

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

Case Officer: **Christopher Lamb**

20101/APP/2025/72

Date Application Valid:	28.1.25	Statutory / Agreed Determination Deadline:	11.02/2026
Application Type:	Full	Ward:	Eastcote

Applicant: **Mr Mathew Dhanoa**

Site Address: **1 High Road
Eastcote**

Proposal: **Erection of outbuilding to rear of office building.**

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 This application seeks planning permission for the erection of an outbuilding to the rear of No. 1 High Road, to serve as additional office space associated with the existing ground floor office use of the building.
- 1.2 A rear outbuilding has twice previously been approved at the site, firstly in late 2020 (20101/APP/2020/3335) for storage use, and then again for ancillary office space in 2022 (20101/APP/2020/3335), with the permission for the latter having commenced and therefore extant. The outbuilding subject of this application is of a similar height and siting as the previous proposals, but of an increased size and varying design being approximately 10 sqm larger in footprint.
- 1.3 A signed petition has been received from the public with 20 signatures, and as such this application has been called to Committee for determination. Concerns raised include the impact of the proposal on the visual appearance of the Eastcote Village Conservation Area, as well as parking pressures on the wider neighbourhood. These matters have been considered within the assessment section of the report below.
- 1.4 With regard to recent previous approvals for similar proposals, the proposed outbuilding and associated use is considered to comply with the objectives of the relevant planning policies, and the proposal would not give rise to any significant harm to the character and appearance of the host property, surrounding street scene or Conservation Area. The proposal would also have no detrimental impact on neighbouring residential amenity, trees or biodiversity.
- 1.5 The outbuilding would provide additional office space in association with the primary commercial use. Conditions are recommended such that the outbuilding can only be used in association with, and ancillary to, the commercial activity of the building and for no other purpose, nor occupied independently.
- 1.6 The Highways Officer has raised no objections to the additional office space and any impact this would have on the local Highway Network is deemed to be acceptable. The scheme would not lead to additional highway or pedestrian safety concerns.
- 1.7 Taking all relevant matters into account and giving due regard to local residents' objections (including the petition against the application), it is concluded that the proposal complies with the Development Plan and no material considerations indicate that a contrary decision should be taken. The planning application is

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therefore recommended for approval subject to the conditions set out in Appendix 1.

2 The Site and Locality

- 2.1 The application site comprises a semi-detached, two storey building located on the south side of High Road on a corner plot at its junction with Azalea Walk. The property is of brick construction with a hipped tile roof, and benefits from existing single storey extensions to the side and rear.
- 2.2 The building has offices on the ground floor with residential above and benefits from a rear garden of approximately 122 sqm, which is used solely by the offices. The existing building has a traditional shop frontage with a large picture window and is separated from the road by a parking area that services the existing offices.
- 2.3 The site falls within the Eastcote Village Conservation Area, however the building itself is not listed. There is a current Article 4 restriction in place which restricts Class MA conversion from Use Class E to Class C3 Residential units through permitted development. No other significant site constraints have been identified within the site curtilage. The below Figures further show the site context and location.

Figure 1: Location Plan (application site edged red)



Figure 2: Street View Image of Application Property (From High Road)



Figure 3: Street View Image of Application Property (From Azalea Walk)



Figure 4: Rear Garden of Application Site



Figure 5: View of Neighbouring Outbuilding at No 2 High Road



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3 Proposal

- 3.1 The application proposes the erection of an outbuilding within the rear garden of the site, to serve as additional office space associated with the existing ground floor office use of the building (proposed drawings shown at Figure 6 and 7 below).
- 3.2 The proposed outbuilding would have an approximate maximum depth of 6m, maximum width of 8m, and maximum height of 3.4m. It would be set approximately 4.4m away from the main rear wall of the application property at its nearest point.
- 3.3 The proposed outbuilding would be of brick construction, with timber windows and door. It would be characterised by a hipped tile roof with a gable to the side facing Azalea Walk.

