

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

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| Case Officer: Sally Robbins | 32265/APP/2025/280 |
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|-------------------------|-------------------|--------------------------------------------|-------------------|
| Date Application Valid: | 20.02.2025 | Statutory / Agreed Determination Deadline: | 23.12.2025 |
| Application Type: | Full | Ward: | Northwood |

Applicant: **Ms and Mr Jones**

Site Address: **78 High Street, Northwood**

Proposal: **Demolition of existing rear workshop buildings (Use Class E) and construction of 2 no. self-contained flats and 1 no. dwellinghouse (Use Class C3) with associated private amenity space, landscaping, cycle and refuse storage, together with alterations and a two-storey rear extension to the existing building, including internal layout changes to the first-floor residential flat above the retail unit and the installation of a rear dormer window**

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

Reason Reported to Committee: **Required under Part 3 of the Planning Scheme of Delegation (Petition received)**



Summary of Recommendation:

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

1 Executive Summary

- 1.1 The application seeks full planning permission for the demolition of the existing rear workshop buildings (Use Class E) and the construction of three new residential units (Use Class C3) with associated private amenity space, landscaping, and cycle and refuse storage, together with alterations and a two-storey rear extension to the existing building at 78 High Street, including internal layout changes to the first-floor residential flat and the installation of a rear dormer window.
- 1.2 A petition with 58 signatures in objection to the development was received in response to the initial consultation and another petition with 22 signatures in objection to the development was received following re-consultation on amended plans. The desired outcome of the petitions is for the application to be refused. Eleven separate representations have also been received in objection to the proposal (two from the initial consultation and nine following subsequent re-consultations), as well as objections from the Northwood Residents Association and a local Ward Councillor. The main concerns raised within the representations include land ownership and boundary accuracy, the inclusion of car parking on public pavement (and the subsequent lack of parking associated with the scheme following the amendments received), potential overdevelopment of the site, and the impact on the existing ground floor retail unit at 78 High Street. A full list of the matters raised in the consultation is included within Section 6 of this report.
- 1.3 Key planning considerations include the impact of the proposal on the character and appearance of the surrounding area, including the Old Northwood Area of Special Local Character, the quality of accommodation for future occupiers, the impact on neighbouring residential amenity, highways and parking, and environmental considerations such as flood risk, sustainability and contamination.
- 1.4 Following the submission of amended plans, the application now proposes a car-free development with a corrected site boundary and design amendments that address earlier concerns raised by Planning Officers.
- 1.5 The Council's Highways Officer raises no objection to the car-free nature of the development, noting its sustainable town centre location with good access to public transport and local facilities. The proposed housing mix is considered appropriate for the site and reflective of local housing need. All units meet or exceed internal space standards and provide an acceptable level of light and outlook. Having regard to the site's town centre context, historic plot pattern, and the high-quality design of the proposal, officers conclude that the scheme would not give rise to any significant harm to the character of the area or the amenity of adjoining occupiers.

Hillingdon Planning Committee – 16th December 2025

PART 1 – Members, Public & Press

- 1.6 Taking all relevant matters into account and giving due regard to local resident's objections, including the petitions received against the proposal, it is considered that the proposal complies with the Development Plan when read as a whole and no material considerations indicate that a contrary decision should be taken. The planning application is therefore recommended for approval, subject to the conditions set out in Appendix 1.

2 The Site and Locality

- 2.1 The site is located on the eastern side of the High Street within Northwood Town Centre and comprises a two-storey semi-detached property. The site comprises a ground floor retail unit and first floor 2-bedroom residential unit with a number of rear single-storey outbuildings used as a workshop, which are accessed along the side of the site.
- 2.2 The site lies in the Old Northwood Area of Special Local Character, the Northwood East Air Quality Focus Area and is within a Critical Drainage Area. The site has a Public Transport Accessibility Level (PTAL) of 2 and is within an area of potentially contaminative former land use.

Figure 1: Location Plan (application site edged red)



Figure 2: Aerial view of application site in the context of surrounding development on the High Street



Figure 3: Front view of the application site



Figure 4: View within the site looking north-west (76 High Street on the left)



Figure 5: Front elevation of the site



Figure 6: View within the site looking south-east (Beeches House in background)



Figure 7: South elevation of existing workshop buildings



Figure 8: Rear elevation of 76 High Street



Figure 9: North elevation viewed from 80 High Street showing party wall



Figure 10: Rear elevations of 76, 78 and 80 High Street



3 Proposal

- 3.1 The application seeks full planning permission to demolish the existing rear outbuildings and construct three new residential units with associated landscaping and bin / bike store. The party wall between the site and No. 80 High Street would be retained. The proposal includes alterations to the existing residential unit above the shop, including a rear dormer window. The following residential mix is proposed:

Hillingdon Planning Committee – 16th December 2025

PART 1 – Members, Public & Press

- Unit 1 – modification to existing unit - two-storey 1-bed unit (above shop)
- Unit 2 – two-storey 2-bed unit with private terrace
- Unit 3 – single storey 1-bed unit
- Unit 4 – two-storey 3-bed unit with private garden

3.2 There have been a number of applications relating to the site over the past six years. Most recently, there were two previously refused planning applications and a withdrawn planning application. The main difference from the most recent scheme is that the previous proposal sought planning permission for the demolition of the existing workshop buildings, followed by construction of a pair of semi-detached 1.5 storey dwellings with associated parking and landscaping to the rear of the plot. However, the current proposal now seeks to replicate the general built form of the workshops, as well as the construction of an attached two-storey dwelling with Dutch-roof form at the rear end of the plot, with the dwellings set around a shared, enclosed courtyard.

3.3 The proposed development has been amended during the course of the application process to address concerns raised by officer's relating to the proposed car parking to the front of the shop and some elements of the design of the dwellings to the rear. The amendments include the following:

- Car parking spaces omitted
- Red outline amended on location plan
- Roof garden for unit 3 omitted
- External staircase to roof garden omitted
- Reduction in the size of the roof terrace for unit 2
- Insertion of rooflights to unit 3.

Figure 11: Proposed Block Plan (please note – larger version of plan can be found in the Committee Plan Pack)

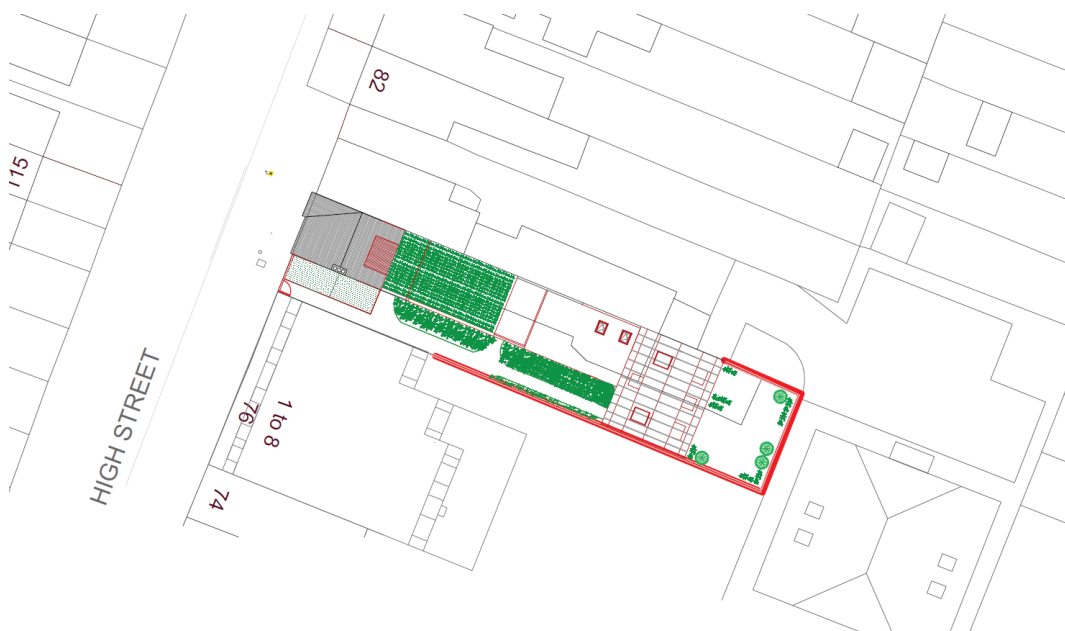


Figure 12: Proposed Ground Floor Plan (please note – larger version of plan can be found in the Committee Plan Pack)

