

DELEGATED HOUSEHOLDER DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select an Option

1.	No valid planning application objection in the form of a petition of 20 or more signatures, has been received	☐
2.	Application complies with all relevant planning policies and is acceptable on planning grounds	☐
3.	There is no Committee resolution for the enforcement action	☐
4.	There is no effect on listed buildings or their settings	☐
5.	The site is not in the Green Belt (but see 11 below)	☐

REFUSAL RECOMMENDED: GENERAL

6.	Application is contrary to relevant planning policies/standards	☐
7.	No petition of 20 or more signatures has been received	☐
8.	Application has not been supported independently by a person/s	☐
9.	The site is not in Green Belt (but see 11 below)	☐

RESIDENTIAL DEVELOPMENT

10.	Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha	☐
11.	Householder application in the Green Belt	☐

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

12.	Change of use of retail units on site less than 1 ha or with less than 1000 sq. m other than a change involving a loss of A1 uses	☐
13.	Refusal of change of use from retail class A1 to any other use	☐
14.	Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use.	☐

CERTIFICATE OF LAWFULNESS

15.	Certificate of Lawfulness (for proposed use or Development)	☐
16.	Certificate of Lawfulness (for existing use or Development)	☐
17.	Certificate of Appropriate Alternative Development	☐

CERTIFICATE OF LAWFULNESS

18.	ADVERTISEMENT CONSENT (excluding Hoardings)	☐
19.	PRIOR APPROVAL APPLICATION	☐
20.	OUT-OF-BOROUGH OBSERVATIONS	☐
21.	CIRCULAR 18/84 APPLICATION	☐
22.	CORPSEWOOD COVENANT APPLICATION	☐
23.	APPROVAL OF DETAILS	☐
24.	ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where the Heads of Terms have already received Committee approval	☐
25.	WORKS TO TREES	☐
26.	OTHER (please specify)	☐

The delegation powers schedule has been changed. Interim Director of Planning, Regeneration & Public Realm can determine this application

Case Officer:

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

Item No.	Report of the Head of Development Management and Building Control
Address:	TIMBERS 26 GATEHILL ROAD NORTHWOOD
Development:	Erection of a front porch infill, part single storey and part double storey side and rear extension with amendments to fenestration. Conversion of garage to habitable room.
LBH Ref Nos:	35361/APP/2023/1736
Drawing Nos:	Location Plan P101 P102 P103 Rev. A P201 P202 P203 Rev. B P204 Rev. C P205 Rev. B P206 Rev. C Arboricultural Impact Assessment Method Statement & Tree Protection Plan (to BS:5837 2012) Date: 6th July 2023 Ref: TH 4089
Date Plans received:	Date(s) of Amendments(s):
Date Application valid	

1. CONSIDERATIONS

1.1 Site and Locality

The site is located on the east side of Gatehill Road, north of its junction with Gate End. It is occupied by a detached, two-storey house built in brick with a tiled, hipped roof with first floor 'dormer' type roof extensions to the side. The house has a single gable end which characterises its principle elevation.

The area is mainly residential in character comprising mainly two-storey detached houses. The site is located in the Gatehill Farm Estate, Northwood, Area of Special Local Character (ASLC), Archibald Soutar was the architect commissioned to plan the estate which was influenced by his work on the Hampstead Garden Suburb in terms of layout and architectural style. Control over issues such as density, fencing, and maintenance of the road by means of covenants were adopted at the time ensuring the conservation and preservation of the estate and its interesting character. As existing, the Gatehill Farm Estate has retained its original grain of development with detached dwellings set on spacious plots with vegetation such as hedges marking boundaries.

The site is designated within a Critical Drainage Area, Surface Water Management Zone and is covered by Tree Preservation Order no. 171. The Public Transport Accessibility Level (PTAL) of the site is 2.

1.2 Proposed Scheme

Planning permission is sought for the erection of a front porch infill, part single storey and part double storey side and rear extension with amendments to the fenestration. Conversion of the garage to a habitable room.

1.3 Relevant Planning History

35361/TRE/2022/117 26 GATEHILL ROAD NORTHWOOD

NFA

Decision:

35361/TRE/2018/62 26 GATEHILL ROAD NORTHWOOD

To fell one Eucalyptus (T10) and two Lawson Cyresses (T8 & T9) on TPO 171 (due to subsidence)

Decision: 29-05-2018 Approved

35361/TRE/2011/175 TIMBERS 26 GATEHILL ROAD NORTHWOOD

To carry out tree surgery to one Eucalyptus tree (T10) and two Lawson Cypress trees (T6 & T7) on TPO 171.