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

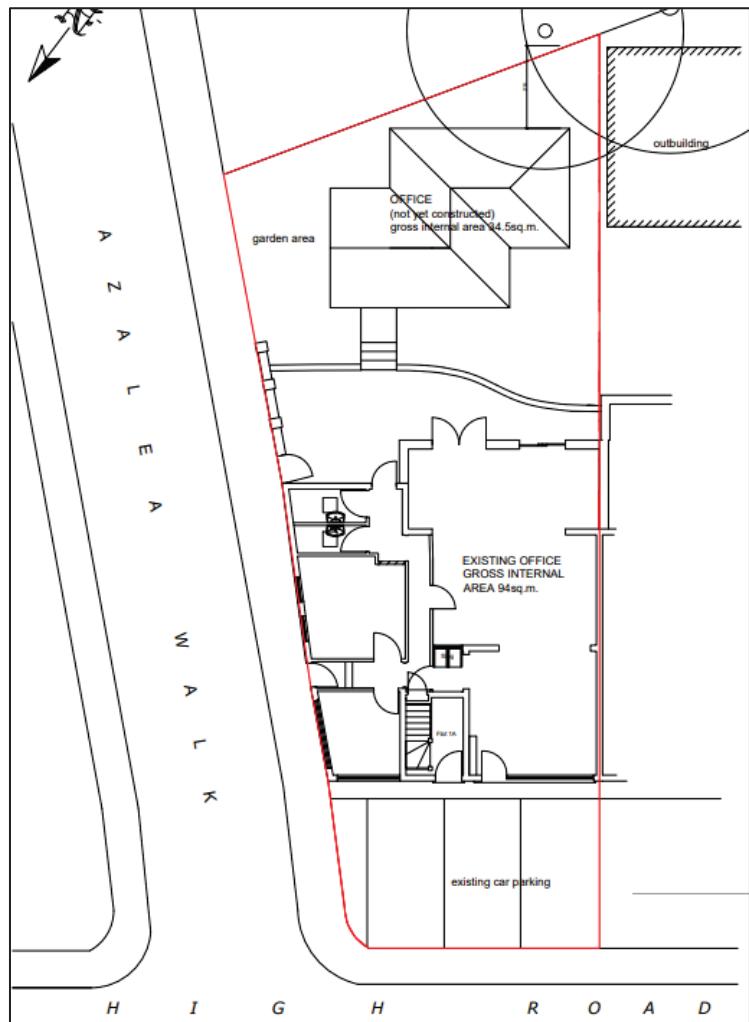
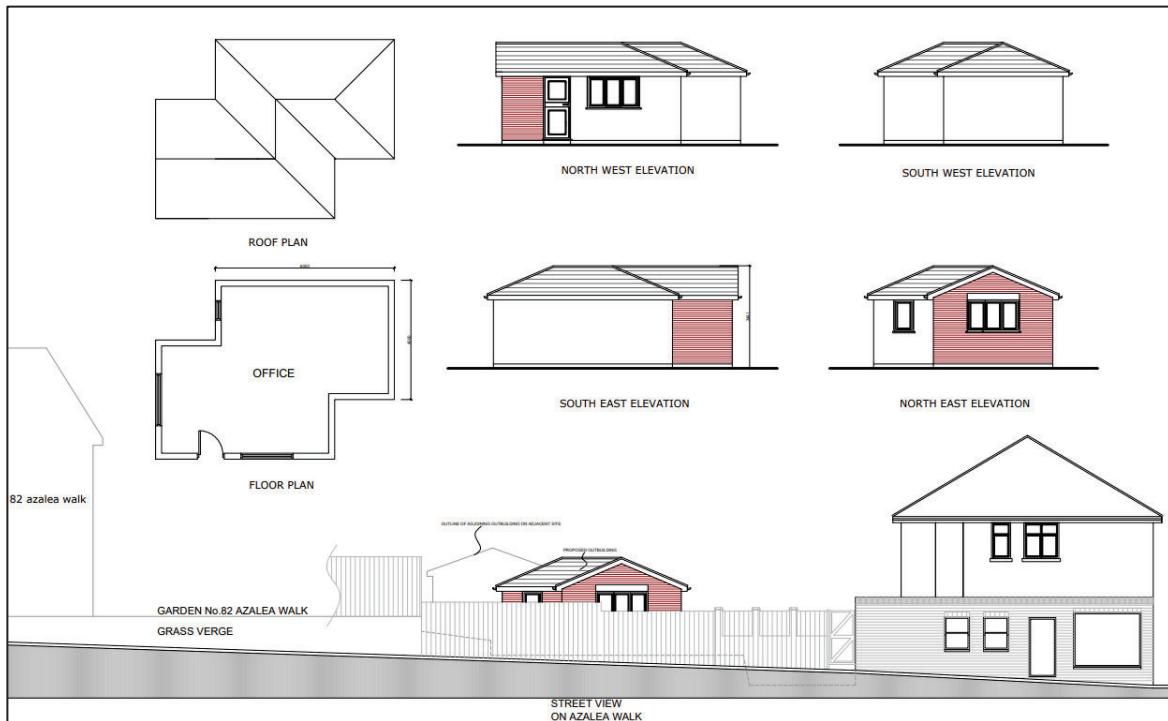


Figure 7: Proposed Plans and Elevations (please note – a larger version of plan can be found in the Committee Plan Pack)



