

## 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 | <input type="checkbox"/> |
| 2. | Application complies with all relevant planning policies and is acceptable on planning grounds                | <input type="checkbox"/> |
| 3. | There is no Committee resolution for the enforcement action                                                   | <input type="checkbox"/> |
| 4. | There is no effect on listed buildings or their settings                                                      | <input type="checkbox"/> |
| 5. | The site is not in the Green Belt (but see 11 below)                                                          | <input type="checkbox"/> |

### REFUSAL RECOMMENDED: GENERAL

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

### RESIDENTIAL DEVELOPMENT

|     |                                                                                  |                          |
|-----|----------------------------------------------------------------------------------|--------------------------|
| 10. | Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | <input type="checkbox"/> |
| 11. | Householder application in the Green Belt                                        | <input type="checkbox"/> |

### 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 | <input type="checkbox"/> |
| 13. | Refusal of change of use from retail class A1 to any other use                                                                    | <input type="checkbox"/> |
| 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.   | <input type="checkbox"/> |

### CERTIFICATE OF LAWFULNESS

|     |                                                             |                          |
|-----|-------------------------------------------------------------|--------------------------|
| 15. | Certificate of Lawfulness (for proposed use or Development) | <input type="checkbox"/> |
| 16. | Certificate of Lawfulness (for existing use or Development) | <input type="checkbox"/> |
| 17. | Certificate of Appropriate Alternative Development          | <input type="checkbox"/> |

### CERTIFICATE OF LAWFULNESS

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

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

|                               |                                                                                                                                                                     |                                  |          |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------|
| <b>Item No.</b>               | <b>Report of the Head of Development Management and Building Control</b>                                                                                            |                                  |          |
| <b>Address:</b>               | 18 IVY HOUSE ROAD ICKENHAM                                                                                                                                          |                                  |          |
| <b>Development:</b>           | Partially retrospective application for the installation of insulating render to the external walls with amendments to fenestration (revised plans and description) |                                  |          |
| <b>LBH Ref Nos:</b>           | 12529/APP/2024/682                                                                                                                                                  |                                  |          |
| <b>Drawing Nos:</b>           | SS-01-CAR<br>SS-01-CAR<br>A101 REV B<br>A102 REV B<br>A103 REV B<br>A105 REV B                                                                                      |                                  |          |
| <b>Date Plans received:</b>   | 14-03-24                                                                                                                                                            | <b>Date(s) of Amendments(s):</b> | 22-04-24 |
| <b>Date Application valid</b> | 14-03-24                                                                                                                                                            |                                  | 22-04-24 |
|                               |                                                                                                                                                                     |                                  | 22-04-24 |
|                               |                                                                                                                                                                     |                                  | 22-04-24 |

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The application site comprises of a semi-detached two-storey dwelling located on Ivy House Road. The property benefits from a side garage which has been recently converted to habitable accommodation and an area of hard standing to the front which is of a sufficient size to accommodate two off-street car parking spaces.

The application site is within designated within Ickenham Village Conservation Area. The site does not contain any Listed Buildings. There are no trees that are subject to a Tree Preservation Order within the site or on adjoining land. The site is not within a Critical Drainage Area nor a Surface Water Flood Zone.

### 1.2 Proposed Scheme

Partially retrospective planning permission is sought for the installation of insulating render to the external walls with amendments to fenestration.

### 1.3 Relevant Planning History

12529/APP/2023/1114

18 IVY HOUSE ROAD ICKENHAM

Conversion of integral garage to habitable accommodation with amendments to fenestration.

**Decision:** 09-06-2023

Approved

12529/G/89/0151

18 IVY HOUSE ROAD ICKENHAM

Erection of single storey side and rear extensions

**Decision:** 03-05-1989

Approved

12529/F/88/1701

18 IVY HOUSE ROAD ICKENHAM

Erection of a two storey side and single storey rear extension

**Decision:** 25-11-1988

Refused

12529/C/77/1046

18 IVY HOUSE ROAD ICKENHAM

Kitchen extension

**Decision:** 31-10-1977

Approved

### **Comment on Planning History**

The relevant planning history is listed above.