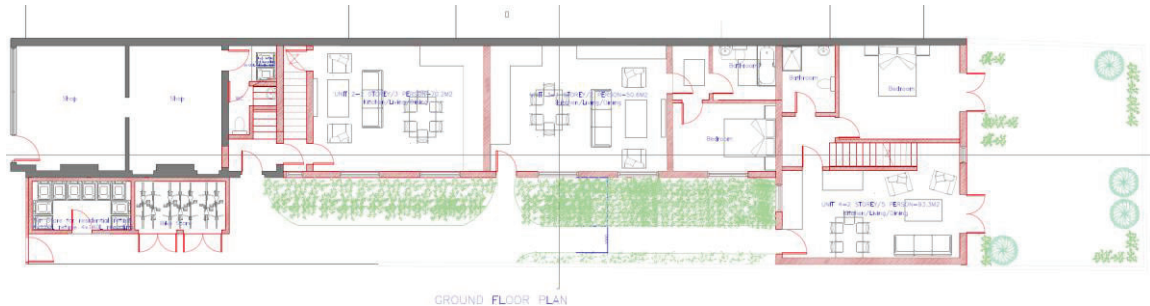


Figure 13: Proposed First Floor Plan (please note – larger version of plan can be found in the Committee Plan Pack)

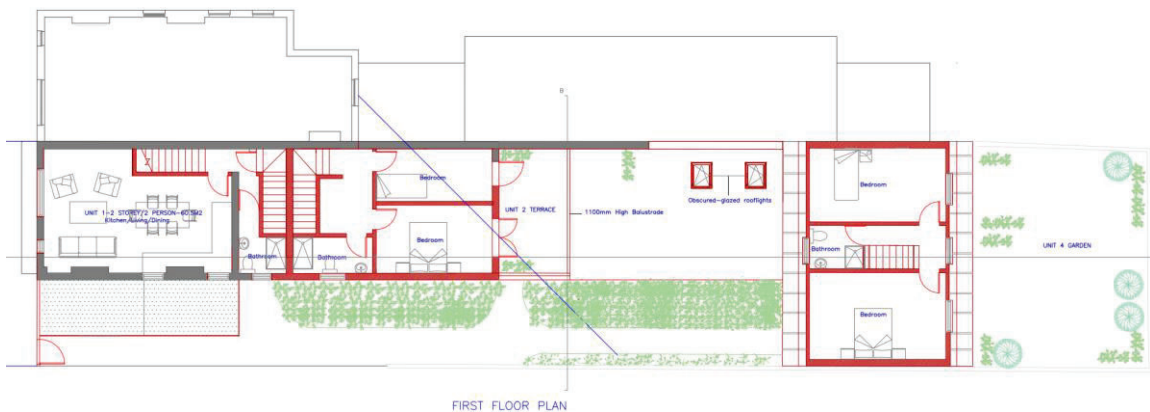


Figure 14: Proposed Second Floor Plan (please note – larger version of plan can be found in the Committee Plan Pack)

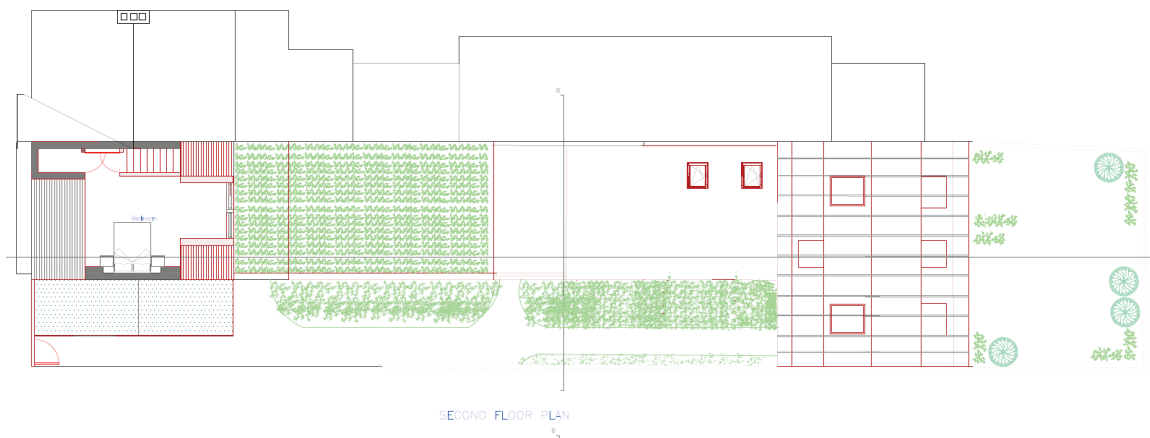


Figure 15: Proposed Roof Plan (please note – larger version of plan can be found in the Committee Plan Pack)

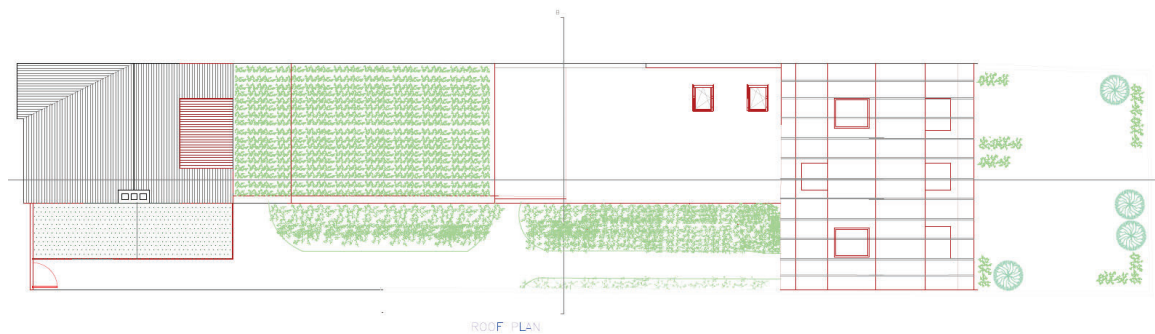


Figure 16: Proposed Front Elevation (please note – larger version of plan can be found in the Committee Plan Pack)



Figure 17: Proposed Rear Elevation (please note – larger version of plan can be found in the Committee Plan Pack)



Figure 18: Proposed Front Elevation Unit 4 (please note – larger version of plan can be found in the Committee Plan Pack)

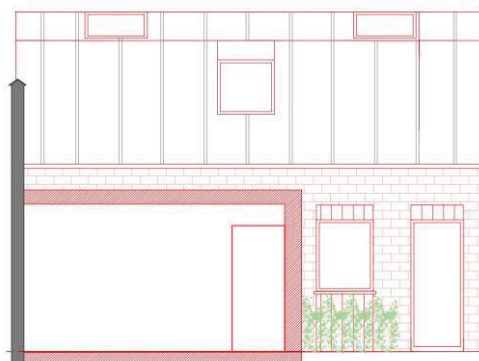
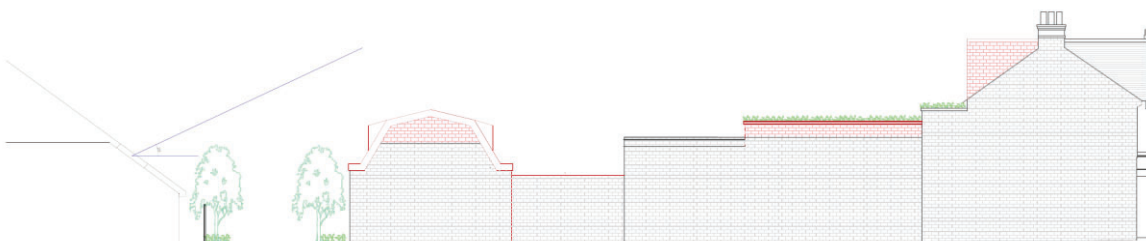


Figure 19: Proposed South Side Elevation (please note – larger version of plan can be found in the Committee Plan Pack)



Figure 20: Proposed North Side Elevation (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 In February 2021 prior approval was sought for the conversion of existing retail unit to create 2 x 2-bed apartments (Class C3) under Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This application was refused on 28 April 2021 (ref. 32265/APP/2021/710).

