

Report of the Head of Planning & Enforcement Services

Address 114 HIGH STREET RUISLIP

Development: Installation of new shopfront and awning (Part retrospective application).

LBH Ref Nos: 28254/APP/2011/239

Drawing Nos: design, access and disability policy statement
LOCATION PLAN
CN450 RE V A EXISTING SHOPFRONT
CN450-100 GROUND FLOOR
CN450 PROPOSED SHOPFRONT
CNRUISLIP1 PROJ SIGN
CNRUISLIP2 FASCIA

Date Plans Received: 02/02/2011 **Date(s) of Amendment(s):**

Date Application Valid: 02/02/2011

1. SUMMARY

The application seeks retrospective planning permission for a new shopfront and awning. The unit fronts Ruislip High Street and is within the central commercial area of the Town Centre. It is considered the replacement timber shopfront with timber stall risers would result in a visual improvement to the unit, would be in-keeping with the design of the building, and entirely what you would expect to see on a site of this nature. With regard to the awning, this would be of a traditional design, comprising canvas covering, using mat finishes, with text and colours mirroring the fascia signage set above and therefore would also be considered acceptable.

Therefore subject to condition the application is recommended for Approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 NONSC Non Standard Condition
Unconditional

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national

guidance.

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE28	Shop fronts - design and materials
HDAS	'Residential Developments'
LPP 3D.3	London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

3 13 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

4 16 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

5

Please ensure that the door is not be too heavy to open - the maximum opening force at the leading edge of the door should not exceed 30 Newton from 00 (closed position) to 300 and 22.5N from 300 to 600. An electronic - hydraulic assisted mechanism can be employed to stop the door from being disabling and considered "heavy" to many people. Further information can be obtained from Building Control on 01895 250804/5/6.

6

Please note the installation of roller shutters at this site would require further planning consent. The Authorities Adopted Design Guidance on 'Shopfronts and Signage' Section 9.0 - 9.9 deals with security measures, and comments as follows, whilst the councils recognises the need for premises to be adequately secured and protected through appropriate security devices, it is concerned the character of the area can be adversely effected by inappropriate physical security measures. Solid and visually impermeable roller shutters can create a forbidding and unsafe environment after dark, preventing passive surveillance (both into the street and the shop). Their appearance also adversely affects the character and appearance of the building and the area. These types of

shutters are easy to vandalise with graffiti, which in turn can further negatively affect the character and image of the area. Therefore, external solid roller shutters (including punched, perforated or micro-perforated shutters) should be avoided and where necessary, internal open-mesh type screens and other visually permeable shutters should be used.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is on the south west side of High Street, Ruislip and forms part of a terrace of commercial units on the ground floor with the two upper floors in residential use accessed from the rear. The street scene is commercial in character and appearance. The application site lies within the Primary Shopping Frontage of Ruislip Town Centre and within the Ruislip Village Conservation Area, as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies, September 2007).

3.2 Proposed Scheme

The application seeks retrospective planning permission to replace the existing shop front and apply an awning just below fascia level.

The existing shopfront would be replaced with a timber shopfront and stall riser, together with a central doorway.

The Awning would be applied to the frontage area, this would be 5.7m wide and have a 2m projection. The awning would be canvas, blue in colour with branding in black and white.

There are two further applications running concurrently with this application for

- New fascia and projecting sign, together with awning (28254/ADV/2011/6), and
- Change of use of A1 use (retail) to a mixed A1/A3 use (retail/cafe) (28254/APP/2011/454)

3.3 Relevant Planning History

28254/ADV/2010/57 114 High Street Ruislip

Installation of 1, internally illuminated hanging sign, and 1, non-illuminated fascia sign to front.

Decision: 19-10-2010 Approved

28254/ADV/2011/6 114 High Street Ruislip

Installation of 1, internally illuminated fascia sign, 1, externally illuminated projecting sign and 1, awning to front.

Decision:

28254/APP/2010/2001 114 High Street Ruislip

Installation of new shopfront and 1 air conditioning condenser unit to rear.

Decision: 29-10-2010 Approved

28254/APP/2011/454 114 High Street Ruislip
Change of use from Class A1 (Retail) to Class A1/A3 (Retail/Restaurants and Cafes)

Decision:

28254/H/94/0911 114 High Street Ruislip
Installation of a new shopfront

Decision: 06-07-1994 Approved

28254/J/94/3061 114 High Street Ruislip
Internally illuminated shop sign and two projecting signs

Decision: 06-07-1994 Approved

Comment on Relevant Planning History

None

4. Planning Policies and Standards

None

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE28 Shop fronts - design and materials
- HDAS 'Residential Developments'
- LPP 3D.3 London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities.
- LPP 4A.3 London Plan Policy 4A.3 - Sustainable Design and Construction.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **9th March 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application has been given statutory press and site publicity

25 letters were sent to neighbours and interested parties and no responses have been received

Internal Consultees

Conservation and Urban Design Officer - This is a shop front within the Ruislip Village Conservation Area. Following the recent Conservation Area designation, any new development should preserve or enhance the character and appearance of the area (PPS 5).

