

## 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

**Item No.**                      **Report of the Head of Development Management and Building Control**

**Address:**                      10 SIPSON LANE HARLINGTON

**Development:**                Conversion of roof space to habitable use with a rear dormer and front roof lights. Removal of 2no. chimney breasts.

**LBH Ref Nos:**                23513/APP/2025/2365

**Drawing Nos:**                PL-04  
                                          Heritage Statement  
                                          Supporting Statement  
                                          PL-03  
                                          PL-02  
                                          PL-01

**Date Plans received:**    11-09-25                      **Date(s) of Amendments(s):**

**Date Application valid**    11-09-25

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The application site comprises a two storey semi-detached property located on Sipson Lane, Harlington. The dwelling has a brick and rendered finish and benefits from a single storey rear extension and a detached integral garage. The property is set back from the highway by approximately 6m and has a paved carriage driveway with primarily soft landscaping and an enclosed private amenity space to the rear.

The street scene is residential in character and appearance, and comprises of two storey detached houses of varying designs.

The application site lies within the Harlington Village Conservation Area.

There are no other planning restrictions currently on this site that would impact this proposal.

### 1.2 Proposed Scheme

Planning permission is sought for the conversion of roof space to habitable use with a rear dormer, 2 front roof lights, conversion of roof from hip to gable end and the demolition of 2 chimney stacks.

### 1.3 Relevant Planning History

23513/APP/2025/1758

10 SIPSON LANE HARLINGTON

Conversion of roof space to habitable use to include a rear dormer with Juliette balcony, 3 front roof lights and conversion of roof from hip to gable end including removal of chimney stacks(Application for a Certificate of Lawful Development for a Proposed Development)

**Decision:** 01-08-2025

Refused

### **Comment on Planning History**

Relevant planning history is listed above. However the following should be noted in the consideration of this application.

The previous application at the development site (23513/APP/2025/1758) sought a certificate of lawfulness for 'the conversion of roof space to habitable use with a rear dormer, 2 front roof lights, conversion of roof from hip to gable end and the demolition of 2 chimney stacks'. The application was refused on 01-08-25 for the following reason:

'The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class Class B.1 (f) of the Town and Country Planning (General Permitted Development) (England) Order 2015.because the dwellinghouse is located on article 2(3) land (Harlington Village Conservation Area).'

At present No.12 Sipson Lane, has a loft conversion, hip to gable extension and dormer (similar to that proposed under this application). In their submission the applicant has made reference to No.12 as justification for development proposed in this application. Whilst their comments are noted, the loft conversion, hip to gable extension and dormer (at No.12) were constructed without permission following the refusal of application no.52641/APP/2015/4631, which tried to prevent such development taking place. After 4 years the unlawful works become lawful through the passage of time (and were approved under lawfulness certificate (52641/APP/2021/938). Had the development been submitted as a planning application, it would have been refused for reasons similar to those noted in this report.

Taking into consideration that the roof extensions at No.12 were never granted planning permission and represent development which is a gross departure from relevant policies, the existence of the roof works are not considered to provide any weight in favour of this application.

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

**2.1 Advertisement Expiry Date:** 27th November 2025

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

Four neighbouring properties, Harlingtons Residents Association and Hillingdon Council's Conservation Officer were consulted on 22-09-25. The consultation period expired on 13/10/2025. A site notice was also displayed on 05/11/2025 near the site and a press notice was advertised in the local newspaper on 19/11/25.

At the end of the consultation periods the following comments were received:

Harlington Village Residents Association:

I am writing on behalf of Harlington Conservation Area Advisory Panel. We feel the description given to the proposed development could be misleading, and we regret the significant changes

being proposed. If approval is being considered, we strongly recommend the inclusion of a non standard condition requiring that the tiles removed from the rear facing roof slope must be used to cover the newly created area of the front roof slope. This will minimise the changes to the street scene, an important consideration in the Harlington Conservation Area.

Conservation Officer:

The dwelling appears to date from the early 20th century has a brick ground floor rendered above and a pitched tiled roof with chimneys. Adjacent the other part of the semi detached house has had the conversion applied for. However from review it would appear that this was undertaken without consent and then after 4 years a certificate of lawful development was applied for. Whilst we would not object in principle to the conversion of the loft space we do not believe that extending the roof from a hip to a gable, installing a substantial dormer and removing the chimneys would preserve the character of the conservation area. As such it would cause less than substantial harm and therefore we would object and recommend refusal as it is contrary to policy and guidance.

Officer Comment:

All comments received have been taken into consideration and addressed in the main body of the report.

#### 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 1     | Heritage Assets                                                 |
| DMHB 4     | Conservation Areas                                              |
| DMHB 11    | Design of New Development                                       |
| DMHB 12    | Streets and Public Realm                                        |
| DMHB 18    | Private Outdoor Amenity Space                                   |
| DMT 6      | Vehicle Parking                                                 |
| DMHD 1     | Alterations and Extensions to Residential Dwellings             |
| LPP D3     | (2021) Optimising site capacity through the design-led approach |
| LPP HC1    | (2021) Heritage conservation and growth                         |
| LPP D6     | (2021) Housing quality and standards                            |
| NPPF4 -24  | NPPF4 2024 - Decision making                                    |
| NPPF12 -24 | NPPF12 2024 - Achieving well-designed places                    |
| NPPF16 -24 | NPPF16 2024 - Conserving and enhancing the historic environment |

## 5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the conservation area, 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 HE1, DMHB 1 and DMHB 4 are relevant given that the site forms part of the Harlington 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.