## **2. Advertisement and Site Notice**

2.1 Advertisement Expiry Date: 23rd May 2024

## **3. Comments on Public Consultations**

Seven neighbouring properties, Ickenham Residents Association and Ickenham Conservation Panel were consulted on 26-03-24. Five representations were received by the end of the consultation period, including one representation for the development. The representations in objections are summarised below:

- Concerns regarding black frame windows
- Out of character and not in keeping appearance with area and CA.
- Concerns regarding precedent

Planning Officer comments:

All materials comments will be discussed in the main report.

Ickenham Residents Association:

This application refers to a dwelling which falls within the Ickenham Conservation area and as such should not be allowed. As it appears that this is retrospective we urge the planning team to ensure that any cladding applied be removed. It is totally out of keeping with all other properties in the road and in the wider conservation area and if allowed will set a dangerous precedent

Representation includes the black colour on the windows etc which is totally inappropriate in the conservation area as is the proposed cladding.

## **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 14    | Trees and Landscaping                                           |
| DMHB 4     | Conservation Areas                                              |
| DMHB 16    | Housing Standards                                               |
| DMHB 11    | Design of New Development                                       |
| DMHB 12    | Streets and Public Realm                                        |
| DMHB 18    | Private Outdoor Amenity Space                                   |
| LPP G5     | (2021) Urban greening                                           |
| DMHD 1     | Alterations and Extensions to Residential Dwellings             |
| DMT 6      | Vehicle Parking                                                 |
| LPP SI12   | (2021) Flood risk management                                    |
| LPP D3     | (2021) Optimising site capacity through the design-led approach |
| LPP SI13   | (2021) Sustainable drainage                                     |
| LPP D6     | (2021) Housing quality and standards                            |
| LPP G7     | (2021) Trees and woodlands                                      |
| LPP HC1    | (2021) Heritage conservation and growth                         |
| LPP D4     | (2021) Delivering good design                                   |
| LPP D5     | (2021) Inclusive design                                         |
| NPPF12 -23 | NPPF12 23 - Achieving well-designed and beautiful places        |
| NPPF16 -23 | NPPF16 23 - Conserving and enhancing the historic environment   |
| LPP D8     | (2021) Public realm                                             |

## 5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

#### Character and Appearance:

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.

More specifically to this proposal, Policies DMHB 1 and DMHB 4 are relevant given that the site forms part of the Ickenham Village Conservation Area. These two policies relate specifically to heritage assets and conservation areas, seeking to avoid harm to heritage assets and ensure the

preservation or enhancement of the character and appearance of the conservation area.

Other development management policies including 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) states that alterations and extensions to dwellings should not have an adverse cumulative impact on the character and appearance of the street scene.

The application proposes the retention and completion of external insulated render and fenestration changes which would include the retention of black framed windows. It is noted that the existing plans show black framed windows due to the retrospective nature of the application. The pre-existing fenestration was white, no permission has been granted to alter the fenestration. The provisions under Class A of the GPDO require that materials should appear similar to those on the original dwelling.

Ivy House Road is characterised by a mix of pebble dash, brick and rendered dwellings, all with white framed windows. Whilst there are several examples of render to walls, the proposed depth/thickness of the insulation render and resulting appearance is not acceptable and would result in a further loss of symmetry between the application site and the adjoining property. The prominence of the black framed windows is not acceptable and an incongruous form of development within the street scene, which is a Conservation Area.

The proposed alterations would be highly conspicuous when passing the site and would adversely affect and seriously harm the character and appearance of the existing property, its adjoining property and the surrounding Ickenham Village Conservation Area. The finishing would create imbalance with the attached semi-detached property which would appear visually awkward with the facades of both properties at odds thereby failing to either enhance or preserve the building itself and the wider Ickenham Village Conservation Area. It would impact the architectural integrity of the semi-detached properties as a pair. The render would project slightly in front of the established facades. This projection would be quite noticeable along the perimeters of the fenestration and where the building adjoins both the attached and non-attached buildings. Visually it would detract from the established character of the properties along this stretch of Ivy House Road.