The existing site has a modern shop front with a recessed angled entrance. The proposed shop front would be considered an improvement. The scheme proposes to re-instate the tradition timber stall riser with an entrance door. From a conservation point of view, there would be no objections to the same. There are no objections to the timber shop front and the proposed colour scheme.

CONCLUSION: Acceptable

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy BE13 of the UDP (Saved Policies September 2007) requires new development to harmonise with the appearance of the existing street scene and area, and Policy BE15 requires alterations to existing buildings to harmonise with the scale, form, architectural composition and proportions of the original building. Policy BE28 requires shopfronts to harmonise with the building and to improve the character of the area. The Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document: Shop Fronts and Signage: Section 5.3 states, the Council will encourage all applicants to adopt good design that can set example for others and can trigger improvements in the appearance of other shop fronts in the locality.

The proposal is considered to comply with this advice. The design of the shop front is considered to satisfactorily integrate with the existing building, using appropriate traditional design features, such as stall risers and sub-divisions. As such, the proposed new shop front would result in a visual improvement to the unit and therefore also to the wider street scene of which it would form part.

7.02 Density of the proposed development

Not applicable to this application

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

The site is within Ruislip Village Conservation Area and the Conservation and Urban Design Officer has commented that the existing site has a modern shop front with a recessed angled entrance. The proposed shop front would be considered an improvement. The scheme proposes to re-instate the tradition timber stall riser with an entrance door. As such, from a conservation point of view, there would be no objections and the proposal is considered to accord with Policy BE4 of the Hillingdon UDP (Saved Policies, September 2007).

7.04 Airport safeguarding

Not applicable to this application

7.05 Impact on the green belt

Not applicable to this application

7.06 Environmental Impact

Not applicable to this application

7.07 Impact on the character & appearance of the area

Policy BE13 of the UDP (Saved Policies September 2007) requires new development to harmonise with the appearance of the existing street scene and area, and Policy BE15 requires alterations to existing buildings to harmonise with the scale, form, architectural composition and proportions of the original building. Policy BE28 requires shopfronts to harmonise with the building and to improve the character of the area. The Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document: Shop Fronts and Signage: Section 5.3 states, the Council will encourage all applicants to adopt good design that can set example for others and can trigger improvements in the appearance of other shop fronts in the locality.

With regard to the design and appearance of the shop front, Section 5.6 of the SPD: Shopfronts and Signage, states the Council will look for the use of traditional design features, such as; stall risers; several smaller panes of glass, instead of one large sheet of glass and more traditional types of window; vertical subdivisions at ground floor level below the fascia area, which would appropriately relate to the street and to the building above.

The application is considered to comply with this advice as the new shopfront would be broken up with both vertical and horizontal sub-divisions with the central double door feature and the stall riser would be at a height of 0.7m. The design of the proposed shop front is considered to satisfactorily integrate with the existing building and the wider street scene and therefore is considered to be in-keeping with the same. As such, the proposal is considered to comply with policies BE13, BE15 and BE28 of the Hillingdon UDP (Saved Policies, September 2007).

In relation to the proposed awnings, Section 6.1 of the SPD Shopfronts and Signage, states the Council will consider it important to control blinds and awnings because if poorly designed or over prominent they can detract from the appearance of buildings and be obtrusive in the street scene. In Conservation Areas (section 6.4), traditional styles and materials should be used, any lettering/advertisements shown on these features should be proportionate to the blind and the building above and must be applied below fascia level. The proposal is considered to comply with this advice showing one traditionally designed canvas awnings, using matt finishes, with text and colours mirroring the fascia signage set above.

7.08 Impact on neighbours

With regard to the alterations to the existing shop front, these are not considered to impact on the amenities of any adjoining properties by way of loss of light, outlook, or privacy, and therefore this aspect of the proposal is considered to be in accordance with policies BE20, BE21 and BE24 of the UDP (Saved Policies September 2007).

7.09 Living conditions for future occupiers

Not applicable to this application

7.10 Traffic impact, car/cycle parking, pedestrian safety

The application relates to the installation of a new shop front and awning in a commercial setting. As such, the proposal is not considered to have any impact in

highway or pedestrian safety.

7.11 Urban design, access and security

Not applicable to this application

7.12 Disabled access

The design and access statement submitted with the application confirms that an inclusive environment for staff and customers would be provided and that the circulation space within the building is good. However, it is recommended if permission were to be granted an informative is added advising the applicant of the need to comply with The Building Regulations Part M 'Access to and use of Buildings'. As such the proposal would comply with the intentions of Policy 3A.4 of the London Plan and the Council's HDAS: Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

Not applicable to this application - the application relates to the installation of a new shop front and awning. The site is situated within an existing commercial area and would not have an effect on any existing landscape features.

7.15 Sustainable waste management

Not applicable to this application - the application relates to the installation of a new shop front and awning. It is not considered the waste management issues would be materially different to warrant any additional controls in relation to this issue.

