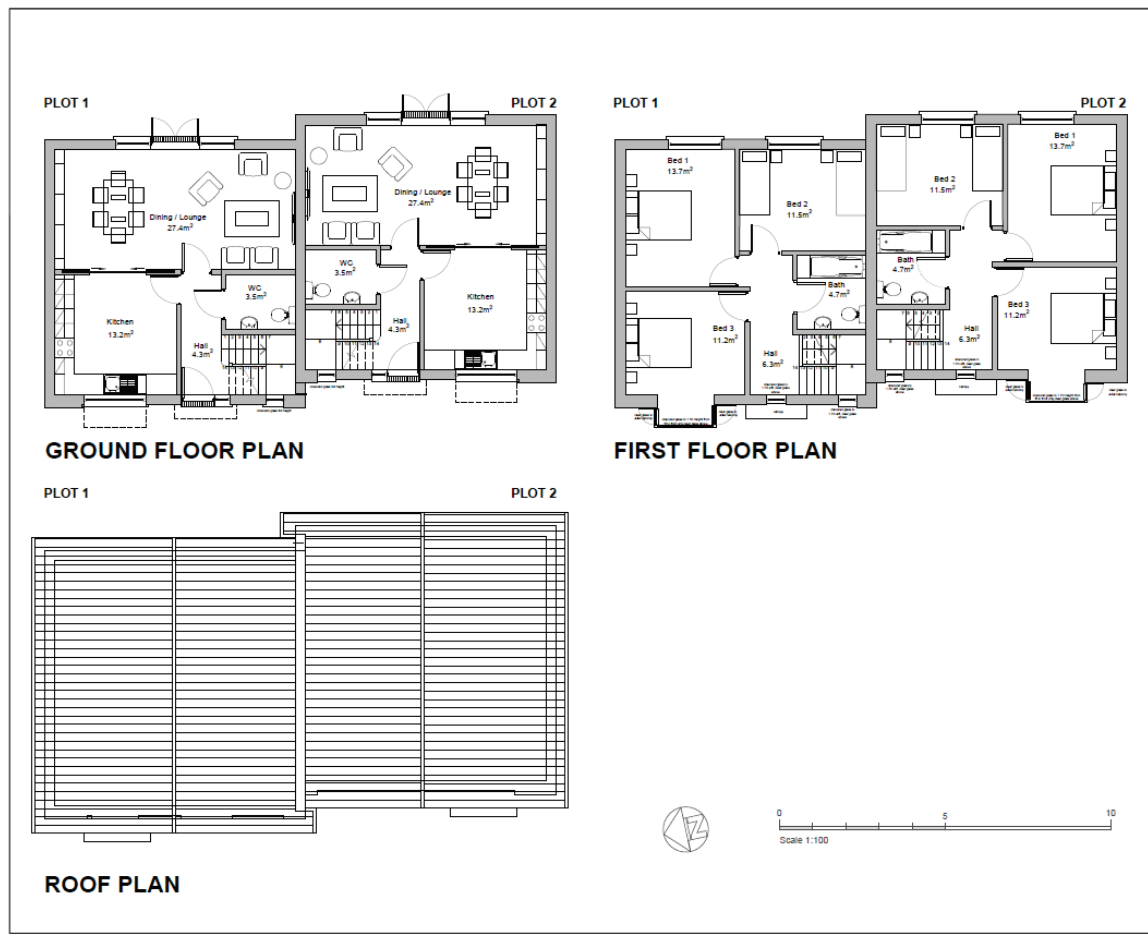
Existing walls at 2m high to south and west to be retained with piers as required by SE adapt to suit, blockwork rendered white.