4 Relevant Planning History

- 4.1 A list of the planning history relating to the property can be found in Appendix 2.
- 4.2 It is relevant to note that planning permission was previously granted in 2022 for the erection of an outbuilding within the rear garden, to provide ancillary office space for the main office building at 1 High Road (20101/APP/2021/4481). This permission was assessed (and approved) under current Local Plan policies. A Certificate of Lawfulness (20101/APP/2025/1385) was then granted in May 2025, formally confirming that the development of this scheme had commenced, with the permission now therefore extant. Figures 8 and 9 show this approved, extant scheme.
- 4.3 Prior to this, planning permission was also granted in 2020 for a single storey outbuilding to the rear of the commercial unit for storage use (20101/APP/2020/3335). This permission expired in December 2023.
- 4.4 The Class E use of the commercial unit has been established through historic applications. In 1974, planning permission was granted for a change of use from flat to a retail shop (20101/74/1913). A further change of use to Estate Agents was granted permission in 1987 (202101/87/0022). The commercial element at ground

floor would include the rear garden where the outbuilding proposed is to be located.

Figure 8: Previously Approved and Extant Scheme (Permitted Under 20101/APP/2021/4481)

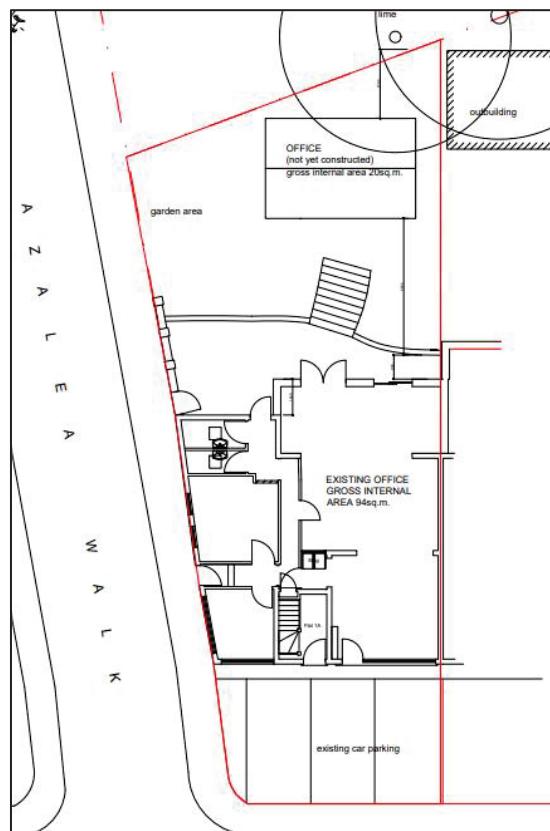
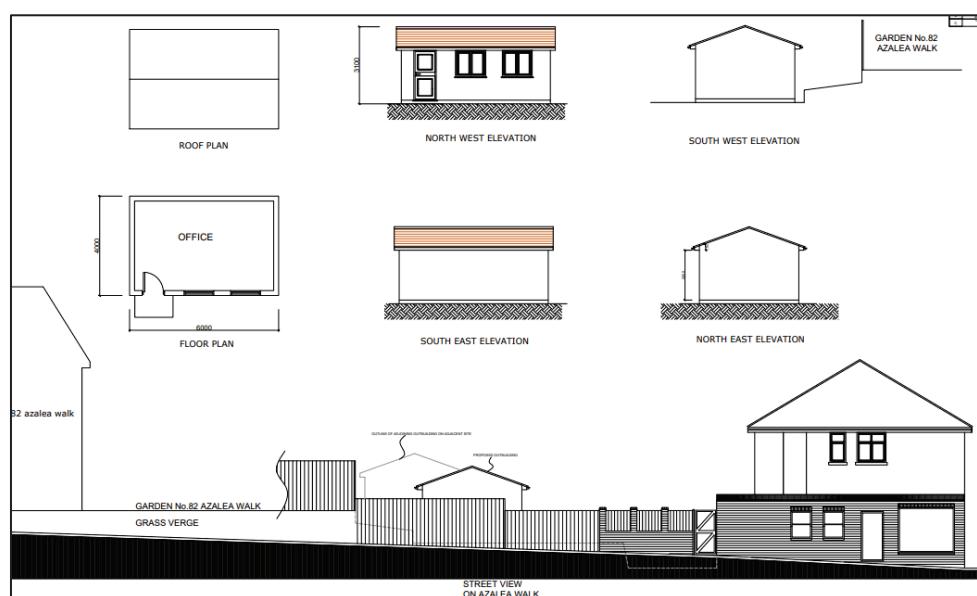


Figure 9: Previously Approved and Extant Scheme (20101/APP/2021/4481)



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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 Six neighbouring properties, as well as Eastcote Residents Association, were originally consulted on the application on 30.01.25, with the consultation period expiring on 20.02.2025. A site and press notice were also displayed. The respective consultation period expired 05.03.2025. Three representations and a petition containing 20 signatures were received during this consultation.