Hillingdon Planning Committee – 16th December 2025

PART 1 – Members, Public & Press

- 4.3 An appeal was lodged against the refusal of the above prior approval application. The appeal was dismissed on 1 March 2022. The Planning Inspector was of the view that insufficient information had been presented to demonstrate that the workshops to the rear were in use for ancillary purposes to the retail unit. The proposal therefore failed to accord with the requirements of paragraph M.1(a), and there was no certainty that it would constitute permitted development.
- 4.4 In April 2021 full planning permission was sought for the demolition of the workshop buildings and erection of a new 2 storey building containing 3 dwellings, parking and associated facilities including alterations to the existing building. The application was refused on 14 October 2021 for a number of reasons, including: harm to the character, appearance and visual amenities of the area; harm to residential amenity of surrounding properties; substandard accommodation proposed; lack of family-sized dwellings; and lack of information relating to fire safety and refuse / recycling (ref. 32265/APP/2021/1437).
- 4.5 In June 2021 prior approval was sought for the conversion of the existing retail unit to create 2 x 1-bed apartments (Class C3) under Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The application sought the change of use of the entire shop unit (i.e. including the retail shop at the front of the ground floor). This application was refused on 4 August 2021 on the grounds that: it would undermine the vitality and viability of the Northwood High Street Local Parade; the proposed alterations to the front of the building would cause harm design and external appearance of the building; and that one of the units did not comply with the nationally described space standard (ref. 32265/APP/2021/2341).
- 4.6 In February 2022 full planning permission was sought for the demolition of existing buildings and erection of new 1.5 storey building containing 2 dwellings, parking and associated facilities. The application was refused on 1 June 2022 on the grounds that: the cramped, incongruous and visually obtrusive form of development would cause harm to the character, appearance and visual amenities of the surrounding area and the wider Old Northwood Area of Special Local Character; it would cause harm to the living conditions of the neighbouring residential occupiers in terms of loss of outlook, perceived loss of privacy, overbearing impact and sense of enclosure; it would result in a substandard form of accommodation in terms of poor outlook, lack of defensible space and contrived layout; it provided a lack of family sized unit/s; insufficient amenity space; and lack of information on fire safety and accessibility (ref. 32265/APP/2022/579).
- 4.7 In April 2022 full planning permission was sought for the change of use of ground floor retail unit and ancillary storage area to one-bedroom apartment with external amenity space and associated facilities. The application was withdrawn on 8 June 2022 (ref. 32265/APP/2022/1231).
- 4.8 In August 2024 pre-application advice was sought for a scheme similar to that currently proposed. However, concerns were raised by Planning Officers regarding a communal rooftop garden and substandard quality of accommodation for future occupants. The current scheme has been amended to address the

Hillingdon Planning Committee – 16th December 2025

PART 1 – Members, Public & Press

issues raised within the pre-application advice letter. Amendments received during the course of the assessment are considered to have overcome Officers' previous concerns, including where relevant, the reasons for refusal relating to previous applications.

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 Twenty-two neighbouring properties and Northwood Residents Association were consulted on 21st February 2025. The consultation period expired on 14th March 2025. Two individual letters of objection were received, as well as a petition (in objection) with 58 signatures, an objection from Northwood Residents Association and an objection from a local Ward Councillor. Internal and external consultations were also sent out and a summary of the comments received are noted below in Table 2 of this Committee Report. The main issue raised by residents during the initial consultation was the location of parking in front of the shop unit (a summary of all of the issues raised is shown in Table 1).
- 6.2 Re-consultation on revised drawings was carried out on 29th October 2025 and the consultation period expired on 19th November 2025. Twenty-five neighbouring properties were consulted, as well as the Northwood Residents Association and the local Ward Councillor. The revisions included removal of parking (car free development now proposed), amended red outline on location plan, increase in size of cycle storage area for future residents, an internal refuse storage area was added for the shop unit, the roof terrace for unit 3 was removed, removal of external staircase for unit 3, increase in window size for unit 3 bedroom and a reduction in the terrace size for unit 2.
- 6.3 Following this second round of consultation, eight individual letters of objection were received (six new objectors and two previous objectors), as well as a petition (in objection) with 22 signatures and a further objection from the Northwood Residents Association. The main issue raised by residents during the second round of consultation was the lack of parking (the full summary of all of the issues raised is shown in Table 1).
- 6.4 A third consultation was carried out on 4th November 2025 following revisions to the application description (to accord with the current proposals). The consultation period expired on 25th November 2025. One individual letter of objection was received with concerns relating to aspects of the heritage report, harm to the continued operation of the shop and insufficient parking. A further revised drawing was received on 13th November 2025, which included a WC on the ground floor plan for the shop unit. Another revised drawing was received on 4th December 2025, which addressed minor discrepancies between the plans. It was not

Hillingdon Planning Committee – 16th December 2025

PART 1 – Members, Public & Press

considered necessary to re-consult on these two occasions, given the scale and nature of these minor amendments.

- 6.5 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 |
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| A valid residents petition with 58 signatures was received on 07-03-2025 against the application, requesting refusal. | 1. Car spaces directly in front of the shop unit will impede access to the shop. | The car parking spaces have now been removed from the application. Parking is discussed at paragraphs 7.49-7.55 of this report. |
| | 2. The proposed flats and amenity space are cramped and will provide poor residential accommodation. | Residential amenity and the quality of residential accommodation are discussed at paragraphs 7.27-7.47 of this report. |
| A second valid residents petition received with 22 signatures was received on 12-11-2025 against the application requesting refusal. | 1. Removal of car parking spaces. On-site car parking spaces are a requirement, and there are on-street car parking restrictions. | Parking is discussed at paragraphs 7.49-7.55 of this report. |
| | 2. Proposed development is overdevelopment of the site. | The scale of development broadly replicates the outbuildings to the rear of the High Street. The scheme provides compliant internal space standards, acceptable levels of amenity, whilst optimising the capacity of an urban site. This is discussed at paragraphs 7.15-7.26 of this report. |

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| | 3. The amenity space on the roof has no disabled lift access. | There is no requirement for every private external amenity space to be step-free. The unit is self-contained and does not rely on communal upper-level access. This is discussed at paragraphs 7.63-7.64 of this report. |
| Eleven individual letters of objection received. | I. Concerns over lack of parking, increased pressure on existing High Street parking, potential obstruction of pavements, impacts on deliveries, illegal parking near dropped kerbs, and general highway congestion. | The Council's Highways Officer raises no objection, noting the site's sustainable town centre location and proximity to public transport. No parking is proposed on the pavement or public highway. This is discussed at paragraphs 7.49-7.55 of this report. |
| | II. The proposal represents overdevelopment / backfilling of a small dense area, with insufficient space for parking, amenity, or circulation; references to nearby intensification such as the relocated library. | The scale and massing is broadly following the footprint of the existing workshops. Level of accommodation vs. amenity / services are considered acceptable for an urban town centre location. This is discussed at paragraphs 7.15-7.26 of this report. |
| | III. Overlooking from upper-level amenity space, loss of outlook and loss of the existing side access / drive space. | Residential amenity is discussed at paragraphs 7.27-7.37 of this report. |
| | IV. Use of shop will be negatively affected by loss of storage space, proposed development would harm the long-standing shop, affect its visibility and operations, and potentially result in the tenant losing both her home and livelihood. | The ground-floor retail unit would be retained with a smaller storage area and would be able to continue to function independently of the proposed residential development. The revised scheme removes parking, ensuring pedestrian access. The applicant has advised that the shop unit would continue to operate as a self-contained retail |

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| | | unit. Officers are satisfied that the proposed development would not prejudice the continued operation of a retail unit. This is discussed at paragraphs 7.4-7.9 of this report. |
| | V. Comments alleging misinformation in the application, lack of information within the Heritage Report, concerns over land ownership, adequacy of consultation (including not receiving amended plans), and the perception that the scheme is profit-driven at the expense of established businesses. | The impact on heritage (i.e. on the Area of Special Local Character) is discussed in paragraphs 7.15-7.26 of this report. The red line boundary has been corrected. Consultation was carried out in accordance with statutory requirements, including re-consultation on amended plans. Profit motive is not a material planning consideration. |
| | VI. Concerns about parking arrangements, noting that the shop tenant currently parks in the alley beside the shop. | The proposed development would result in the loss of the alleyway adjacent to the property that is informally used for parking by the shop tenant. This area is not a formally designated parking bay, nor does it benefit from any planning status as private parking. As such, the loss of an informal parking arrangement cannot be afforded significant weight and would not constitute reasonable grounds to refuse the application. The Council's Highways Officer has also confirmed that a car-free scheme is acceptable in this town centre location, subject to the recommended conditions. Parking is discussed in paragraphs 7.49-7.55 of this report. |

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| <p>Northwood Residents Association (Comments on initial consultation)</p> | <p>i) Incorrect red line boundary</p> <p>ii) Parking proposed on pavement in front of shop would obstruct the shopfront, harm pedestrian movement, adversely affect the tenants trade and would set a precedent for pavement parking elsewhere in the Borough.</p> <p>iii) The lack of on-site parking shows that the site is too cramped for the scale of development proposed. Plans show no feasible access for vehicles to the rear of the site.</p> <p>iv) Scheme is cramped, with poor internal layouts, inadequate amenity space, and concerns regarding accessibility of roof terraces.</p> <p>v) Scale and intensity of development constitute overdevelopment, with lack of on-site parking, accessible amenity space, or safe children's play space.</p> | <p>The red outline on the location plan has been amended.</p> <p>Parking has been removed from the proposal.</p> <p>The scheme follows the site's historic rear-plot pattern and the footprint would be considered similar to the existing built footprint. The density is appropriate for a small brownfield site in a town centre location.</p> <p>This is discussed at paragraphs 7.38-7.47 of this report.</p> <p>This is discussed at paragraphs 7.15-7.26 of this report.</p> |
| <p>Northwood Residents Association (Comments on amended plans)</p> | <p>i.) Overdevelopment, site is too cramped for the scale of development proposed.</p> <p>ii.) No onsite parking and no vehicular access to the rear and that</p> | <p>This is discussed in paragraphs 7.15-7.26 of this report.</p> <p>Parking is discussed in paragraphs 7.49-7.55 of this report.</p> |