Decision: 10-02-2012 Split Decision (P)

35361/APP/2001/1416 26 GATEHILL ROAD NORTHWOOD

ERECTION OF A FIRST FLOOR SIDE EXTENSION

Decision: 21-11-2001 Approved

35361/TRE/2001/34 26 GATEHILL ROAD NORTHWOOD

TO FELL ONE CRAB APPLE TREE (T5) ON TPO 171

Decision: 28-06-2001 Refused

35361/APP/2000/1961 26 GATEHILL ROAD NORTHWOOD

ERECTION OF A SINGLE STOREY SIDE EXTENSION TO PROVIDE DOUBLE GARAGE

Decision: 24-01-2001 Approved

35361/APP/1999/2590 26 GATEHILL ROAD NORTHWOOD

ERECTION OF A SINGLE STOREY SIDE EXTENSION TO FORM A NEW DOUBLE GARAGE, AN EXTENSION TO AN EXISTING DORMER AND CONVERSION OF EXISTING GARAGE TO A HABITABLE ROOM

Decision: 12-06-2000 Refused

35361/C/99/1930 26 GATEHILL ROAD NORTHWOOD

Erection of a single storey side extension to form a double garage and a first floor extension to

en-suite bathroom

Decision: 02-11-1999

Refused

35361/B/99/1458

26 GATEHILL ROAD NORTHWOOD

To fell three Cypresses (T2,T3 and T6) and one Prunus (T1) and tree surgery including trimming by 30% to one Cypress (T7) and to one Eucalyptus (T10) on TPO 171

Decision: 20-08-1999

Refused

Comment on Planning History

The relevant planning history is listed above.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: Not applicable

2.2 Site Notice Expiry Date: Not applicable

3. Comments on Public Consultations

7 neighbours, Northwood Hills Residents Association, Northwood Residents Association and Gatehill Residents Association were consulted by letter dated 11-07-23. The consultation period expired on 01-08-23. No comments were received.

4. Local Plan Designation and London Plan

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 5 Areas of Special Local Character

DMHB 6 Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character

DMEI 10 Water Management, Efficiency and Quality

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

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 HC1 (2021) Heritage conservation and growth

LPP T6.1	(2021) Residential parking
NPPF12	NPPF 2021 - Achieving well-designed places
NPPF16	NPPF 2021 - Conserving & enhancing the historic environment
NPPF11	NPPF 2021 - Making effective use of land
NPPF14	NPPF 2021 - Meeting the challenge of climate change flooding
NPPF15	NPPF 2021 - Conserving and enhancing the natural environment
NPPF2	NPPF 2021 - Achieving sustainable development
NPPF4	NPPF 2021 - Decision-Making
NPPF9	NPPF 2021 - Promoting sustainable transport

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character and appearance of the existing property, the impact upon the street scene and locality (including the setting of the ALSC), the impact on trees, the impact upon the amenities of neighbouring occupiers, the reduction in size of the rear garden, parking/highway safety and flood risk/drainage.

IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA:

Policy D3 of the London Plan (2021) states that: Development proposals should: D1) enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy HE1 Heritage of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) states that the Council will:

1. Conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape, which includes:
 - Historic village cores, Metro-land suburbs, planned residential estates and 19th and 20th century industrial areas, including the Grand Union Canal and its features;
 - Designated heritage assets such as statutorily Listed Buildings, Conservation Areas and Scheduled Ancient Monuments;
 - Registered Parks and Gardens and historic landscapes, both natural and designed;
 - Locally recognised historic features, such as Areas of Special Local Character and Locally Listed Buildings; and
 - Archaeologically significant areas, including Archaeological Priority Zones and Areas.

Policy DMHB 5 Areas of Special Local Character (ASLC) of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area.

Policy DMHB 6: Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character (ASLC) of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that within the Gatehill Farm and Copse Wood Estates, new houses should:

- i) be constructed on building plots of a similar average width as surrounding residential development;
- ii) be constructed on a similar building line (formed by the front main walls of existing houses) and be of a similar scale, form and proportion as adjacent houses and reflect the materials, traditional roof design, design features and architectural style predominant in the area;
- iii) ensure that boundary treatment is unobtrusive and of the natural materials appropriate to the character and appearance of the estate;
- iv) ensure that new dwellings retain an absolute minimum of 1.5m distance to side boundaries;
- v) preserve the mature trees including boundary planting to reinforce existing landscaping and Estate settings.