15 Luke Close  
Two Storey Terrace

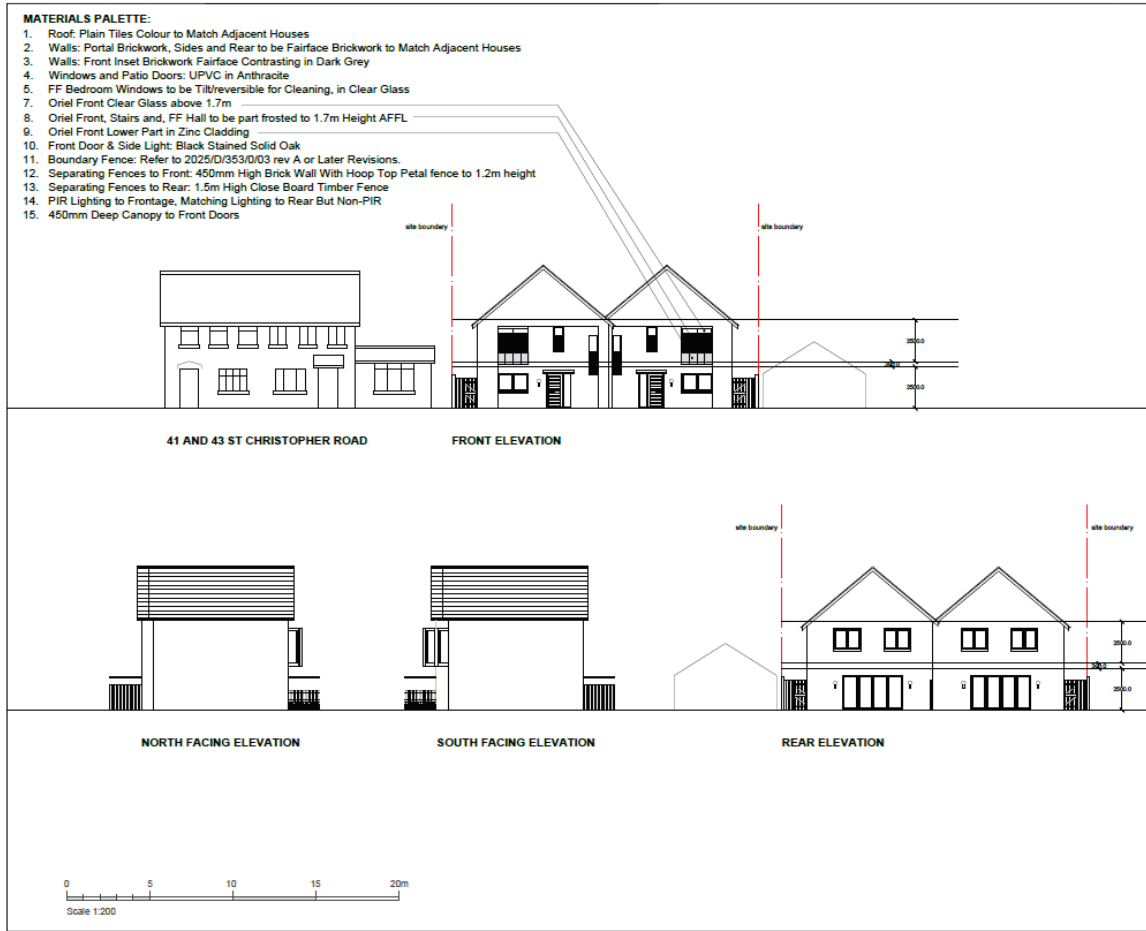
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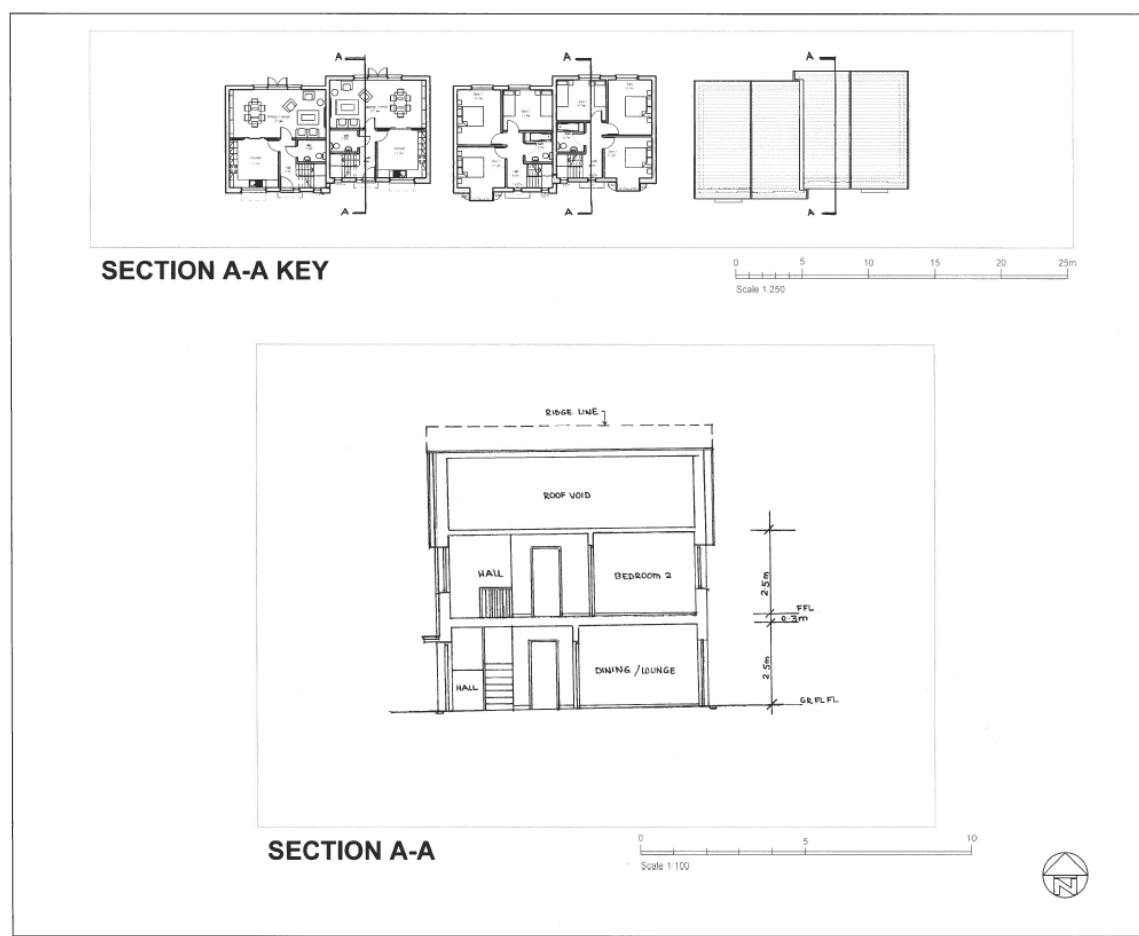
## Proposed Floor and Roof Plans