Pursuant to s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 the LPA has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. The proposal would neither enhance or preserve the character of the conservation area, but would result in harm which has been identified as being less than substantial.

In accordance with paragraph 208 of the National Planning Policy Framework (2023) where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. While there are some benefits in terms of heat retention, this would not outweigh the identified less than substantial harm.

Therefore, the retention and completion of the installation of render and alterations to the fenestration by virtue of the inappropriate use of materials and unsympathetic fenestration details fail to respect the architectural integrity of the original dwelling and result in an incongruous addition

to this building which lies within Ickenham Village Conservation Area. The proposal is contrary to policies BE1 and HE1 of the Hillingdon Local Plan (November 2012) and policies DMHB4, DMHB11, DMHB12 and DMHD1 of the Hillingdon Local Plan - Part Two (2020).

Residential Amenity:

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, amongst other matters, that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.

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.

It is not considered that the changes to the external materials would adversely impact on the daylight, sunlight and outlook of the neighbouring properties.

Having regard to the above, it is considered that the proposal would not cause undue harm to the living conditions of neighbouring occupiers in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Both the existing amenity space and on-site parking would not be affected by the proposals.

Conclusion:

The application is recommended for refusal due to the harm caused by the insulation render and black framed windows which are considered to be incongruous and to cause serious visual harm to the streetscene and wider area, including Ickenham Village Conservation Area.

## **6. RECOMMENDATION**

**REFUSAL for the following reasons:**

### **1. NON2 Non Standard reason for refusal**

The external insulation render and black fenestration by reason of its depth, design, materials and appearance would fail to harmonise with the architectural composition of the original dwelling and its adjoining pair and would be detrimental to the character, appearance and visual amenities of the street scene and would fail to either preserve or enhance, but would harm the character and appearance of the Ickenham Village Conservation Area. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 4 and DMHB 11 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policies D3 and HC1 of the London Plan (2021) and Chapters 12 and 16 of the National Planning Policy Framework (2023).

## **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.

## Standard Informatives

1. 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).
2. The decision to REFUSE 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance..

### Part 1 Policies

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

### Part 2 Policies:

|          |                                                                 |
|----------|-----------------------------------------------------------------|
| DMHB 14  | Trees and Landscaping                                           |
| DMHB 4   | Conservation Areas                                              |
| DMHB 16  | Housing Standards                                               |
| DMHB 11  | Design of New Development                                       |
| DMHB 12  | Streets and Public Realm                                        |
| DMHB 18  | Private Outdoor Amenity Space                                   |
| LPP G5   | (2021) Urban greening                                           |
| DMHD 1   | Alterations and Extensions to Residential Dwellings             |
| DMT 6    | Vehicle Parking                                                 |
| LPP SI12 | (2021) Flood risk management                                    |
| LPP D3   | (2021) Optimising site capacity through the design-led approach |
| LPP SI13 | (2021) Sustainable drainage                                     |
| LPP D6   | (2021) Housing quality and standards                            |
| LPP G7   | (2021) Trees and woodlands                                      |
| LPP HC1  | (2021) Heritage conservation and growth                         |
| LPP D4   | (2021) Delivering good design                                   |

|            |                                                               |
|------------|---------------------------------------------------------------|
| LPP D5     | (2021) Inclusive design                                       |
| NPPF12 -23 | NPPF12 23 - Achieving well-designed and beautiful places      |
| NPPF16 -23 | NPPF16 23 - Conserving and enhancing the historic environment |
| LPP D8     | (2021) Public realm                                           |

|                         |                |                      |              |
|-------------------------|----------------|----------------------|--------------|
| <b>Contact Officer:</b> | Emilie Bateman | <b>Telephone No:</b> | 01895 250230 |
|-------------------------|----------------|----------------------|--------------|