6.2 During the course of the application, it became apparent that incorrect plans had been submitted. Following the submission of the most recent plans, as described in Section 3 above, a further consultation period for the scheme was undertaken on 12.05.2025. A further two representations were received during this consultation (Five representations total). A further consultation to an adjoining neighbour (missed under the original consultation process) was sent on the 02.01.2026 however no response was received from this neighbour during the period of consultation (expired 23.01.2026).

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

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
A petition of 20 valid signatures has been received against the application	I. Impact on the character of Eastcote Village Conservation Area. II. Impact on the Highway from additional parking pressures; lack of residential parking at present.	Discussed within paragraphs 7.6 - 7.19 of this report. Discussed within paragraphs 7.28 - 7.33 of this report.
Five individual letters of objection have been received	I. Harm to character and appearance of the site / area / Conservation Area; overdevelopment;	Discussed within paragraphs 7.6 - 7.19 of this report.

	loss of green space; will change the street scene.	
	II. Highway and parking concerns; pedestrian safety.	Discussed within paragraphs 7.28 - 7.33 of this report.
	III. Impacts on neighbour amenity; loss of privacy.	Discussed within paragraphs 7.20 - 7.27 of this report.
	IV. Environmental Impacts; Trees, Ecology.	Discussed within paragraphs 7.34 - 7.37 of this report.
	V. Concerns over drainage of surface water/rainwater.	Discussed within paragraph 7.47 of this report.
	VI. The site is subject to a restrictive covenant.	This would not be a material consideration in the planning assessment – the application would be assessed against the Planning Legislation including the National, London and Local Planning Policies. Restrictive covenants on the land would be a private civil law matter and are not considered within the planning merits of the assessment.
	VII. Inaccuracies in the application form/plans– land described as grass verge.	The redline includes the relevant land in the ownership of the applicant. The description of the land outside the redline as a grass verge does not materially affect the planning assessment.
	VIII. Construction has started without	Construction has lawfully commenced in relation to the previously approved application:

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	<p>consent; no party wall agreement signed.</p>	<p>20101/APP/2021/4481, hence permission for this previous scheme is extant.</p> <p>Disputes over Party Wall agreements, where relevant, are a civil matter between the two parties and are not a material planning consideration.</p>
	<p>IX. Concerns about construction impact; structural integrity of the outbuilding (including excavation works, potential need for retaining walls and subsidence).</p>	<p>Contractors will be required to adhere to all relevant regulations to limit this impact on neighbours. The Council recommends an informative reminder to the applicant of their construction noise and hours obligations which are allowed under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation.</p> <p>The planning assessment would not require details of foundational plans, and structural integrity is not a material planning consideration. This aspect and related concerns would be controlled under Building Regulations and other non-planning laws.</p>

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
<p>Conservation and Design: Following review of this and the previous approval we would not object to the proposed scheme as the different proposals would not harm the significance of the conservation area any more than the existing approval. External materials to match existing dwelling. It would be recommended that the building be conditioned to have an ancillary use to the main dwelling.</p>	<p>The comments from the Conservation Officer are noted. It is agreed that the suggested conditions are imposed.</p>

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<p>Highways Officer: Despite the slight increase in GIFA as compared with the extant consent (20101/APP/2021/4481), there are no envisaged highway related implications or demands imposed on this new application.</p>	<p>The comments from the Highways Officer are noted.</p>
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7 Planning Assessment

Principle of Development

7.1 The proposal is for the erection of an outbuilding within the rear garden of the existing property. The property itself received planning permission in the 1980's for the conversion of the ground floor to a commercial office and has since been operating within Class E Use Class.

7.2 The property lies within an urban, built-up location outside of the Green Belt. Extensions and additions to existing buildings, including outbuildings, would therefore be acceptable in principle in this location, subject to complying with all other relevant Development Plan Policies and material considerations as set out below.

7.3 Indeed, the principle of an outbuilding in this location, for the specified office use, has already been established as acceptable at the site given the approval of the previous application, which remains extant.

7.4 The outbuilding is required in connection with the existing, lawful office use at the site. Whilst the use of the outbuilding as additional office space is accepted, in order to prevent any future alteration or severance which would be contrary to local policy, it is nonetheless recommended that conditions are imposed: Firstly, so that the outbuilding may only be used for the proposed purpose, and secondly, so that it may only be used in conjunction with the authorised use of the ground floor commercial premises, and not occupied independently. These conditions were imposed on the previous permitted application and given the similarities between the two applications it would remain appropriate for them to be re-imposed.

7.5 As stated in the Application Form, it is additionally noted that the proposal would make no alteration to the existing level of employment on site.

Design / Character and Impact on the Conservation Area

7.6 Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that, *inter alia*, enhances and contributes to the area in terms of form, scale and materials, respects the local character, and is appropriate to the identity and context of the townscape.

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7.7 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design.

7.8 DMHB 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) advises that all new development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. Development should sustain and enhance its significance and make a positive contribution to local character and distinctiveness.