## Proposed Elevations



## Proposed Sections



## **4 Relevant Planning History**

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

## **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 10 neighbouring properties were consulted on the application by letter dated 03/06/25.
- 6.2 During the process of the application, revised drawings were received, and neighbours were re-consulted. The consultation period expired 22/08/25.

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- 6.3 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**

Representations	Summary of Issues Raised	Planning Officer Response
4 letters of objection have been received.	I. Parking concerns. One parking space per property is not enough.	Discussed at paragraphs 7.27 to 7.38 of this report.
	II. Concerns regarding decreased water pressure	This is not a material planning consideration.
	III. Noise and dust from construction	Discussed at paragraph 7.33 of this report.
	IV. Loss of privacy	Discussed at paragraphs 7.16 to 7.20 of this report.
	V. Residents did not receive consultation letters.	<p>The LPA has followed the statutory requirements set out in in Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order.</p> <p>These regulations require publicity for this type of application to be carried out <u>either</u>:</p> <p>(a)by site display in at least one place on or near the land to which the application relates for not less than 21 days; <u>or</u></p> <p>(b)by serving the notice on any adjoining owner or occupier.</p> <p>10 adjoining neighbouring properties were consulted</p>

		<p>on the application by letter dated 03-06-25.</p> <p>During the process of the application, the design of development was amended and these neighbouring properties were re-consulted for 14 days.</p>
One comment in support has been received	I. Redevelopment of site that has been subject to antisocial behaviour	Noted

**Table 2: Summary of Consultee Responses**

<b>Consultee and Summary of Comments</b>	<b>Planning Officer Response</b>
<p><b>Tree and Landscape Officer:</b></p> <p>No objection subject to tree retention and methodology conditions.</p>	<p>The comments have been noted, and a condition has been secured for further tree protection measures.</p>
<p><b>Access Officer:</b></p> <p>No objections subject to standard conditions relating to compliance with the relevant accessible standards.</p>	<p>The comments have been noted, and the relevant conditions have been added.</p>
<p><b>Waste Services:</b></p> <p>No comments/ objections.</p>	<p>Noted.</p>
<p><b>Highways Authority:</b></p> <p>No objections, subject to conditions pertaining to cycle storage, car parking details, a construction management plan and informative notes.</p>	<p>The comments have been noted, and the relevant conditions have been added.</p>

