

DELEGATED DECISION

The delegation powers schedule has been checked. 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 informatives 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 DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Report of the Head of Development Management and Building Control

Address: WYLDEWOODE 25 THE AVENUE NORTHWOOD

Development: Details pursuant to the discharge of Condition 3 (Materials and External Surfaces) of planning permission ref. 13305/APP/2021/1007, dated 07-03-2022 (Four x 2 storey semi-detached dwellings with associated amenity space, parking and 4 x vehicular crossovers.)

LBH Ref Nos: 13305/APP/2023/3181

Drawing Nos: Planning Statement, November 2023, Westbournes
Schedule of External Materials, Seabrook Architects
Cover Letter, 2nd November 2023, Westbournes

Date Plans received: 03-11-23

Date(s) of Amendments(s):

1. MAIN CONSIDERATIONS

The application provides details pursuant to the discharge of Conditions 3 (materials and external surfaces) of planning permission ref. 13305/APP/2021/1007, dated 07-03-2022 (Four x 2 storey semi-detached dwellings with associated amenity space, parking and 4 x vehicular crossovers.)

Whilst the subject condition is a pre-commencement condition, it is noted that works started according to the application form on 01/01/2023 without the benefit of the condition being discharged. This application is a resubmission of a previous application under ref: 13305/APP/2022/2466 to discharge Conditions 3 (materials and external surfaces), 6 (accesses for the proposed car parking), 7 (landscape scheme), 8 (method statement), 9 (Construction Environment Management Plan), 11 (step free access), 13 (ground levels and finished floor levels) and 14 (demolition and construction management plan) which was refused primarily on the grounds of the exterior materials, namely the brick and roof tile, being deemed to be unacceptable.

The development has been substantially completed despite the refusal of the details pursuant application listed above. The details submitted in relation to the materials are identical to those previously refused. Further investigation also identifies material divergences between the development that has been built out and the approved plans.

ASSESSMENT:

Condition 3 states-

3 No development shall take place until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

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

Submitted details:

- Anglian Cream Stock brick (CBP-CAP-DVGZ) or equivalent
- Lead roofing to dormers
- Slate to roof
- Glazed dark grey aluminium framed windows in RAL 7016 or equivalent.
- Partly glazed aluminium framed entrance door in RAL 7016 or equivalent.
- Glazed aluminium framed Bi-Fold door in RAL 7016 or equivalent.
- EH Smith Atlas Smooth blue brick with light mortar banding
- Side entrance door in RAL 7016 or equivalent.
- Romana Beton Outdoor Porcelain Tile Silver

Regarding condition 3 (materials), this was attached to secure details of materials to ensure the design intent, to refer to the original building, as detailed in the officer report:

'A condition has also been recommended to secure details of materials to ensure the design intent, to refer to the original building, is executed successfully with the design and finish of the new buildings.'

The application was determined by committee on this basis, despite the plans indicating a buff brick and slate tiles. As the indicative materials did not harmonise with the materials used in the original building which is noted for its traditional red brick finish and brown clay tiles, a pre-commencement condition to approve the exterior materials was considered to be reasonable and necessary in the circumstances, resulting in condition 3 being attached to the decision notice.

It is also noted the neighbouring properties also exhibit these same materials (traditional red brick finish and brown clay tiles), which is a positive and prevalent characteristic of this section of The Avenue. Whilst some minor elements of buff brick, render can be found on properties, there is a strong consistency of traditional red brick finish and brown clay tiles which provides a cohesive and attractive visual amenity to the street scene and contributes to a distinct character of the area.

The Anglian Cream Stock brick that has been used in the development is much lighter than other bricks used in houses in the vicinity. The combination of the light shade of the brickwork and the shiny slate effect tiles make the development overly dominant in the street scene, resulting in significant harm to the character and appearance of the area. It is evident that there are no examples of these same materials used on neighbouring properties.

The visual impact on the street scene is further exacerbated by the overly large front dormers and larger windows that have been implemented not in accordance with the approved plans.

The development sits in a negatively stark contrast with the wider street scene and adversely affects the visual amenity and the character of the area. Therefore the details that have been resubmitted are again considered to be unacceptable as they would not correspond to the prevailing materials palette of the original building or the wider street scene.

CONCLUSION:

For the reasons set out above, the proposed materials are visually incongruous and discordant and fail to harmonise with the character and appearance of the surrounding properties and the street scene of The Avenue. The proposed materials are therefore considered to be unacceptable and the

application to discharge condition 3 of planning permission ref. 13305/APP/2021/1007 is recommended for refusal.

The above conclusion is consistent with a recent Appeal Decision under PINS ref: APP/R5510/W/23/3323220 (29 Nicholas Way, Northwood, Hillingdon HA6 2TR/ LPA Ref: 47172/APP/2023/778). Whilst that decision related to a property in an Area of Special Local Character, there is still a strong presence within this part of The Avenue that is worthy of protection.

2. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Materials, character

The proposed brick and roof tiles, by reason of their colour and appearance are incongruous and fail to respect the character and appearance of the original building and the street scene of The Avenue, contrary to Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020), Policy D3 of the London Plan (2021) and Chapter 12 of the National Planning Policy Framework (2021).

INFORMATIVES

Contact Officer:	Christos Chrysanthou	Telephone No:	01895 250230
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