Site Context

7.9 The application site is located on a prominent corner plot along Eastcote High Road and comprises a semi-detached property with existing single-storey side and rear extensions. The ground floor is currently in commercial use (Use Class E), while the first floor is occupied as a self-contained residential flat.

7.10 The site falls within the Eastcote Village Conservation Area which, in this location, is characterised predominantly by two-storey semi-detached and terraced dwellings of traditional architectural style and design. To the southeast, the site adjoins the junction with Azelea Walk, a residential road defined by uniform two and three-storey red-brick terraced properties with well-maintained, planned front gardens and communal parking areas adjacent to the public highway.

7.11 The Conservation Area generally retains a notably green and verdant character, containing both Eastcote House Gardens and Haydon Hall Park to the northeast. Properties are generally landscaped to the rear, however it should be noted that exceptions exist in the form of larger outbuildings and infill extensions to the rear of neighbouring commercial properties, namely Nos. 2, 3 and 4 High Road.

Proposal

7.12 As mentioned previously, the site has extant permission for the erection of a single storey outbuilding with a floor area of 24 sqm (6m x 4m). This is a significant material consideration as it already establishes that an outbuilding of that size, design and siting is deemed to be acceptable. It is therefore only the differences between the two schemes that can be assessed, namely whether the increased size now proposed (an additional 10sqm) would give rise to any significant harm when compared to the previously approved scheme. This is considered below.

7.13 Despite the increased size of the proposed outbuilding in comparison to the approved, extant scheme, it is considered that the structure would remain of an appropriate size and scale, continuing to appear as subservient and proportionate to the host building and visually ancillary in nature.

7.14 Additionally, the proposed outbuilding would be similarly sited within the plot, no closer to the rear boundary. It would retain an appropriate separation distance to the host building, ensuring that it would not appear as excessive in scale nor visually fill the plot.

7.15 The proposed outbuilding would be of a conventional and sympathetic design, finished in brick with a pitched tile roof. In principle these materials would be acceptable however to ensure a complementary appearance should be conditioned to match the existing host property. Provided this is the case, the roof design and material palette would not conflict with the prevailing character of the area. Additionally, its modest height and set-back position would reduce its visibility from the public realm, particularly given the existing closeboard fencing to the boundaries, and existing boundary vegetation, due to be retained. Whilst it is accepted that some of the outbuilding would be visible from the public realm, this is similar to the previously approved proposal and would be to no visual detriment given its appropriate scale, design and appearance as detailed above.

7.16 It is noted that other rear garden outbuildings lie in close proximity to the application site, namely those of the adjacent neighbour No. 2 High Road and No. 3 High Road, which are of comparable if not larger footprints. An existing garage block, opposite the site on the eastern side of Azalea Walk, is also readily apparent within the street scene, however does not appear unduly prominent or harmful to the visual character. The proposed outbuilding would not be out of keeping with such existing developments, and would present a similar visual appearance to the outbuilding that has previously been approved. Whilst a portion of the garden would be lost to the development, it is considered that the site and surrounds would still maintain a verdant character, owing to the retention of the boundary vegetation, neighbouring trees and existing grass verges beyond the site which would be unaffected by the proposal.

7.17 For the reasons above, the proposal is deemed to be acceptable in design character, and appearance terms. This is concurred by the Council's Conservation Officer, who has been consulted and raised no objections to the proposal.

7.18 In accordance with Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, special attention has been given to the desirability of preserving or enhancing the character or appearance of the Conservation Area. With consideration given to the already approved and extant scheme, as well as the proposal's continued modest scale, appropriate siting, conditioned use of complementary materials, and the retention of surrounding landscaping, it is considered that the proposal would have a neutral impact on Eastcote Village Conservation Area, and therefore accordingly preserve its character and appearance.

7.19 Overall, the current proposal is considered to satisfactorily integrate with the appearance of the original dwelling and taking into account the surrounding context of neighbouring development it would not harm the character, appearance and visual amenities of the Conservation Area. The proposal would therefore

accord with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 4 and DMHB 11 of the Hillingdon Local Plan: Part Two- Development Management Policies (2020), Policy HC1 of the London Plan and National Planning Policy Framework (2024).

Residential Amenity

7.20 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

7.21 The proposed outbuilding would be located on a raised section of the rear garden, slightly above the ground level of the host building. It would be situated no closer to the rear boundary, or side boundary with No. 2 High Road, than the previously approved outbuilding, for which no concerns regarding neighbour amenity were envisaged.

7.22 It is noted that No. 2 benefits from a substantial outbuilding situated along this shared boundary. As such, and given the similar proposed siting and only modest increase in size when compared to the extant scheme, it is considered that the proposal would again not result in any undue harm to the amenity of this adjoining property in terms of overbearingness, loss of outlook or overshadowing.