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| | <p>approval would set precedent.</p> <p>iii) Concerns about accessibility of rooftop amenity space.</p> | <p>The Access Officer has reviewed the application and raised no objections. There is no requirement for every private external amenity space to be step-free. Accessibility is discussed in 7.63-7.64 of this report.</p> |
| Local Ward Councillor | <p>Concerns regarding:</p> <ol style="list-style-type: none"> 1. Continued viability of the shop unit 2. Parking and pedestrian safety | <p>Viability of the retail unit is discussed in paragraphs 7.4-7.9 of this report.</p> <p>In terms of pedestrian safety, the parking has been removed from in front of the shop. Highway safety and parking are discussed in paragraphs 7.48-7.59 of this report.</p> |

Table 2: Summary of Consultee Responses

| Consultee and Summary of Comments | Planning Officer Response |
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| <p>Highways Officer:</p> <p>No objection. Following amendments to remove the car parking spaces from the scheme, the application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Policies DMT 1, DMT 2 and DMT 6 of the Local Plan Part 2 and Policies T4, T5 and T6 of the London Plan. The Highways Officer recommends that a full construction management plan be secured by condition given the constraints and sensitivities of the immediate road network in order to avoid/minimise potential detriment to the public realm.</p> | <p>The comments from the Highways Officer are noted and the relevant condition is recommended to be added to the decision notice. This is discussed at paragraph 7.48-7.59 of this report.</p> |
| <p>Urban Design Officer:</p> <p>No objection. The amendments have overcome previous concerns raised. The Urban Design Officer</p> | <p>These comments are noted, and the quality</p> |

Hillingdon Planning Committee – 16th December 2025

PART 1 – Members, Public & Press

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| has recommended that details of the external materials be secured by condition. | of design is discussed at paragraph 7.15-7.26 of this report. |
| Access Officer: No objection subject to the inclusion of a 'step free access' condition and a condition requiring the submission of certification of compliance with M4(2) accessibility regulations prior to occupation. | The comments from the access officer are noted and the relevant conditions are recommended to be added to the decision notice. This is discussed at paragraphs 7.63-7.64 of this report. |
| Waste Officer: No objection. | Noted. |
| Contaminated Land Officer: No objection subject to condition. | A contaminated land condition is recommended to include submission of a desktop study, site investigation and written method statement prior to commencement of development. This is discussed at paragraph 7.77 of this report. |

7 Planning Assessment

Principle of Development

- 7.1 The application site is located within an established urban area in Northwood Town Centre, wherein the principle of residential development is acceptable in accordance with Policy BE1 of the Hillingdon Local Plan Part 1. The application site relates to previously developed land, wherein substantial weight is given to the value of using suitable brownfield land within settlements for homes. The proposed development would extend deep into the plot (albeit on a similar footprint to the existing buildings within the site). Related to this, policy DMH 6 of the Local Plan Part 2 relates to 'garden and backland development'. The associated policy text at para 4.15 of the Local Plan Part 2 clarifies that 'In general, the Council will not accept proposals for developments on garden land but proposals for development of backland sites in other uses will be considered subject to the

Hillingdon Planning Committee – 16th December 2025

PART 1 – Members, Public & Press

criteria in Policy DMH 6: Garden and Backland Development and other relevant policies.'

7.2 In this case, the site is not considered to constitute garden land and the principle of development can therefore be supported, subject to consideration of the criteria contained within Policy DMH 6 and other relevant policies discussed within this report. The criteria set out within Policy DMH 6 are listed below for ease of reference and it is considered that these criteria are satisfied, as discussed within the corresponding sections of this report:

- 7.3
- i) *neighbouring residential amenity and privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided;*
 - ii) *vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;*
 - iii) *development on backland sites must be more intimate in mass and scale and lower than frontage properties; and*
 - iv) *features such as trees, shrubs and wildlife habitat must be retained or re-provided.*

7.4 The site comprises a retail unit (Use Class E) and, as the proposed development would result in the loss of ancillary structures to the rear of the site, any loss of commercial floor space must also be considered.

Loss of Commercial Floor Space

7.5 Policy SD6 of the London Plan seeks to promote and enhance the vitality and viability of London's varied town centres and Policy DMTC 3 of the Hillingdon Local Plan Part 2 requires the Council to protect and enhance the function of local centres and local shopping parades by retaining uses that support their continued viability and attractiveness to the locality they serve. Policy DME 2 of the Hillingdon Local Plan Part 2 states that proposals which involve the loss of employment floorspace will normally be permitted if, inter alia: the site is unsuitable for employment reuse because of its size, shape, location, or unsuitability of access; sufficient evidence has been provided to demonstrate there is no realistic prospect of land being reused for employment purposes; or the new use will not adversely affect the functioning of any adjoining employment land.

7.6 The proposal comprises the redevelopment of floor space shown on the plans to the rear of the retail unit as store, kitchen and workshop. The applicant has confirmed that these elements do not form part of the existing retail unit. Moreover, it is understood that the workshop had not been used for ancillary purposes to the retail unit in recent years and was leased separately.

7.7 In terms of the workshop and store areas to the rear of the retail unit, whilst no marketing evidence has been provided to demonstrate that the existing use is no longer viable, it is acknowledged that these elements have no active frontage and therefore make a limited contribution to the High Street shopping parade. Any

business operating from this space would require customers to access the premises via a private driveway, reducing its attractiveness and commercial potential. It is also recognised that the overall quality of the existing workshop and store areas are in a dilapidated state and would require significant works to bring the buildings to acceptable quality for commercial use. These factors lessen the weight of harm associated with the loss of floorspace.

- 7.8 Regard is also given to a recent appeal decision for 82-84 High Street, Ruislip (LPA ref. 78935/APP/2024/1992, PINs ref. APP/R5510/W/24/3356952), which included the partial change of use of the ground floor commercial space to provide ancillary facilities for residential flats. Of relevance to the consideration of this application is that the Inspector concluded that, whilst works to the rear of the site to provide ancillary facilities to serve proposed residences would result in the loss of retail floorspace, overall it would not cause harm to the marketability of the ground floor retail unit or to the wider function and vitality of the town centre. It is considered that the current proposal is similar, in that the primary retail unit would remain unaffected, retaining an active frontage and continuing to contribute to the vitality of Northwood town centre. The rear element proposed for demolition has no direct customer access and provides limited commercial value, meaning its loss is unlikely to compromise the attractiveness or viability of the ground floor retail use, which would retain an active frontage, or the wider shopping parade.
- 7.9 As a result of the proposed development, the main retail floor space for the shop unit would be retained and a small store with WC created to serve it. On balance, the proposal is not considered to significantly undermine the vitality and viability of Northwood High Street Local Parade or the Borough's employment land provision. The proposal would still provide a viable commercial retail unit to operate at the site.

Housing Need

- 7.10 Paragraph 124 of the NPPF promotes the efficient use of land to meet housing needs and London Plan Policy GG4 seeks to ensure that more homes are delivered, whilst Policy H1 of the Hillingdon Local Plan Part 1 provides that the Council will seek to meet and exceed its housing growth targets, with Policy T1 steering development to the most appropriate locations in order to reduce their impact on the transport network and encourage access by sustainable modes including cycling and walking. There is no objection in principle to introducing residential development to the rear of the site. It is noted that the Council currently has a five-year supply of deliverable housing sites, therefore, the "tilted balance" under paragraph 11(d) of the NPPF does not apply. Nevertheless, the modest, net contribution of 3 residential units weighs in favour of the proposal.

Principle Conclusion

- 7.11 Taking all of the above into account, it is considered that the proposed redevelopment of the site is acceptable, subject to the below assessment.

Housing Mix

- 7.12 Policy H10 of the London Plan states that schemes should generally consist of a range of unit sizes and sets out a number of factors which should be considered when determining the appropriate housing mix on a particular scheme, including local evidence of need. Policy DMH 2 of the Hillingdon Local Plan Part 2 requires the provision of a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need. Paragraph 4.6 outlines that there is a substantial borough-wide requirement for larger affordable and private market units, particularly three-bedroom properties.
- 7.13 In terms of factors specific to a site, Policy H10 also includes a need to consider the mix of uses in the scheme, the range of tenures in the scheme and the nature and location of the site, with a higher proportion of one and two bed units generally more appropriate in locations which are closer to a town centre or station or with higher public transport access and connectivity.
- 7.14 The proposed development would result in an acceptable mix of tenures. The site has a PTAL of 2 and is located within Northwood Town Centre. Given the location and connectivity of the site, officers accept that a higher proportion of one and two bed units are generally more appropriate in this location. Considering the site-specific characteristics and design constraints of the rear site location, it is also considered the provision of only one family sized unit is appropriate. The family sized unit makes a welcome (albeit modest) contribution to the recognised need for family housing within the Borough, and a planning condition has been recommended to prevent conversion of this unit to a small HMO C4 unit (without express planning permission), in order to retain a suitable housing mix.