## **7 Planning Assessment**

### Principle of Development

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- 7.1 The application site is comprised of two rows of lock-up garages. The site would be considered as 'back land' and as such, Policy DMH 6 of the Local Plan, Part 2 (2020) would apply.
- 7.2 Policy DMH 6 requires back land sites to be more intimate in mass and scale and lower than frontage properties. The proposed development is set back from the highway and would replace existing dilapidated garages which have been prone to anti-social behaviour. The revised proposal has been well designed and would be a betterment of the existing site context. Whilst the built form itself would not be considered as more intimate in mass and scale to the surrounding properties, when viewed within their individual plots, the buildings would benefit from significant space to the front and rear, the pitched roof forms and stepped design add both articulation and reduce the appearance of the scale and mass of the buildings from street level. The design is appropriate for this back land location and the more dynamic approach to designing a scheme which addresses the constraints is welcomed. The development is considered appropriate within this setting and would not detract from the character and appearance of the area, as discussed further within paragraphs 7.5 – 7.10 of this report.
- 7.3 The National Planning Policy Framework (NPPF) encourages the effective use of land by promoting the re-use of previously developed (brownfield) land, particularly where this can contribute to meeting identified housing needs and support sustainable development. Paragraph 125 (d) of the NPPF specifically states that planning decisions should promote and support the development of under-utilised land and buildings, especially where this would help meet identified needs for housing, economic regeneration, or other strategic priorities. The proposed development would provide 2 additional 3-bedroom family sized dwellings for which there is an identified need within the borough.
- 7.4 The principle of re-development of this site for residential use is acceptable in principle and is considered to comply with Policies H2 of the London Plan (2021), the aims of Policy DMH 6 of the Local Plan Part 2 (2020) and the NFFP (2024). The principle of development is therefore accepted.

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

- 7.5 The proposed development involves the demolition of existing garages and erection of two semi-detached properties with associated landscaping, amenity space and car parking. During the processing of the application, the design of the dwellings was amended. The properties would measure approx. 7.8m in width, 8.1m in depth and 8.6m in height characterised with hipped roofs. The two properties would be staggered in depth with overlapping eaves feature.
- 7.6 The surrounding area is predominantly residential in character, comprising mainly of two storey semi-detached and terraced properties set back from the highway with front gardens or off-street parking. The properties are finished in brickwork and feature gable end roof forms. To the east of the site lies Manor farm and associated buildings which lies within a Conservation Area and the Green Belt.

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- 7.7 The proposed development is more contemporary in its design compared to the immediate surrounding properties, as the proposed properties include features such as hipped roofs, and oriel projecting bay windows. However, this is considered appropriate for this back land site as it is set back from the highway, separated by an access road and is considered to form its own street scene. Whilst views of the proposed properties would be seen from St Christophers Road, they are not considered to be over dominant, given their set back from the street scene by the existing access road.
- 7.8 The site is clearly subject to physical constraints. Furthermore the existing garages contribute poorly to the character and appearance of the streetscene due to there form and poor state of repair. The design has been revised to respond to the site constraints whilst improving the local character. The pitched roofs, projecting bays and stepped building lines create a form of development which integrates with the traditional character of the neighbouring dwellings.

***Figure 4 View of the site from St Christopher Road***



- 7.9 The proposed dwellings would not appear cramped within the plot as they have been designed to be set in from the site boundaries by approx. 1.4m. They would feature generously sized, private rear gardens and front landscaping for additional greening, which is considered to make a positive contribution to the character and appearance of the area.

- 7.10 The proposed development is considered a betterment to the existing site context. The existing garages at the site are prone to anti-social behaviour and are considered an eyesore within the street. A site visit confirmed multiple of the garages displayed graffiti and were damaged. Littering was also commonly seen.

***Figure 5 Site Photographs showing existing site. Graffiti, damages and littering***





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- 7.11 The proposed development would provide a more attractive environment by providing increased landscaping and on-site passive surveillance for additional security.
- 7.12 As described above, the design of the scheme is not considered to be harmful to the character and appearance and visual amenities of the area, and as such the proposed development complies with Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies and Policies DMH 6, DMHB 11 and DMHB 12 of the Local Plan: Part Two - Development Management Policies (2020), as well as relevant design guidance contained within the London Plan (2021) and NPPF (2024).