7.16 Renewable energy / Sustainability

Not applicable to this application

7.17 Flooding or Drainage Issues

Not applicable to this application

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

None

7.20 Planning Obligations

Not applicable to this application

7.21 Expediency of enforcement action

Not applicable to this application

7.22 Other Issues

None

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

Not applicable to this application

10. CONCLUSION

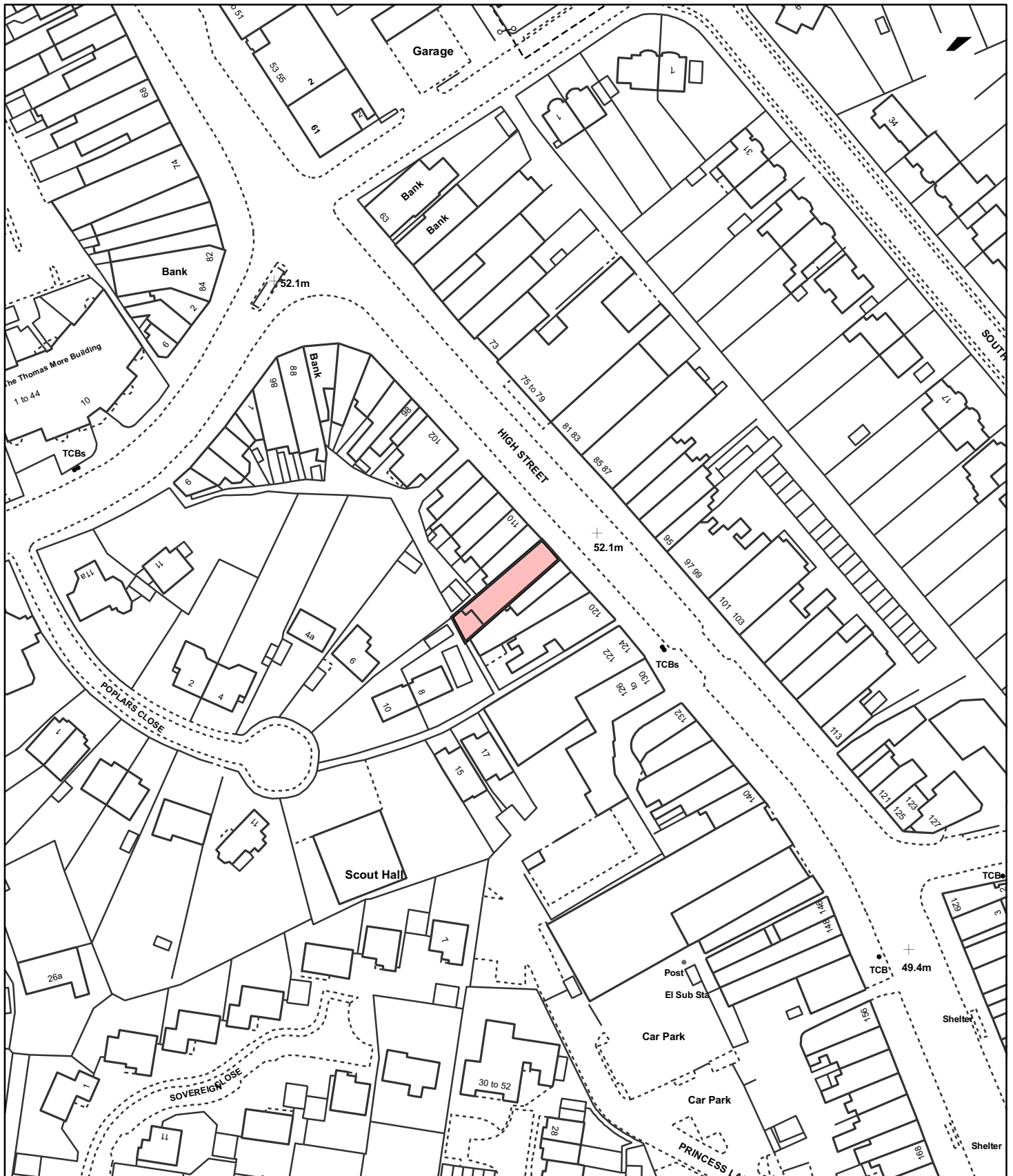
The application relates the installation of a new shop front, together with an awning applied below fascia level. Due to the commercial nature and location of this building, it is considered these alterations would be in-keeping with this existing unit and the site to which it would be applied. Therefore, subject to appropriate safeguarding conditions, the proposal would not be considered to result in any adverse impacts and as such is recommended for approval.

11. Reference Documents


Unitary Development Plan (Saved Policies September 2007)
London Plan Policies (2008)
HDAS Shopfronts and signage

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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London Borough of Hillingdon
100019283 2011

Site Address	
114 High Street Ruislip	
Planning Application Ref:	Scale
28254/APP/2011/239	1:1,250
Planning Committee	Date
North	April 2011

**LONDON BOROUGH
OF HILLINGDON**

**Planning,
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