Design / Impact on the Character and Appearance of the Area

- 7.15 Paragraph 135 of the NPPF, Policy D4 of the London Plan and Policy BE1 of the Hillingdon Local Plan Part 1 require development proposals to be of high-quality design and seek to ensure that new development delivers buildings and spaces that are sympathetic to local character and distinctiveness, including the surrounding built environment. Policy D3 of the London Plan seeks to optimise site capacity through a design-led approach, rather than limiting development by quantitative thresholds.
- 7.16 Policy DMHB 11 of the Hillingdon Local Plan Part 2 seeks to ensure that new development harmonises with the surrounding area, and that new development respects adjoining properties in terms of layout, scale, height, bulk and materials. The site also lies within the Old Northwood Area of Special Local Character (ASLC), wherein Policy DMHB 5 requires development to preserve or enhance those features which contribute to the special character and appearance of the area, including its traditional plot layout, building forms, and materials.
- 7.17 The surrounding area comprises a mix of commercial, retail and residential uses. The Old Northwood ASLC is characterised by traditional late-Victorian and Edwardian buildings of varied architectural style but uniformity in scale, materials,

Hillingdon Planning Committee – 16th December 2025

PART 1 – Members, Public & Press

and roof forms. Whilst the proposed development would be positioned to the rear of 78 High Street, it would nonetheless be partly visible in glimpsed views from the public realm along High Street. The site is considered to form part of the historic rear plot pattern that contributes to the area's significance.

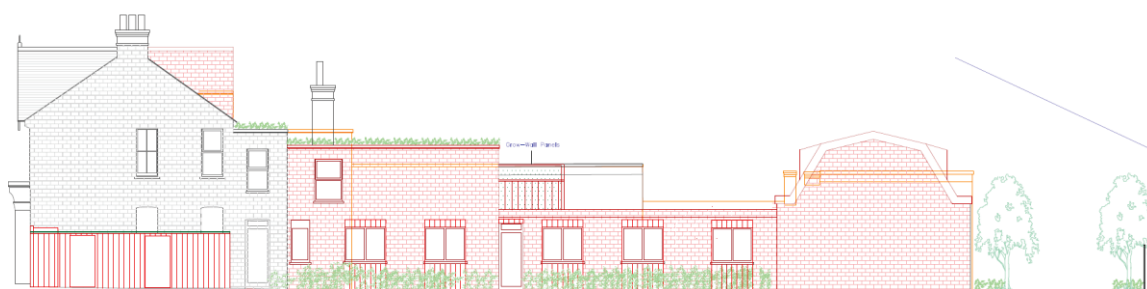
- 7.18 The current scheme follows a previously refused scheme (LPA ref. 32265/APP/2022/579) for the redevelopment of the site to provide a pair of semi-detached 1.5-storey one-bedroom dwellings with vehicular access off the High Street and associated parking and amenity space within the plot. The application was refused on the grounds that it would appear cramped and visually intrusive, causing significant harm to the character and appearance of the Old Northwood ASLC. It was also refused on the grounds that it would adversely affect neighbouring occupiers through loss of outlook, loss of privacy, and an overbearing sense of enclosure. Furthermore, the scheme proposed substandard living conditions for future residents due to poor outlook, lack of defensible space, and inadequate private amenity provision.
- 7.19 The previous scheme extended across the full width of the site, measuring 8.1m wide and 11.8m deep with a ridge height of 7.8m. It comprised parking for two vehicles, a parking turntable and a shared amenity space measuring 40sqm. It sought to retain the store, kitchen and WC attached to the rear of 78 High Street, with the workshop proposed for demolition. It was considered that the overall scale and configuration of the previous scheme would have resulted in a cramped and contrived form of development.
- 7.20 In comparison, the current proposal would retain the party wall and demolish the existing low-rise workshop buildings to the rear of the site, replacing them with three self-contained dwellings arranged around a shared courtyard. This would consist of a two-storey (part single storey) extension to the existing rear outrigger and a new build dwelling to the rear, however overall, the massing and footprint would broadly replicate that of the existing outbuildings (see Figures 21 and 22 below for a comparison of built form). The new build dwelling would span the width of the site, however it would have a lower ridge height than the previous refused scheme (measuring 6m in height) and would not be as deep (measuring 7.2m in depth). The scale and height of the dwelling to the rear would appear more modest and intimate within its location than the previous submission. The Dutch gable style roof further reduces the bulk to the rear from the previous schemes before, which were more akin to two storey full height dwellings.
- 7.21 Generally, the proposed buildings range from single to two storeys in height, with the rearmost dwelling featuring a Dutch-gabled roof form and unit 2 comprising a flat green roof. Unit 1 (above the shop) would have a rear-facing dormer window. External finishes are proposed to comprise facing brickwork with timber cladding feature panels below the window openings and a zinc standing seam roof to the rearmost unit (unit 4). The dormer cheeks would be finished in hanging roof tiles to match the main roof. Unit 2 would comprise a private external terrace and unit 4 would have a private rear garden. The proposed density would be 111 dwellings per hectare, which sits within the medium density range for an urban, PTAL 2

location, consistent with the previous London Plan guidance and acceptable under the design-led density approach in the current London Plan.

Figure 21: Existing SW Side Elevation – see comparison with proposed side elevation in Figure 22 below.



Figure 22: Proposed SW Side Elevation – for comparison of existing vs. proposed massing. The orange outline denotes the extent of the existing buildings.



7.22 The proposed built form would replicate the general siting of existing structures, however with a larger footprint than the existing built form on the site. Nonetheless, it is considered that the proposed development would not disrupt the prevailing pattern of development or the historic plot structure to the rear of High Street properties, which typically feature outbuildings and ancillary structures. Concerns have been raised during the consultation process that the proposal represents overdevelopment. However, in the context of Policy D3 of the London Plan, which requires a design-led approach to optimising site capacity, it is considered that the scheme would deliver an appropriately scaled development for the town centre location. Furthermore, the limited visibility of the scheme from the High Street, combined with its low profile and sympathetic design, would ensure that the proposal would preserve the special character and appearance of the Old Northwood ASLC.

7.23 The proposed scheme also introduces an enhanced landscaping strategy, which was absent from the previously refused application. The incorporation of defensible planting within the courtyard, green roof to unit 2 and additional soft landscaping to the rear garden of unit 4 would contribute positively to the visual quality of the development and provide a degree of greening within an otherwise hard-surfaced town centre environment. The courtyard arrangement would create

Hillingdon Planning Committee – 16th December 2025

PART 1 – Members, Public & Press

a semi-private, enclosed space that is appropriate for the site's High Street setting and helps to soften the built form when viewed from neighbouring properties.

- 7.24 It is also noted that several comparable structures exist to the rear of commercial units within the immediate vicinity, including the development immediately to the rear of the site at 80 High Street (Beeches House), 1 Fords Place (accessed off Hilliard Road) and 56b High Street (to the rear of 56 High Street). These developments reflect a historic pattern of secondary buildings and mews-type development behind the High Street frontage. The proposed built form would therefore sit comfortably within this established context and would not appear incongruous or out of character.
- 7.25 The Council's Urban Design Officer has been consulted and, following amendments to the scheme, has raised no objection to the proposal subject to the inclusion of planning conditions securing details of materials.
- 7.26 Taking all of the above into account, the proposed development is considered to represent an appropriate design response that assimilates into its context and preserves the character and appearance of the surrounding area and the ASLC. Furthermore, given the site's urban town centre location, it is considered that the proposed density is consistent with the surrounding pattern of built form and in line with the design-led approach to optimising site capacity as set out in Policy D3 of the London Plan. Subject to the inclusion of the above-mentioned condition, the proposal complies with the above policies in terms of its impact on the character and appearance of the area.

Residential Amenity

- 7.27 Paragraph 135 f) of the NPPF and Policy D3 of the London Plan outline the importance of planning in securing good standards of amenity for existing and future occupiers of land and buildings. Policy DMHB 11 of the Hillingdon Local Plan Part 2 seeks to ensure that new development does not result in a detrimental impact upon adjacent properties and their amenity space in terms of outlook, privacy, amenity and daylight / sunlight.
- 7.28 The impact on future occupiers is discussed below in the 'Quality of Residential Accommodation' section below. In terms of existing occupiers, the nearest residential properties are flats located at 76 and 80 High Street, i.e. on either side of the application site, and Beeches House to the rear.
- 7.29 At first floor level there would be two side-facing windows serving the bathrooms for units 1 and 2. However, these would be secured as obscure glazed and non-opening below 1.7m of internal floor level, to mitigate any potential loss of privacy. The proposed rear-facing dormer would have oblique views over 76 and 80 High Street, however it is not felt that this would give rise to any significant overlooking. The proposed terrace for unit 2 could give rise to views over 76 High Street, however a screen is proposed on the side of the terrace, therefore mitigating any significant potential overlooking or loss of privacy.