#### Heritage

- 7.13 The site itself is not located within any heritage designations; however, the east of the site is bounded by Cowley Church (St Laurence) Conservation Area.
- 7.14 The development is considered as a betterment to the existing site context, given it would introduce soft landscaping and greening to the site and reduce anti-social behaviour. This coupled with its separation distance between the proposed development and the designated heritage asset and accounting for the scope of the development it is not considered that the development would cause harm to the significance of the heritage asset.

#### Impact on the Green Belt

- 7.15 Whilst the boundary of the Green Belt extends up to the site edge, the development itself would be located outside the parameters of the Green Belt and the development would not therefore conflict with the relevant local and national policy provisions relating to development within the Green Belt.

#### Residential Amenity

- 7.16 Number 43 St. Christopher Road is located north of the application site. The site is separated from this neighbour by a 2m high brick wall which is proposed to be retained. The proposed development would be sited approx.1.3m away from the shared boundary. The proposed dwellings would be set back from the front elevation of this neighbour and would not project beyond the rear elevation of the extensions at this neighbouring property. Given the separation distance between the proposed development and this neighbour, it is not considered there would be any harmful loss of light, overshadowing or overbearing impact. There is one upper floor side window at this neighbouring property that would face the proposed development, however this is a very small window that serves a non-habitable room. There would be no side windows within the development that would overlook this neighbour, however it should be noted that there would be a side facing oriel window that serves the first-floor front facing bedrooms that would face this direction of this neighbour. However, this is not considered to create any significant overlooking, given it would largely face the side elevation of this

neighbour and front garden rather than habitable room windows or private amenity space.

- 7.17 Number 45 St Christopher Road is located west of the application site. The front elevation of the proposed development would be located approx. 14.3m away from the side elevation of this neighbouring property and its rear garden. The proposed development would include upper floor oriel windows that would include obscurely glazed windows up to a height of 1.7m for the panels facing this property to prevent overlooking of the neighbouring garden. The angled sections of the windows would not be obscure glazed, so as to provide an appropriate degree of outlook for future occupiers. The proposed ground floor kitchen window would not be obscurely glazed; however, this is not considered to cause any harmful overlooking given this is located at ground floor level and would largely face existing boundary treatment and proposed landscaping at the site. The proposed development would not cause any harmful overshadowing or loss of light to this neighbour given the separation distance.
- 7.18 Numbers 13 and 15 St Luke Close are located south of the application site. The proposed development is separated from these properties by rear and side gardens. Given the separation distances between the development and these neighbouring properties it is not considered there would be any harmful loss of light or overshadowing. The development would include oriel overhanging front windows to serve the first-floor front facing bedroom which would have a clear glass side window in the direction of these neighbours. However, this is not considered to cause a significant level of overlooking or loss of privacy as it would not face any habitable room windows within the neighbouring properties and would not give a full view of the garden area.
- 7.19 Manor Farm and, SMB Sheet Metal Works are located east of the application site. The proposed development is not considered to give rise to any harm to the amenities of these neighbouring properties given the separation distance.
- 7.20 Regarding the impact to each of the proposed dwellings, it is not considered that the proposed oriel front facing windows would cause a significant level of overlooking or loss of privacy to each property given the stepped front elevation. The wide window panels would not face directly at each other, rather they would provide oblique angles. Whilst some views may be visible this is not considered significant enough to refuse the application and the harm is outweighed by the benefits of the development by providing two additional family sized units.

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

##### Internal

- 7.21 The proposed development provides 2 x 3 bed 6 person dwellings and would have a GIA of approx. 108sqm. Policy D6 of the London Plan requires a property of this size to have at least 102sqm of GIA and as such the development complies with this standard. The proposed section drawing indicates that both floors of the

dwellings would have a floor to ceiling height of 2.5m complying with the standards within Policy D6 of the London Plan 2021.

- 7.22 It is considered that all habitable rooms would have an adequate source of light and outlook. The proposed first floor front facing bedroom would feature an oriel window with obscure glazing to a height of 1.7m, however these bedrooms would be served by clear glass side windows and clear glass top panel to provide a source of light and outlook which is considered appropriate.
- 7.23 As such, it is considered that future occupiers would have a good standard of living accommodation complying with Policy D6 of the London Plan (2021) and Policy DMHB 18 of the Hillingdon Local Plan, Part 2 (2020).