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

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires that alterations and extensions of dwellings should not have an adverse cumulative impact on the character and appearance or quality of the street scene, and should appear subordinate to the original house. It advises about various design criteria relating to extensions and alterations.

With regard to rear extensions Policy DMHD 1 states:

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

With regard to side extensions Policy DMHD 1 states:

- i) side extensions should not exceed half the width of the original property;
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the

return building line is not exceeded;

iii) garages should reflect the size guidelines set out in Appendix C Parking standards;

iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;

v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;

vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and

vii) in Conservation Areas, single storey side extensions may be required to be set back.

With regard to front extensions Policy DMHD 1 states:

i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;

ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and

iii) notwithstanding the above, at least 25% of the front garden must be retained.

With regard to roof extensions Policy DMHD 1 states:

i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof.

They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;

ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;

iii) raising of a main roof above the existing ridgeline of a house will generally not be supported;

iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling; and

v) in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows.

Number 26 Gatehill is situated on a prominent corner site where Gate Hill Road meets Gate End within the Gatehill Farm Estate, Northwood, Area of Special Local Character. The Gatehill Farm Estate originates from the early 20th Century. The properties from the early 20th Century are well-defined by their Arts and Crafts influence. The existing dwelling at the application site positively contributes to the character and appearance of the street scene and ASLC.

The application proposes to erect an infill front porch, part single storey and part double storey side and rear extension with amendments to the fenestration, and the conversion of the garage to a habitable room.

It is noted that the proposed block plan shows a new sky light would be installed in the flat roof section of the crown roof profile above the existing first floor side extension. The proposed elevations show that the proposed sky light would not project above the ridge height of the existing first floor side extension. A condition would have been secured requiring a cross-section drawing at the scale of 1:20 to ensure that this is the case (if planning permission were to be granted).

The proposed infill porch is designed to retain the roof and design of the 'A' frame of original

dwelling. The infill porch extension is considered to be relatively minor in size and scale when compared to the host dwelling, and would not add additional mass to the property. As such, it is considered that the infill porch would not unacceptably alter the overall appearance of the host dwelling or the character of the street scene.

The proposed part single storey / part two storey infill side/rear extension would extend behind the existing garage at single storey level. At first floor level, it would sit above the existing garage and be attached to the existing first floor side extension. It is considered that the proposed first floor side/rear extensions, when combined with the existing first floor side extension and roof extensions, would result in a form of development that would be visually dominant, especially as the dwelling is situated on a prominent corner plot. The proposed first rear extension disrupts the proportions of the rear elevation and detracts from the original gable feature of the host dwelling. Furthermore, due to their siting, the proposed first side/rear extensions would be visible from various vantage points on Gatehill Road and Gate End, where they would be viewed as visually obtrusive additions.

The aforementioned harm to the character and appearance of the host dwelling and the surrounding ALSC is exacerbated by the proposed first floor side/rear extension projecting beyond the side return building line with properties on Gate End. As a result, the proposed development would disrupt the established rhythm and spacing of development within the street scene, which is a key contributing factor in the Gatehill Farm Estate ASLC Character Assessment.

It is noted that the proposed first floor side/rear extensions would be set-down from the main ridge line and set-in from the side boundary. However, these design features would not mitigate the harm that has been identified in the preceding paragraphs. Furthermore, the mature hedge along Gate End would not screen views of the proposed first floor side/rear extensions.

For the reasons above, the proposed development would cause significant harm to the character, appearance and visual amenities of the host dwelling, street scene and surrounding Gateshill Farm Estate ASLC. The proposal therefore conflicts with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012), Policies DMHD 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policies D3 and HC1 of the London Plan (2021) and the NPPF (2021).

TREES AND LANDSCAPING:

Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), "Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees."

An Arboricultural Impact Assessment, Method Statement & Tree Protection Plan has been submitted in support of the application. The report identifies 2no Category C2 Wisteria trees in proximity of the rear elevation for removal to facilitate the proposed development. There is no objection to the loss of these trees, subject to two replacements trees being secured by condition. Protection measures for the retained trees are being proposed in the form of protective fencing, ground protection areas and construction/storage exclusion zones. These measures would be secured by condition, if this application had been recommended for approval.