Hillingdon Planning Committee – 16th December 2025

PART 1 – Members, Public & Press

- 7.30 In relation to Beeches House to the rear of the site, there would be rear-facing windows at first floor level serving the bedrooms and hallway of unit 4. There are existing rooflights within the west-facing roof slope of Beeches House, however they would not be directly opposite the proposed windows for unit 4, rather they would be at an offset angle. This relationship is considered acceptable.
- 7.31 In terms of visual impact, the majority of the proposed built form would replace the bulk and mass of the existing workshop buildings. There would be an increase in built form as a result of the two-storey extension to the rear outrigger, however from the perspective of 80 High Street, only circa 0.7m of new built form would be visible above the existing party wall. In relation to 76 High Street, the increase in built form would be more apparent, however as outlined below, whilst the two-storey rear extension would be visible, it would nonetheless have an acceptable impact in terms of light provision.
- 7.32 Similarly, unit 4 would be visible from surrounding residential properties, however by virtue of its low-profile roof, it is not considered that the built form of unit 4 would be visually overbearing to existing occupiers.
- 7.33 In relation to the impact on light provision, a daylight and sunlight assessment has been submitted in support of the proposal. The analysis considered the potential effects of the proposed development on the daylight and sunlight received by neighbouring properties, including 76 and 80-82 High Street and Beeches House to the rear. The assessment used the Vertical Sky Component (VSC) to evaluate daylight and Annual Probable Sunlight Hours (APSH) to assess sunlight availability.
- 7.34 The results demonstrate that all 18 windows assessed pass the criteria set out in the 2022 BRE guidelines for daylight and sunlight - Site layout planning for daylight and sunlight: a guide to good practice. All windows would retain in excess of 80% of their existing VSC values, meaning that no material loss of daylight would occur to any neighbouring window. Similarly, all windows facing within 90 degrees of due south would continue to receive sunlight levels exceeding the BRE targets for both annual and winter periods. The assessment also confirmed that the neighbouring garden areas would continue to receive at least two hours of sunlight over more than 50% of their area on 21 March, fully meeting the BRE criteria for overshadowing.
- 7.35 In terms of outlook and sense of enclosure, the proposed development would replace the existing single-storey workshop structures, resulting in modest additional massing when viewed from adjoining properties. Although the two-storey extension to the rear outrigger increases the height of built form in proximity to 76 and 80 High Street, it is not considered that it would be unduly visually intrusive due to its separation from the shared boundary with No. 76 and the presence of the party wall on the boundary with No. 80. Similarly, unit 4, positioned to the rear of the plot, incorporates a low-profile roof form that reduces overall massing and would mitigate any unduly oppressive sense of enclosure when viewed from Beeches House.

- 7.36 It is considered that the proposal would not result in any unacceptable loss of daylight / sunlight, loss of privacy and would not create an unacceptable sense of enclosure for surrounding occupiers.
- 7.37 Taking all of the above into account, it is considered that the proposed development would provide a good standard of amenity for existing occupiers, to accord with paragraph 135 f) of the NPPF, Policy D3 of the London Plan, and Policy DMHB 11 of the Hillingdon Local Plan Part 2.

Quality of Residential Accommodation (Internal and External)

Internal Accommodation

- 7.38 Regarding internal accommodation, Policy D6 of the London Plan sets out the requirements for the gross internal floor area of new dwellings at a defined level of occupancy. Table 3.1 of the London Plan set outs the same gross internal area space standards set out in the Technical Housing Standards - Nationally Described Space Standard. Policy DMHB 16 of the Local Plan Part 2 aligns with this policy.
- 7.39 All four units meet or exceed the minimum overall gross internal area requirements for their respective occupancy levels. Bedrooms generally comply with the London Plan minimum sizes for single and double rooms and the overall size and layout of the proposed units would provide living spaces that are functional and commensurate with urban locations.
- 7.40 Outlook from the ground floor habitable rooms for units 2 and 3 would project onto a semi-private courtyard area which includes a substantial buffer of high-quality defensible landscaped space, which would be secured by condition. Defensible landscaping would also provide mutual privacy mitigation between the bedroom window of unit 3 and the kitchen window of unit 4, which are perpendicular to each other. Although the proposed one-bedroom unit (unit 3) would be single-aspect, the overall quality of accommodation is considered acceptable, with an efficient layout, compliant room sizes and a reasonable outlook supported by the landscaped area to the front. As such, the single-aspect nature of the unit is not considered to warrant refusal in this instance. All other residential units proposed would provide a dual aspect arrangement.
- 7.41 In terms of light provision, it is considered that all proposed units would receive an adequate level of natural daylight. Unit 3 has been amended to include obscure glazed rooflights to ensure that all rooms within this flat receive adequate daylight.
- 7.42 In terms of privacy, separation distances between the proposed units and existing neighbouring properties are considered appropriate for an urban location. The inward-facing courtyard layout limits opportunities for direct overlooking.

External Amenity Space

- 7.43 With regard to external amenity space, Policy DMHB 18 of Local Plan Part 2 states that all new residential development and conversions will be required to provide

good quality and usable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3, which requires the following:

- 1-bedroom flat: 20 sqm
- 2-bedroom flat: 25 sqm
- 3-bedroom house: 60 sqm

- 7.44 Unit 2 would have a private first-floor terrace measuring approximately 12.7sqm and unit 4 proposes a private garden area to the rear, measuring approximately 57 sqm. It is considered that the terrace for unit 2 would provide a small but functional outdoor space, and unit 4's garden is of a size and quality that would serve the needs of a family unit (albeit marginally below the size requirement quoted above).
- 7.45 The retained first-floor flat above the shop (unit 1) and unit 3 do not include private external amenity space, however this situation is not uncharacteristic of town centre locations, particularly for small starter homes that have good access to public open space, or example Northwood Recreation Ground, which is within 7 minutes' walk.
- 7.46 It is also worth noting that the existing residential unit above the shop comprises two bedrooms and does not currently have access to a private outdoor amenity space. Unit 1 would be reduced to a one-bedroom unit, such that the overall quantum of bedrooms without access to private outdoor space would remain comparable to the existing situation. Overall, it is considered that the level of external amenity provision is acceptable for the urban location.
- 7.47 On balance, it is considered that the proposed development would provide a good standard of amenity and accommodation for future occupiers, to accord with paragraph 135 f) of the NPPF, Policies D3 and D6 of the London Plan and the objectives of Policies DMHB 11, DMHB 16 and DMHB 18 of the Hillingdon Local Plan Part 2.

Highways and Parking

- 7.48 The Highways Officer has reviewed the scheme and has raised no objection to the application, noting that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns.

Parking

- 7.49 Policy DMT 6 of the Hillingdon Local Plan Part 2 states that new development will only be permitted where it accords with the council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network. Policy T6 of the London Plan supports car-free development in areas that are well-connected by public transport, particularly within town centres. Policy T6.1 of the London Plan requires

that new residential development should not exceed the maximum parking standards as set out in table 10.3.

- 7.50 The maximum requirement for the proposed development under the London Plan would be up to three on-plot spaces. The scheme is proposed as car-free, which is considered acceptable given the site-specific circumstances as detailed below.
- 7.51 The site is located in a town centre location with good access to local public transport routes, with the nearest bus stop within 40m of the site and the nearest underground station located within 13 minutes' walk. In addition, the development includes secure cycle storage for residents, and it is considered that Northwood comprises a range of facilities and services within walking distance.
- 7.52 Parking restrictions are in place on Northwood High Street where waiting restrictions operate between 8:00am and 6:30pm Monday to Saturday on the eastern side. Whilst the western side lacks formal restrictions, the presence of numerous vehicle crossovers significantly limits the availability of on-street parking.
- 7.53 The Highway Officer has confirmed that future residents would not be eligible to apply for a parking permit. To qualify for a permit the address must be located within a controlled parking zone, which the site is not thus future residents are precluded from applying for a permit.
- 7.54 Small sites with constrained access are explicitly recognised as appropriate for car-free proposals, provided the scheme does not lead to overspill parking pressures. Given the above site-specific circumstances, it is considered that overspill parking will not be likely.
- 7.55 Taking all of the above into account, it is considered that the lack of on-street parking (and lack of parking permit) would be a significant constraint on car ownership and would encourage the use of sustainable travel modes. The proposal complies with the sustainable transport objectives of the London Plan and the NPPF and the absence of on-plot parking would not result in a severe impact on the highway network. In accordance with paragraph 116 of the NPPF, refusal on transport grounds should only occur where the residual cumulative impacts would be severe.