#### External

- 7.24 Table 5.3 of Policy DMHB 18 of the Hillingdon Local Plan Part 2 states that houses with 2 and 3 bedrooms should provide a minimum of 60 square metres of private usable amenity space.
- 7.25 The proposed development would provide plot 1 with approx. 74sqm of useable, private rear garden space, and plot two would have approx. 66sqm (discounting the side access paths). As such, the development would comply with this standard.
- 7.26 As such, the development would comply with Policy DMHB 18 of the Hillingdon Local Plan, Part 2 (2020).

#### Highways and Parking

- 7.27 The proposal site has a PTAL rating of 1b, indicating that comparatively to London as a whole, the sites access to public transport is poor, suggesting that there will be a reliance on the private car for journeys.
- 7.28 The London Plan (2021) Table 10.3 - Maximum Residential Parking Standards allows dwellings in Outer London PTAL ranking of 1b to have a maximum 1.5no. spaces each, therefore the development should provide a maximum of 3no. car parking spaces. The proposal would include the provision of 1 car parking space per dwelling.
- 7.29 The existing garages are served by an access road that forms an access onto St Christophers Road. The access road is approximately 3.0m wide and 17m long before it reaches the main body of the site. Visibility at the access onto St Christophers Road is good, due to the location on the outside of the bend.
- 7.30 The proposed site layout drawing shows the retention of the access road which will lead to a parking and turning area for the 2 houses. Each house will be provided with one parking space. It is likely that the traffic generation for the proposed houses would be in the order of 4 to 6 movements per house per day i.e. a total of up to 12 daily traffic movements. The existing garages if all were

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occupied would have a traffic generation of circa 40 movement per day. The proposed development would result in a material reduction in activity when compared to the full use of the existing garages. The reduction in traffic movements from the site will offer a benefit in highway safety terms, and traffic movement terms, for residents in the section of St Christophers Road close to the site.

- 7.31 The applicant has submitted a Transport Statement which has set out the site-specific circumstances. The site is within 560m to bus stops – High Street Route 222, 820m to Tesco's Store, West Drayton, 1200m to Rabbsfarm Primary School and 1600m to West Drayton Railway Station. The Highway Authority have been consulted on the application and have confirmed that given the site specific conditions, 1 car parking space per dwelling is acceptable and promotes the use of more sustainable transport. It is not expected that the proposed development would increase parking stress on the adjacent roads.
- 7.32 The submitted drawings illustrate the provision of cycle storage within the rear gardens of the properties which is considered an acceptable location. A condition has been secured for details to be provided of secure and accessible cycle storage for 2 cycles per unit.
- 7.33 Given the location and constraints of the site, it is considered necessary for a Demolition and Construction Management Plan to be submitted for review. As such, a condition has been secured for these details.
- 7.34 The Highway Authority have been consulted on the application and have no objection to the development subject to the implementation of conditions. The development is considered to comply with Policies DMT 1, DMT 2, DMT 5 & DMT 6 and Policies T4, T5 and T6 of the London Plan (2021) and would not result in a more dangerous highway network or increase parking stress.

#### Noise

- 7.35 The site would be used in an exclusively residential capacity. As such, in terms of the operational phase of the proposed development, no significant issues are raised by the proposal, in respect to noise.

#### Air Quality

- 7.36 The site is located within an Air Quality Management Area. Given the proposed development is for two new dwellings, it is not considered that the proposal would cause unacceptable levels of dust and disturbance during the construction phase.
- 7.37 The control of dust and construction hours is governed under separate legislation and the relevant informative note has been added to the decision to remind the applicant of this.

#### Accessibility

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- 7.38 The Council's Access Officer has been consulted on the application and has no concerns regarding accessibility, subject to conditions regarding step free access and compliance with the technical specifications for an M4(2) dwelling which will be added to the decision should the application be approved.