Considerable importance and weight has been attached to and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.

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, and should appear subordinate to the main dwelling.

With regards to rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) states that:

### E) Roof Extensions

- 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 existing

It is noted that a heritage statement was requested and obtained.

The site is located within the Harlington Village Conservation Area, where any new development must preserve or enhance the features that contribute to the area's special visual and architectural character. The application site forms part of a semi-detached pair on Sipson Lane.

The proposed hip to gable extension and full width, flat roof rear dormer would dominate the roof of the existing building, making it appear top heavy. The flat roof would also contrast with the pitched roofs of surrounding properties and the existing property. Overall, by reason of its size, scale, position, design and overall appearance, the proposed development would fail to integrate satisfactorily with the host dwelling.

With regards to the developments impact on the Conservation Area, it is noted that other dormers have been granted permission upon Sipson Lane, however those dormers, are smaller, and gabled ended (at No.s 7 - 50043/APP/2017/726 and 9 Sipson Lane - 2321/APP/2017/3321). Due to their pitched roof designs, they compliment the pitched roofs of their host dwellings and the wider roofscape of the conservation area. Further, their size ensures that they are subservient to the architectural make up of their host properties. The proposed flat roof, oversized dormer would therefore be out of keeping with the predominant roofscape of the conservation area and other approved developments in the area.

It is acknowledged that the neighbouring property at No.12 Sipson Lane was granted a Certificate of Existing Use (ref. 52641/APP/2021/938) for development of a similar nature. However, as mentioned earlier in the report, the certificate of lawfulness stemmed from unlawful works becoming lawful through the passage of time. The approval is therefore not considered to weigh in favour of this proposal.

It is agreed with the Conservation Officer, that for the reasons mentioned above, the proposed development would cause visual harm to the host dwelling and Conservation Area. The harm to the significance of the conservation area would be less than substantial and would not be outweighed by public benefits. The development therefore conflicts with policies DMHB 1, DMHB 4, DMHB 11 and DMHD 1 of Hillingdon Local Plan: Part Two - Development Management Policies (2020), as well as relevant parts of the NPPF (2024).

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 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.

No. 12 Sipson Lane, Harlington forms the second half of the semi-detached property and benefits from a roof conversion including a rear dormer and hip to gable end. The proposal would not adversely affect the neighbouring residential amenities.

No. 8 Sipson Lane, Harlington shares a boundary with the application site on the eastern side. given the separation distance and nature of the proposed development, it is not considered to have

a detrimental impact on the amenity, daylight or sunlight.

Overall, it is considered that due to its size, siting and design, the proposed development would cause no loss of light, outlook or privacy to neighbouring properties.

Light and Outlook for residents of the host dwelling:

All the resulting habitable rooms, and those altered by extension, maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

External Amenity Space Provision:

The proposed dormer would have no impact upon the amount or quality of garden space provided for the existing dwelling.

Parking and Highway Safety:

The proposal would not impact the parking provision at the property, with hardstanding at the front that could accommodate at least two cars, in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Conclusion:

The application is recommended for refusal.

## 6. RECOMMENDATION

**REFUSAL** for the following reasons:

### 1. NON2 Non Standard reason for refusal

Due to its size, design and location within a part of the Conservation Area absent of similar forms of development, the proposed hip to gable roof extension and dormer would form an uncharacteristic and incongruous addition to the Conservation Area, subsequently causing less than substantial harm to its significance. Harm which has not been outweighed by public benefits. Furthermore, the development would form an oversized and over-dominant addition to the host dwelling which would fail to harmonise with its architectural composition, subsequently harming its appearance and character. The proposal would therefore be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, and DMHB 4 of the Hillingdon Local Plan: Part Two, Development Management Policies (2020), Policy HC1 of the London Plan (2021) and paragraphs 135, 210 and 215 of the NPPF (2024).

## 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 (2021) and national guidance.

DMHB 1 Heritage Assets

DMHB 4 Conservation Areas

DMHB Design of New Development  
11

DMHB Streets and Public Realm  
12

DMHB Private Outdoor Amenity Space  
18

DMT 6 Vehicle Parking

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP HC1 (2021) Heritage conservation and growth

LPP D6 (2021) Housing quality and standards

NPPF4 - NPPF4 2024 - Decision making  
24

NPPF12 NPPF12 2024 - Achieving well-designed places  
-24

NPPF16 NPPF16 2024 - Conserving and enhancing the historic environment  
-24

## 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 Polices**

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

**Part 2 Polices:**

DMHB 1 Heritage Assets

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

DMT 6 Vehicle Parking

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP D3 (2021) Optimising site capacity through the design-led approach

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NPPF4 -24 NPPF4 2024 - Decision making

NPPF12 -24 NPPF12 2024 - Achieving well-designed places

NPPF16 -24 NPPF16 2024 - Conserving and enhancing the historic environment

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