Cycle Parking

- 7.56 In terms of cycle parking there should be one secure and accessible space for the flatted units and two spaces for the larger unit. A secure bike store is proposed at ground floor level, which is considered an acceptable arrangement.

Operational Refuse Requirements

- 7.57 Refuse collection would take place via the High Street. In order to conform to the council's 'waste collection' maximum distance collection parameter of 10m i.e. distance from a refuse vehicle to the point of collection, arrangements should

Hillingdon Planning Committee – 16th December 2025

PART 1 – Members, Public & Press

ensure that waste is positioned at a collection point within this set distance. A revised bin store location is proposed toward the frontage of the address which conforms to waste collection distance standards.

Construction Management Plan (CMP)

- 7.58 A full CMP is required, given the constraints and sensitivities of the immediate road network in order to avoid/minimise potential detriment to the public realm. It is recommended that the CMP be secured by condition.

Conclusion

- 7.59 The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Policies DMT 1, DMT 2 and DMT 6 of the Local Plan Part 2 and Policies T4, T5 and T6 of the London Plan.

Noise

- 7.60 Policy D14 of the London Plan requires that proposals minimise noise pollution and Policy EM8 of the Hillingdon Local Plan Part 1 promotes the maximum possible reduction in noise levels and seeks to ensure that noise impacts can be adequately controlled and mitigated.
- 7.61 The site would be used in an exclusively residential capacity. Therefore, in terms of the operational phase of the proposed development (occupation of the dwellings), no significant issues are raised by the proposal in respect to noise.
- 7.62 Given the built-up residential nature of the area, a Construction Management Plan would be necessary to minimise noise and other emissions caused during the construction phase as far as practicable. This would be secured by condition.

Accessibility

- 7.63 Policy D5 of the London Plan seeks to ensure development proposals achieve the highest standards of accessible and inclusive design. Policy D7 of the London Plan requires at least ten percent of dwellings to meet Building Regulation requirement M4(3) 'wheelchair user dwellings', with all other dwellings meeting Category M4(2) 'accessible and adaptable dwellings'.
- 7.64 The Council's Access Officer has been consulted on the application and has raised no objection to the proposed development in terms of accessibility, subject to the inclusion of conditions pertaining to ensuring step free access and requiring certification of compliance with M4(2) accessibility regulations prior to occupation. Subject to the above condition, the proposed development is in accordance with Policies D5 and D7 of the London Plan.

Flooding Risk/Critical Drainage Area

- 7.65 Policy DMEI 9 requires all new development to adequately manage flood risk. Policy DMEI 10 requires all new development proposals to include water efficiency measures, including the collection and reuse of rainwater and grey water.
- 7.66 The application site is not located in Flood Zone 2 or 3 and, whilst a water management and drainage strategy has not been submitted in support of the application, this would be secured by condition. Site drainage would be improved by virtue of the introduction of soft landscaping, including courtyard planting and the rear garden to unit 4, which will assist in reducing surface water run-off compared to the existing fully hard-surfaced condition. Additional greening measures including a green roof and a living wall panel will further contribute to improved on-site water management. Subject to the above water management condition to secure further details, it is considered that the proposed development would be in accordance with Policy DMEI 9.

Trees and Landscaping

- 7.67 Policy DMHB 14 of the Hillingdon Local Plan Part 2 states that all developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit. It also states that development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity.
- 7.68 The site does not contain any trees or existing soft landscaping. The submitted landscaping plan indicates that a hard and soft landscaping scheme would be implemented in order to soften the development. Further details would be sought via condition, for example any alterations to boundary treatment, defensible boundary planting / features and hard surfacing materials.
- 7.69 Subject to the above condition, the proposal is considered to accord with Policy DMHB 14 of the Local Plan.

Biodiversity Net Gain

- 7.70 Paragraph 187 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. Furthermore, Policy EM7 of the Hillingdon Local Plan Part 1 seeks to protect biodiversity features from inappropriate development and encourages the provision of biodiversity improvements from all developments. 10% biodiversity net gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990.
- 7.71 The proposed development meets the de-minimis exemption for mandatory BNG, i.e. it affects less than 25 square meters of on-site habitat and less than 5 meters of linear habitat (such as hedgerow). Nonetheless, it is considered that the proposed soft landscaping scheme and green roof, whilst limited in scale, would

Hillingdon Planning Committee – 16th December 2025

PART 1 – Members, Public & Press

provide biodiversity enhancements, to accord with paragraph 187 of the NPPF and Policy EM7 of the Local Plan.

Waste Management

- 7.72 Policy DMHB 11 Part (d) of the Hillingdon Local Plan Part 2 states that development proposals should make sufficient provision for well-designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours. To conform with the Council's 'waste-collection' distance parameter of 10 metres, refuse, recycling and food waste would need to be deposited kerbside on collection day.
- 7.73 The proposed plans show provision for refuse and recycling storage at the site frontage within a dedicated bin storage facility. Further details would be secured within the landscaping condition. It is considered that the proposed refuse and recycling storage area would be of an adequate size, accessible for collection, and would be discreetly screened from the street and neighbours, to accord with Policy DMHB 11 Part (d).

Sustainability

- 7.74 Policy DMEI 2 of the Hillingdon Local Plan Part 2 requires all developments to make the fullest contribution to minimising carbon dioxide emissions in accordance with the London Plan targets. Policy DMEI 10 requires development to utilise no more than 105 litres of water per person per day.
- 7.75 The proposed development is minor in scale; therefore, the applicant is not required to submit an energy statement with the application or demonstrate a policy level of on-site carbon reduction. Nonetheless, it is considered that the modern construction methods and materials proposed would inherently deliver energy efficiency improvements. As such, the development is deemed to accord with the overarching principles of Policy SI2 of the London Plan and Policy DMEI 2 of the Hillingdon Plan Part 2.
- 7.76 The submitted application states that the expected internal residential water usage of the proposal would be 100 litres per person per day. It is recommended that a condition be added requiring the water efficiency calculation to be provided to confirm how the proposal will meet the policy-requirement of no more than 105 litres per person per day, in accordance with Policy DMEI 10.

Land Contamination

- 7.77 Policy DMEI 12 of the Local Plan seeks to ensure that contaminated land is remediated and that development sites can be made suitable for the proposed use. The application site resides within an area of potentially contaminative former land use. As such, the Council's Contaminated Land Officer has been consulted and has raised no objection to the proposal, subject to a pre-commencement contaminated land condition.

Hillingdon Planning Committee – 16th December 2025

PART 1 – Members, Public & Press

Air Quality

- 7.78 Policies SI 1 of the London Plan (2021), EM8 of the Hillingdon Local Plan: Part 1 (2012) and DMEI 14 of the Hillingdon Local Plan: Part 2 (2020) are all directly relevant to the proposal. These policies can be read in full in the Committee Report Part 3 - Policy Appendix, and in summary, seek to safeguard and improve air quality to protect existing and new sensitive receptors.
- 7.79 The application site is located within Northwood East Air Quality Focus Area. As the scheme would be a car free development, it would not give rise to additional trip generation. It would not give rise to a noticeable contribution towards poor air quality. Furthermore, as a minor application it would not be justifiable or meet the relevant test to impose obligations or conditions to secure mitigation in lieu of such limited potential harm. As such, the proposal is not considered to give rise to an increase in poor air quality therefore the application complies with the above policies

Fire Safety

- 7.80 Policy D12 of the London Plan states that all developments must achieve the highest standards of fire safety. the proposed development does not require a Fire Statement to be submitted at planning application stage as it is below 18m in height and comprises fewer than seven storeys, therefore fire safety considerations would be addressed through Building Regulations. Nonetheless, the submitted plans demonstrate that there would be space on the road for a fire appliance and space both within the site and on the roadside for evacuation assembly.

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.

Hillingdon Planning Committee – 16th December 2025

PART 1 – Members, Public & Press

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 in addition to the Mayoral CIL charge. CIL rates are index linked. The proposal involves the creation of new dwellings and an increase in residential floorspace and is therefore CIL liable if planning permission is granted.

9 Conclusion / Planning Balance

- 9.1 The proposal seeks to make efficient use of previously developed land within Northwood Town Centre, contributing to local housing supply in accordance with the strategic objectives of the London Plan and the Hillingdon Local Plan. The principle of residential development in this location is acceptable, and the proposed layout and scale would respect the established pattern of development and preserve the special character and appearance of the Old Northwood ASLC.
- 9.2 The scheme would deliver well-designed dwellings that meet internal space standards and provide an acceptable level of amenity for future occupiers, while safeguarding the amenity of neighbouring properties. The proposal would not give rise to highway safety concerns and would promote sustainable transport modes through the provision of secure cycle storage and a car-free layout.
- 9.3 While some elements of the development fall short of quantitative standards for private amenity space, this is weighed against the site's sustainable location and proximity to nearby public open space. The design approach has been refined through amendments to ensure a high-quality appearance, and appropriate materials would be secured by condition.
- 9.4 Taking all relevant considerations into account, it is concluded that the proposal accords with the Development Plan when read as a whole, and that no material considerations indicate that a contrary decision should be taken. The planning application is therefore 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@hillingdon.gov.uk.