#### Trees and Landscaping

- 7.39 The application site comprises 20 lock-up garages with a large area of hard surfacing, a small area of soft landscaping and one small tree within the site.
- 7.40 The applicant has provided an Arboricultural Survey that shows there is one category C tree on site, 2 category C hedges outside of the site and 2 category C trees outside of the site. The proposed site plan indicates that the on-site category C tree would be removed as part of the development, however all off site trees and hedges would be retained. The Council's Tree Officer has been consulted on the application and has confirmed that the existing trees will benefit from the proposed development, due to the introduction of gardens and green areas as opposed to hard surfacing and structures. Further replacement trees are proposed to mitigate the removal of a tree; however, a methodology is required for during the construction works to show how the retained trees will be protected and ensure the removal of the hard surfacing will not impact the root protection zone. As such an Arboricultural Method Statement and Protection Plan has been secured via condition.
- 7.41 The proposed development is considered to improve the site in terms of its landscaping and biodiversity given the existing site is comprised mainly of hardstanding and built structures. Whilst indicative landscaping works have been provided on the proposed site plan (drawing 2025/D/353/P/03 Rev A), a condition is recommended that secures full landscaping details.

#### Biodiversity Net gain and Ecology

- 7.42 The applicant has provided the statutory small sites metric to establish the number of existing baseline habitat units at the site. The metric indicates that there are 0.0378 habitat units at the site pre-development and the post development habitat units would be increased to 0.0769 which demonstrates a 103.71% biodiversity net gain increase at the site, complying with the above standards.
- 7.43 The development has demonstrated that a 10% increase in BNG can be provided on site and as such a 30-year habitat management plan condition has been secured.

#### Flooding and Drainage

- 7.44 The proposed development site is not located in Flood Zones 2 or 3. Nor is it located within a critical drainage area, or an area known for surface water flooding. Should the application be granted, a condition will be added requiring a sustainable water management plan for the site to be submitted and approved.

The plan will ensure that appropriate and sufficient drainage is provided for the new dwellings.

### Waste Management

- 7.45 The proposed site plan does not indicate a position for refuse storage; however, it is considered that there would be adequate space on site to provide a covered and protected refuse storage area. As such, a condition has been secured for these details.
- 7.46 The submitted Design and Access Statement states that the household and garden waste collection arrangements will remain as existing with future residents expected to leave their waste bags and sacks at the end of the path for weekly collection. The refuse storage areas should be positioned in line with the maximum carry/drag distances for refuse collectors i.e. residents should not have to carry sacks more than 30m to the collection point.

## **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 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

- 8.3 The Council adopted its own Community Infrastructure Levy (CIL) on 1st August 2014. The Hillingdon CIL charge for residential developments is £95 per square metre of additional floor space. This is in addition to the Mayoral CIL charge of £60 per square metre. CIL rates are index linked. The proposal involves the erection of new dwellings and is therefore CIL liable if planning permission is granted.

## **9 Conclusion / Planning Balance**

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- 9.1 The proposed development would have a satisfactory impact on the character and appearance of the area and would not significantly harm the amenities of any neighbouring property. It is not considered to harm the highway network; additionally adequate living accommodation would be provided for future occupiers. The proposal is considered to comply with the Development Plan and no material considerations indicate that a contrary decision should be taken. Consequently, 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**

**78334/APP/2025/1334**

## 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 submitted plans numbers:

2025/D/353/P/01

2025/D/353/P/03 Rev A

2025/D/353/P/04 Rev A

2025/D/353/P/05 Rev A

2025/D/353/P/06 Rev A

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. COM5 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:

Arboricultural Survey - BS5837:2012 completed by arbtech dated 29 July 2025

Transport Statement completed by Highway Planning Ltd dated August 2025

Biodiversity Gain Plan dated 08/08/25

Design and Access Statement 2025/D/353/P Version 3

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 complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

#### **4. RES7 Materials (Submission)**

Save for demolition and site clearance works, no above ground works shall take place until details of all materials and external surfaces have 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.

#### **REASON**

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

#### **5. COM9 Landscaping (car parking & refuse/cycle storage)**

No development shall take place until a landscape scheme has been 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), including a like for like replacement of trees in terms of quantum.

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species (including pollution absorbing species), plant sizes, and proposed numbers/densities where appropriate

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

2.a Refuse Storage

2.b Cycle Storage (secure and covered for 2 spaces per dwelling)

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts (including demonstration that the spaces are to be served by 1 active 7Kw electrical charging point per dwelling)

2.e Hard Surfacing Materials

2.f External Lighting

##### **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 turfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

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 14, DMEI 1 and DMT 6 of the Hillingdon Local Plan Part 2 (2020).