7.23 To the rear, the application property partially shares a boundary with No. 82 Azalea Walk. This property is at a higher ground level than the application site, as shown by the street view plan, and benefits from mature trees situated along the boundary, providing a natural screen. Given this elevated position, existing screening, single storey nature of the development and separation distance between the proposed outbuilding and rear of this neighbouring property, it is similarly considered that the proposed outbuilding would not result in any adverse impact on No. 82 in terms of overbearingness, loss of outlook or overshadowing.

7.24 To the east, residential properties on this side are separated from the application site by the public highway. It is considered that the intervening highway and separation distances involved would ensure that the proposal would have no impact upon any property on this side.

7.25 In terms of privacy, the proposed outbuilding would contain openings only to its front and side elevation facing onto Azalea Walk. The front elevation openings would face onto the applicant's own garden and property, whilst the side openings would face onto the public road, and an open green space and garaging area beyond. In any case, outlook from these windows would largely be obscured by the existing boundary fencing. To this extent, it is also not considered that the development would result in any loss of privacy for neighbouring properties.

7.26 Given all the above, similar to the conclusions of the previous approval, it is considered that the development as proposed would not result in any appreciable

level of harm to the residential amenities of neighbouring occupiers in terms of outlook, daylight, privacy, or overbearing effect, and there would therefore be no conflict with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Residential Amenity – Application Property

7.27 It is considered that all of the proposed rooms, and those altered by the proposed development, would maintain an adequate outlook and source of natural light, therefore complying with the requirements of Policy D6 of the London Plan (2021).

Highways and Parking

7.28 Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 (2020) require the Council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

7.29 Policy DMT 6 of the Hillingdon Local Plan: Part 2 (2020) requires 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.

7.30 The application site falls on the southern side of Eastcote High Road, a B-road with parking restrictions within the vicinity of the site. Notwithstanding this, there is off-street parking to the front of the site, sufficient to accommodate three vehicles, as well as unrestricted street parking along Azalea Walk, on the side of the road adjacent to the application site.

7.31 The Council's parking standards stipulate that for offices, one parking space should be provided per 50-100 sqm of office floorspace. The existing office has a floorspace of approximately 94 sqm. Whilst the proposal would increase the overall floorspace to approximately 129 sqm, as per the above metric the existing three off-street parking spaces provided to the front of the property would remain sufficient to meet the necessary standard. To this extent, it is not considered that the proposal would result in any greater displacement of parking onto the public highway than the existing arrangement.

7.32 Additionally, it is noted on the Application Form that the proposal will not increase levels of employment on the site, whilst it is also not considered that the modest increase in office floor area proposed would likely result in any demonstrable increase in vehicular journeys to/from the site. This is particularly the case given the approval of the previous outbuilding, to which no highways or parking concerns were raised, and that the proposed outbuilding would thereby only result in a further increase of 10 sqm of floorspace at the site beyond the extant permission.

7.33 Given the above, and with no objections from the Council's Highway Authority, it is therefore not considered that the proposal would have any demonstrable and

detrimental impact on parking or highway safety beyond either the existing arrangement or what has already been approved under the previous application.

Trees and Ecology

- 7.34 The site does not contain any trees, however there are several mature trees adjacent to the site, running along the rear boundary. These trees fall within the Conservation Area, and though not covered by a TPO, therefore have a level of statutory protection.
- 7.35 Under the previous approved application, the Council's Tree Officer was consulted and raised no objections to the scheme. Given the site context and that these trees are at a higher elevation than the application site, it was concluded that the outbuilding would be unlikely to compromise their root protection areas, and therefore avoid any harmful impact. Accordingly, no conditions relating to trees were attached to the decision notice.
- 7.36 On the basis that, as the site plan indicates, the proposed outbuilding would be sited materially no closer to these trees than the previously approved outbuilding (and would require a similar level of excavation etc), it would follow that any potential impact to these off-site trees has already been deemed to be within acceptable limits. Indeed, the works closest to these trees could already be carried out under the extant permission, and some excavation works have already been lawfully undertaken to this effect. Whilst the proposed outbuilding would introduce additional development to the centre of the garden of the application site, this would have no impact on any existing trees.
- 7.37 As such, the proposal is not considered to have any potential impact on trees beyond what has already been approved and deemed acceptable at the site. No ecology concerns are raised given the siting and urban location of the development proposed, in which only an area of lawn would be impacted.

Biodiversity Net Gain

- 7.38 In England, Biodiversity Net Gain ("BNG") is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).
- 7.39 Under the statutory framework for BNG, subject to some exemptions, every grant of planning permission is required to meet the BNG objective of 10% increase in biodiversity value, relative to the pre-development biodiversity value of the onsite habitat.
- 7.40 One exemption is development below a *de minimis* threshold. This exemption applies to development that impacts less than 25 sqm of non-priority onsite habitat. In this instance, the proposed outbuilding would be located within an area of the rear garden currently laid to lawn (a non-priority onsite habitat), and has an area of 34.5 sqm. The development would thereby exceed the *de minimis*

threshold, and no further reasons for exemption have been put forward. As such, the development would be required to meet the statutory 10% increase in site biodiversity value.