APPENDICES

Planning Application

32265/APP/2025/280

Appendix 1: Recommended Conditions and Informatives

Conditions

1. HO1 Time Limit

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

REASON

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

2. HO2 Approved Plans

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

Location Plan (received on 05-11-2025)

6104-PL100 Rev. I

6104-PL101 Rev. I

6104-PL102 Rev. I

REASON

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

3. COM7 Materials

Notwithstanding the submitted details, no development above damp proof course 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.

REASON

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

4. NONSC Construction Management Plan

Prior to development commencing, a demolition and construction management plan shall be submitted to and approved in writing by the Local Planning Authority. 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) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including

wheel washing facilities).

(iv) 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).

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

(vi) 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).

5. RES26 Contaminated Land

(i) The development hereby permitted (excluding demolition, site clearance and initial ground investigation works) shall not commence until a scheme to deal with unacceptable contamination, (including asbestos materials detected within the soil), has been submitted to and approved by the Local Planning Authority (LPA). All works which form part of any required remediation scheme shall be completed before any part of the development is occupied or brought into use unless the Local Planning Authority dispenses with any such requirement specifically and in writing. The scheme shall include the following measures unless the LPA dispenses with any such requirement specifically and in writing:

a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site:

(b) A site investigation, including where relevant soil, soil gas, surface water and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with the details of a watching brief to address undiscovered contamination. No deviation shall be made from this scheme without the express agreement of the LPA prior to its implementation.

(ii) If during remedial or development works contamination not addressed in the submitted remediation scheme is identified an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(iii) Upon completion of the approved remedial works, this condition will not be discharged until a comprehensive verification report has been submitted to and approved by the LPA. The report shall include the details of the final remediation works and their verification to show that the works have been carried out in full and in accordance with the approved methodology.

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping and/or engineering purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the factual results and interpretive reports of this testing shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DMEI 11 and DMEI 12 of the Hillingdon Local Plan Part 2 (2020).

6. RES15 Sustainable Water Management

Prior to above ground works commencing the applicant must provide a Sustainable Water Management Strategy for the development which should include a Sustainable Drainage System (SuDS) Strategy and a Water Usage Report confirming the development will not utilise more than 105 litres of water per person per day. Thereafter, the development must be undertaken in accordance with the strategy for as long as the development remains in existence.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan Part 2 (2020) and Policies S12 and 13 of the London Plan (2021).

7. RES9 Landscaping (car parking & refuse/cycle storage)

Notwithstanding the details already submitted, no development above damp proof course shall take place until a hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of defensible boundary treatment and planting within the courtyard and the following : -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100)

1.b Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

- 2.a Details of the external appearance of the refuse storage area
- 2.b Details of the external appearance of the cycle storage area
- 2.c Means of enclosure/boundary treatments
- 2.e Hard surfacing materials
- 2.f External lighting (where applicable)

3. Living Roofs

- 3.a Details of the inclusion of green roofs including: waterproof membrane (root resistant), protection layer, drainage and filter layers, growing medium/substrate depth (minimum 80-150mm unless otherwise justified) and species mix.

4. Details of Landscape Maintenance

- 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 4.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.

5. Schedule for Implementation

- 5.a The approved scheme shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

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, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policy G5 of the London Plan (2021).

8. TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be

replaced in 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 in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy DMHB 11 and DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

9. HO6 **Obscure Glazing**

The side-facing bathroom windows at first floor level for Units 1 and 2 shall be fitted 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).

10. HO6 **Obscure Glazing - Roof Lights**

The roof lights within Unit 3 shall be fitted with permanently obscured glass to at least scale 4 on the Pilkington scale and be retained as such for so long as the development remains in existence.

REASON

To preserve mutual privacy in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

11. B14A **Screen Fencing**

Prior to the first occupation of unit 2, the 1.8m high privacy screen (including the approved green wall panel) on the south-west flank of the first-floor terrace shall be installed in accordance with the approved plans. The privacy screen shall thereafter be retained and maintained in good condition for the lifetime of the development.

REASON

To safeguard the privacy and amenity of adjoining occupiers, in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020) and Policy D3 of the London Plan (2021).

12. 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).

13. NONSC Accessible Dwellings

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.

14. RPD5 Restrictions on Erection of Extensions and Outbuildings

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 extension to any dwellinghouse(s) nor any garage(s), shed(s) or other outbuilding(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity or harm to the character and appearance of the area in accordance with Policies DMHB 11 and DMHD 2 of the Hillingdon Local Plan - Part Two (2020).

15. 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).

16. NONSC HMO Use - Prior Consent

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking or re-enacting that Order with or without modification, the 3-bedroom dwelling house hereby approved shall remain in use as dwellinghouses falling within Use Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended), and shall not be used as Houses in Multiple Occupation falling within Use Class C4 without the prior written permission of the Local Planning Authority.

REASON

To ensure the retention of family-sized housing and to prevent an overconcentration of Houses in Multiple Occupation in the area, in the interest of maintaining a balanced and sustainable community and protecting residential amenity, in accordance with policies DMH1, DMH4 and DMH5 of the Hillingdon Local Plan Part 2 (2020).

Informatives

1. I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2021). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

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 providing the opportunity to submit amended plans, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

3. 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).

4. I73 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. 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

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.

5. 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 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.

Appendix 2: Relevant Planning History

32265/A/84/1825 78 High Street Northwood
Change of use from retail shop to hot food takeaway shop
Decision: 15-02-1985 Refused

32265/APP/2021/1437 78 High Street Northwood
Demolition of buildings and erection of new 2 storey building containing 3 dwellings, parking and associated facilities including alterations to existing buildings
Decision: 14-10-2021 Refused

32265/APP/2021/2341 78 High Street Northwood
Conversion of existing Retail Unit to create 2 x 1-bed apartments (Class C3) under Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)
Decision: 04-08-2021 Refused

32265/APP/2021/710 78 High Street Northwood
Conversion of existing Retail Unit to create 2 x 2-bed apartments (Class C3) under Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
Decision: 28-04-2021 Refused **Appeal:** 01-03-2022 Dismissed

32265/APP/2022/1231 78 High Street Northwood
Change of use of ground floor retail unit and ancillary storage area to one-bedroom apartment with external amenity space and associated facilities
Decision: 08-06-2022 Withdrawn

32265/APP/2022/579 78 High Street Northwood
Demolition of existing buildings and erection of new 1.5 storey building containing 2 dwellings, parking and associated facilities
Decision: 01-06-2022 Refused

32265/B/86/1495 78 High Street Northwood
Installation of a new shop front

Decision: 26-09-1986 Approved

32265/PRC/2024/143 78 High Street Northwood

Pre-application in connection to the "erection of three residential units to the rear of existing retail unit (two x 1-bed flats & 1 x 3-bed family dwelling).

Decision: 23-10-2024 Objection

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.EM6 | (2012) Flood Risk Management |
| PT1.EM7 | (2012) Biodiversity and Geological Conservation |
| 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 17 | Residential Density |
| DMHB 18 | Private Outdoor Amenity Space |
| DMEI 2 | Reducing Carbon Emissions |
| DMEI 10 | Water Management, Efficiency and Quality |
| DMEI 9 | Management of Flood Risk |
| DMEI 7 | Biodiversity Protection and Enhancement |
| DMT 5 | Pedestrians and Cyclists |
| DMT 2 | Highways Impacts |
| DMT 6 | Vehicle Parking |
| LPP D1 | (2021) London's form, character and capacity for growth |

| | |
|------------|-----------------------------------------------------------------|
| LPP D12 | (2021) Fire safety |
| 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 G6 | (2021) Biodiversity and access to nature |
| LPP G7 | (2021) Trees and woodlands |
| LPP H1 | (2021) Increasing housing supply |
| LPP H10 | (2021) Housing size mix |
| LPP H2 | (2021) Small sites |
| LPP SI12 | (2021) Flood risk management |
| LPP SI13 | (2021) Sustainable drainage |
| LPP SI2 | (2021) Minimising greenhouse gas emissions |
| LPP SI3 | (2021) Energy infrastructure |
| LPP T5 | (2021) Cycling |
| 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 |
| NPPF15 -24 | NPPF15 2024 - Conserving and enhancing the natural environment |
| NPPF2 -24 | NPPF2 2024 - Achieving sustainable development |
| NPPF4 -24 | NPPF4 2024 - Decision making |
| NPPF5 -24 | NPPF5 2024 - Delivering a sufficient supply of homes |

