

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:** 14 HIGH STREET HAREFIELD

**Development:** Details pursuant to the discharge of Conditions 5 (details fencing and paving) of planning permission ref. 47647/APP/2022/2552, dated 09-12-22 (Application for planning permission for the permanent retention of the existing outdoor seating area at the rear of the coffee shop and replacing existing fence and floor, previously approved under planning application reference number 47647/APP/2020/2017.)

**LBH Ref Nos:** 47647/APP/2024/1620

**Drawing Nos:** Cover Letter

**Date Plans received:** 18-06-24 **Date(s) of Amendments(s):**

### 1. MAIN CONSIDERATIONS

The application seeks approval of details reserved by Condition 5 (details of fencing) of planning permission ref. 47647/APP/2022/2552, dated 09-12-2022 (Application for planning permission for the permanent retention of the existing outdoor seating area at the rear of the coffee shop and replacing existing fence and floor, previously approved under planning application reference number 47647/APP/2020/2017.)

Condition 5 (details of fencing, wood stain and stone paving)

No development shall take place until details of the fencing, the wood stain finish and the York stone paving 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 Policies DMHB 1, DMHB 2, DMHB 11 of the Hillingdon Local Plan Part 2 (2020), Policies BE1 and HE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012), Policy HC1 of the London Plan (2021) and Chapter 16 of the National Planning Policy Framework (2021).

The proposed fencing would be the close board timber fence panels, this varies from what was proposed. Following a site visit, the materials do not appear to be of good quality and are stained different tones and unfinished. In addition, it appears the pallets have been retained on site which are visible from the inside of the seating area. The pallets are subject to enforcement action and should be removed. The fence panels should be built out as per the approved plans.

Conservation have raised concerns regarding the tiled effect concrete flooring which is not as per the submitted application (York Stone). It is acknowledged that the previous discharge of conditions

allowed concrete as a compromise however the use of Tanners Mill Flagstones, Grey-Green Riven Antique Style Paving would have given a similar authentic appearance, unlike the current proposal. Given the materials would be in the setting of a listed building the proposed materials are not adequate.

On this basis, Condition 5 cannot be discharged.

Conclusion:

This application is recommended for refusal.

## **2. RECOMMENDATION**

**REFUSAL** for the following reasons:

### **1. NON2 Unsatisfactory details**

The applicant has failed to demonstrate, with the submission of satisfactory details, that the development presents a satisfactory appearance in accordance with Policies DMHB 1, DMHB 2, DMHB 11 of the Hillingdon Local Plan Part 2 (2020), Policies BE1 and HE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012), Policy HC1 of the London Plan (2021) and Chapter 16 of the National Planning Policy Framework (2023).

## **INFORMATIVES**

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