- 7.41 A BNG assessment has been submitted by the applicant to this effect. The submitted matrix identifies an on-site biodiversity net loss of 21.19% (equivalent to -0.0044 habitat units) against the statutory requirement for a 10% net gain. The loss results from the required removal of a section of the rear garden lawn to accommodate the outbuilding.
- 7.42 The applicant has suggested that the BNG requirement could be met via an off-site provider, secured by way of condition. As per the statutory Biodiversity Gain Hierarchy, on-site enhancement should however be prioritised first, where possible. It is accepted that the limited size of the plot may impact on the ability for this net gain (equivalent to 0.0064 units) to be provided on site. In such a case, off-site delivery of biodiversity units or statutory credits can also be acceptable in meeting the statutory requirement.
- 7.43 As above, the submitted matrix indicates the proposal would be required to provide 0.0064 habitat units to meet the 10% net gain. The required units could be delivered off-site through purchase from a habitat bank operator or via statutory biodiversity credits, however on-site options should be explored first, or information submitted to demonstrate why on-site enhancement would not be possible. A BNG condition has therefore been recommended which requests further information is submitted post application. This information includes a follow up Baseline Biodiversity Assessment which seeks 10% gain within the site. If this is not possible, the condition requires proof of purchase of Biodiversity Credits or Statutory Credits to meet the statutory requirement. This information would be required prior to commencement of the development.
- 7.44 Ensuring the above condition is complied with, the proposal would satisfy the legislative BNG requirements.

Air Quality

- 7.45 No significant issues in this regard are envisaged given the nature of the proposed development.

Noise

- 7.46 As a proposed office space, it is not considered that the outbuilding would likely generate any undue noise or disturbance. It is therefore not considered necessary to impose a condition relating to hours of operation, and it is noted that no such condition was imposed on the previous permission. It would therefore not appear reasonable to recommend such a condition given that an outbuilding with the same use already has extant permission for which no limit on operating hours was stipulated. In any case, should any future noise disturbance arise, this would be

investigated and resolved as appropriate by the Council's Environmental Health team.

Drainage

7.47 The site is not identified as at particular risk from flooding or drainage issues. Accordingly, and given the modest scale of the proposal and what has previously been permitted, it is considered that the existing drainage system in place would remain sufficient to ensure any excess water would be satisfactorily drained within the site. Specific drainage details would be managed under Building Regulations.

8 Other Matters

Human Rights

8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

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

Local Finance Considerations and CIL

8.3 Not applicable. The proposed development is not CIL liable.

9 Conclusion / Planning Balance

9.1 The proposal is considered to comply with the Development Plan and no material considerations indicate that a contrary decision should be taken. Consequently, the application is recommended for approval subject to the conditions set out in Appendix 1.

10 Background Papers

10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application

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

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APPENDICES

Planning Application

20101/APP/2025/72

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 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans: Location Plan, 20/3367/11 and 20/3367/12.

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. HO4 Materials

Notwithstanding any indication of materials submitted as part of this application, the materials to be used in the construction of the external surfaces of the outbuilding hereby permitted shall match those used in the existing host building in terms of colour, type and texture, and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the Conservation Area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

4. HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (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 in the flank elevations facing south towards properties in Azalea Walk, south east to the public highway known as Azalea Walk or south west towards 2 High Road

REASON

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

5. NONSC No Other Use Permitted

The outbuilding hereby approved shall only be used for the purpose(s) stated on the application form and approved drawings. It shall not be used for purposes such as a living room, bedroom, kitchen, bathroom or as a separate unit of accommodation.

REASON

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

6. NONSC Non-Severance

The outbuilding hereby approved shall only be used in conjunction with the authorised use of the ground floor commercial unit and shall not be used separately or for any other purpose.

REASON

To avoid any future fragmentation of the curtilage or the creation of a separate business use, so as to protect the amenity of adjoining residential properties and to allow consideration of traffic, highway and parking issues in accordance with Policies DMHD 11, DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

7. NONSC Biodiversity Net Gain (Details)

No development shall take place on any part of the site until a Biodiversity Gain Plan for the site, demonstrating compliance with the 10% biodiversity net gain requirement in accordance with the Environment Act 2021, has been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Gain Plan should include:

- i. Baseline Biodiversity Assessment: Using the latest Defra Biodiversity Metric, a report of the site's pre-development biodiversity value; and
- ii. On-Site Enhancement and 30-year Habitat Management Plan (HMP) detailing measures to achieve BNG on-site, including species protection, habitat creation, and ongoing management strategies to maintain gains for a minimum of 30 years. The HMP should, as a minimum, include:
 - a) Description and evaluation of the features to be managed.
 - b) Aims, objectives and targets for management.
 - c) Description of the management operations necessary to achieving aims and objectives.
 - d) Prescriptions for management actions.
 - e) Preparation of a works schedule, including an annual works schedule.
 - f) Details of the monitoring needed to measure the effectiveness of management.
 - g) Details of the timetable for each element of the monitoring programme.
 - h) Details of the persons responsible for the implementation and monitoring.
 - i) Report to the Council routinely regarding the state of the Biodiversity Net Gain

requirements for development in years 1 (post-completion), 3, 5, 10, 20, and 30, with biodiversity reconciliation calculations at each stage; or

Where a biodiversity net gain of 10% is not achievable on site, in addition to the Baseline Biodiversity Assessment (i), the following shall be included in the BGP:

iii. Off-Site Biodiversity Credits or Statutory Credits: Where on-site measures do not achieve the 10% net gain, confirmation of the purchase of off-site biodiversity credits or statutory credits must be provided, including a receipt or proof of transaction as part of the Plan.

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

REASON

To ensure the development delivers a Biodiversity Net Gain and secures the protection and effective management of the remaining habitat on site in accordance with the Environment Act 2021, Section 15 of the National Planning Policy Framework, Policy G6 of The London Plan (2021), and Policy DMEI 7 of the Hillingdon Local Plan Part 2 (2020)

Informatics

1. I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2. 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.

3. I5 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to: carry out work to an existing party wall; build on the boundary with a neighbouring property; in some circumstances, carry out groundworks within 6 metres of an adjoining building. Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will

assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

4. 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.

5. I47 Damage to Verge - For Council Roads:

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

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

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

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

I53 Compulsory Informative (2)

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

- DMHB 1 Heritage Assets
- DMHB 11 Design of New Development
- DMHB 4 Conservation Areas
- DMT 1 Managing Transport Impacts
- DMT 2 Highways Impacts
- DMT 6 Vehicle Parking
- LPP D3 (2021) Optimising site capacity through the design-led approach
- LPP D4 (2021) Delivering good design
- LPP E1 (2021) Offices
- LPP G7 (2021) Trees and woodlands
- LPP GG2 (2021) Making the best use of land
- LPP HC1 (2021) Heritage conservation and growth
- LPP T6 (2021) Car parking
- LPP T6.2 (2021) Office parking
- NPPF11 -24 NPPF11 2024 - Making effective use of land
- NPPF12 -24 NPPF12 2024 - Achieving well-designed places
- NPPF16 -24 NPPF16 2024 - Conserving and enhancing the historic environment
- NPPF2 -24 NPPF2 2024 - Achieving sustainable development
- NPPF6 -24 NPPF6 2024 - Building a strong, competitive economy

Appendix 2: Relevant Planning History

20101/A/87/0022 1 High Road Eastcote

Change of use of ground floor premises from retail to estate agency and extension to rear.

Decision: 06-05-1987 Approved

20101/APP/2020/3335 1 High Road Eastcote

Single storey outbuilding to rear for storage use

Decision: 22-12-2020 Approved

20101/APP/2021/4481 1 High Road Eastcote

Erection of outbuilding to provide ancillary office space for main office building at 1 High Road

Decision: 19-05-2022 Approved

20101/APP/2025/1385 1 High Road Eastcote

Certificate of existing lawful development seeking conformation of commencement of development secured under planning app ref. 20101/APP/2021/4481 granted on 19-05-2022 (Erection of outbuilding to provide ancillary office space for main office building at 1 High Road) within the approved timeframe for commencement, before 19-05-2025.

Decision: 11-07-2025 Approved

20101/C/87/2495 1 High Road Eastcote

Erection of a detached garage & construction of a new vehicular access

Decision: 03-06-1988 Refused **Appeal:** 01-12-1988 Dismissed

20101/D/90/0972 1 High Road Eastcote

Retention of single-storey side extension and erection of a boundary wall/fence (retrospective application)

Decision: 06-03-1991 Approved

Appendix 3: List of Relevant Planning Policies

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

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

LPP D4 (2021) Delivering good design

LPP E1 (2021) Offices

LPP G7 (2021) Trees and woodlands

LPP GG2 (2021) Making the best use of land

LPP HC1 (2021) Heritage conservation and growth

LPP T6 (2021) Car parking

LPP T6.2 (2021) Office parking

NPPF11 -24 NPPF11 2024 - Making effective use of land

NPPF12 -24 NPPF12 2024 - Achieving well-designed places

NPPF16 -24 NPPF16 2024 - Conserving and enhancing the historic environment

NPPF2 -24 NPPF2 2024 - Achieving sustainable development

NPPF6 -24 NPPF6 2024 - Building a strong, competitive economy