## **6. RES8 Tree Protection**

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority. Such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

### **REASON**

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with Policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

## **7. OM19 Demolition and Construction Management Plan**

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for

maximum permitted working hours).

(iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.

(iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).

(v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).

(vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.

(vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

#### REASON

To safeguard the amenity of surrounding areas in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

### **8. NONSC Step Free Access**

Prior to any works on site above damp proof course level, details of step free access via all points of entry and exit shall be submitted to, and approved in writing, by the Local Planning Authority. The measures implemented as approved shall be retained thereafter.

#### REASON

To ensure housing of an inclusive design is achieved and maintained in accordance with Policies D5 and D7 of the London Plan (2021).

### **9. NONSC SUDs**

Prior to commencement of the hereby approved development, (excluding demolition and site clearance) a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how the approved development will incorporate sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.13 of the London Plan and will:

i. provide information on all SuDs features including the method employed to delay and control the surface water discharged from the site and:

ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

iii. provide details of water collection facilities to capture excess rainwater; and how water usage will be reduced in the development.

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

#### REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding and is to be handled as close to its source as possible and to conserve water supplies in compliance with Policy EM6 of the Hillingdon Local Plan Part 1 (2012), Policy DMEI 10 of the Hillingdon Local Plan Part 2 (2020) as well as relevant SuDs guidance contained within the London Plan (2021) and NPPF (2024).

### 10. NONSC **Habitat Management Plan**

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 commenced and operated 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 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) Reporting to the Council routinely as to the state of the Biodiversity Net Gain requirements of the development on 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 EM7 of the Hillingdon Local Plan: Part 1, Policies DMEI 7 and DMHB 14 of the Hillingdon Local Plan: Part Two, Policy G6 of the London Plan and Schedule 7A of the Town and Country Planning Act 1990 and the Environment Act 2021.

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

Trees, hedges and shrubs shown to be retained on the approved plan(s) 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 and 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 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.

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

All of the first floor front facing window panes directly facing number 45 St Christopher Road shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.7 metres taken from internal finished floor level for so long as the development remains in existence.

#### REASON

To prevent overlooking to adjoining properties 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. NONSC    M4(2) Compliance**

The dwellings hereby approved shall accord with the requirements of Policy D7 of the London Plan and shall not be occupied until certification of compliance with the technical specifications for an M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, has been submitted to, and approved in writing, by the Local Planning Authority. All such provisions must remain in place for the life of the building.

## REASON

To not only allow the Building Control body to require the development to comply with the optional Building Regulations standards, but to also ensure the appropriate quantity and standard of accessible and adaptable housing is constructed and maintained in accordance with Policy D7 of the London Plan (2021).

### **15. 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) subject of this permission 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).

### **16. RES6 Levels**

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

## REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

## Informatives

### **1. 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.

### **2.**

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).

4.5 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.

**3.**

The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway.

**4.**

It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence.

**5.**

It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway.

**6. 152 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).

**7. 173 Community Infrastructure Levy (CIL) (Granting Consent)**

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London

Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at [planning@hillington.gov.uk](mailto:planning@hillington.gov.uk). The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at:  
[www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil)

**Pre-Commencement Conditions:** These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

## **8. 12 Encroachment**

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

## **9. 115 Control of Environmental Nuisance from Construction Work**

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](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.

#### **10. I47      Damage to Verge - For Council Roads:**

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

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

#### **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 and national guidance.

DMH 6	Garden and Backland Development
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D14	(2021) Noise
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 D8	(2021) Public realm
LPP GG2	(2021) Making the best use of land
LPP GG4	(2021) Delivering the homes Londoners needs
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF11 -24	NPPF11 2024 - Making effective use of land
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF2 -24	NPPF2 2024 - Achieving sustainable development
NPPF5 -24	NPPF5 2024 - Delivering a sufficient supply of homes

**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.H1	(2012) Housing Growth

### Part 2 Policies:

DMH 6	Garden and Backland Development
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP GG2	(2021) Making the best use of land
LPP GG4	(2021) Delivering the homes Londoners needs
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 D8	(2021) Public realm
LPP D14	(2021) Noise

LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF11 -24	NPPF11 2024 - Making effective use of land
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF2 -24	NPPF2 2024 - Achieving sustainable development
NPPF5 -24	NPPF5 2024 - Delivering a sufficient supply of homes