The proposed development would therefore meet the requirements of Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

NEIGHBOURING RESIDENTIAL AMENITY:

Policy D3 of the London Plan (2021) states Part D7) that development proposals should deliver appropriate outlook, privacy and amenity.

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. The supporting text for this policy states that the Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: i) a satisfactory relationship with adjacent dwellings is achieved; and ii) there is no unacceptable loss of outlook to neighbouring occupiers.

The proposed extensions would be set away sufficiently from No. 28 Gatehill Road, Woodcote, Kelvin and Gairnside. The developments would be sited on the adjacent side of the dwelling and do not appear to extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of any neighbour. A condition would have been secured requiring the new proposed first floor side window (serving an ensuite) to be obscure glazed and non-opening up to 1.8 metres of the finished floor level, if this application had been recommended for approval.

On this basis, the proposal would not unduly impact upon the residential amenities of neighbours occupiers. The development therefore accords with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy D3 of the London Plan (2021). However, this does not outweigh the significant harm caused to the character and appearance of the host dwelling and the setting of the Gatehill Farm Estate ALSC.

EXTERNAL AMENITY SPACE PROVISION:

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure an adequate garden. For guidance purposes, Policy DMHB 18 and Table 5.3 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires four-bedroom plus houses to be provided with at least 100 square metres of private amenity space.

The retained garden area would exceed the Local Plan's minimum requirement for 100 square metres of private amenity space for a 4+ bedroom dwelling. It is therefore considered that a sufficient amount of rear garden space would be retained to meet the needs of a family sized house, in accordance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

PARKING AND HIGHWAY SAFETY:

Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (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.

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that all development is in accordance with the car parking standards set out in Appendix C, Table 1 unless it can be demonstrated that a deviation from the standard would not

result in a deleterious impact on the surrounding road network.

The existing front driveway is capable of accommodating at least three car parking spaces, and this would remain the case with the proposed development. No changes are being proposed to the existing vehicle crossover serving the site, which is considered to be fit for purpose. It is therefore considered that the proposal would not exacerbate the demand for street parking or prejudice highway safety, in accordance with Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

FLOOD RISK AND DRAINAGE:

Policy DMEI 10 part E) of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that proposals that would fail to make adequate provision for the control and reduction of surface water run-off rates will be refused.

According to the Council's GIS, the site lies in a Critical Drainage Area (CDA) and partially falls within a Surface Water Management Zone. Therefore, the surface water from the site entering the sewers should be minimised. In the event of this application being recommended for approval, an informative would be attached with the following guidance:

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

Subject to the above informative, it is considered that the proposal would not significantly increase the risk of surface water flooding at the site or elsewhere in compliance with Policy DMEI 10 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

CONCLUSION:

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Harm to the character and appearance of the area

The proposed first floor side/rear extension, by reason of its siting on a prominent corner plot, cumulative size (when coupled with the existing extensions) and design, would result in a visually dominant and obtrusive form of development that would fail to harmonise with the architectural composition of the original host dwelling and would disrupt the established pattern of development on Gate End. Consequently, the proposed development would cause significant harm to the character, appearance and visual amenities of the host dwelling, street scene and Gatehill Farm Estate Area of Special Local Character. The proposed development is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 1, DMHB 5, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two -

Development Management Policies (2020), Policies HC1 and D3 of the London Plan (2021) and the National Planning Policy Framework (2021).

INFORMATIVES

1. 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 the Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

2. The decision to REFUSE 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).
3. 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.

Part 1 Policies

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMHB 5	Areas of Special Local Character
DMHB 6	Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
DMEI 10	Water Management, Efficiency and Quality
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
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 HC1	(2021) Heritage conservation and growth
LPP T6.1	(2021) Residential parking

NPPF12	NPPF 2021 - Achieving well-designed places
NPPF16	NPPF 2021 - Conserving & enhancing the historic environment
NPPF11	NPPF 2021 - Making effective use of land
NPPF14	NPPF 2021 - Meeting the challenge of climate change flooding
NPPF15	NPPF 2021 - Conserving and enhancing the natural environment
NPPF2	NPPF 2021 - Achieving sustainable development
NPPF4	NPPF 2021 - Decision-Making
NPPF9	NPPF 2021 - Promoting sustainable transport

Contact Officer: Christos Chrysanthou **Telephone No:** 01895 250230