

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:	24 HATCH LANE HARMONDSWORTH	
Development:	Conversion of roof space to habitable use to include hip to gable extension, rear dormer, 2 x front roof lights, and the erection of a single storey rear extension, all following the removal of the existing rear chimney and rear extension.	
LBH Ref Nos:	13601/APP/2026/1084	
Drawing Nos:	24 HL -PL -01 24 HL -PL -02 24 HL -PL -03 24 HL -PL -04 24 HL -PL -05 24 HL -PL -06 24 HL -PL -07 24 HL -PL -08 24 HL -PL -00 PP-14899764v1 HS	
Date Plans received:	30-04-26	Date(s) of Amendments(s):
Date Application valid	28-05-26	

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises a semi-detached bungalow located on the the western side of Hatch Lane on the corner with Wilton Close to the north. The property has a forward projecting attached garage. The front and side elevations of the property are prominent from public views. The application property lies within the Harmondsworth Village Conservation Area.

1.2 Proposed Scheme

The application seeks planning permission for the conversion of roof space to habitable use to include hip to gable extension, rear dormer, 2 x front roof lights, and the erection of a single storey rear extension, all following the removal of the existing rear chimney and rear extension.

1.3 Relevant Planning History

Comment on Planning History

There is no relevant planning history

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: 1st July 2026

3. Comments on Public Consultations

The Harmondsworth and Sipson Residents Association and 3 neighbouring properties were consulted by letter dated 2.6.26. A site notice was also displayed which expired on 1.7.26.

There was no local response.

Conservation Officer - Strongly object, this is over development of the house detrimentally impacting the Conservation Area and the symmetry of this pair of buildings. We recommend the hipped roof be retained, the front roof lights removed, the substantial rear elevation limited as this elevation is prominent in the streetscape. Additionally the dormer window is overly large.

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 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 4 Conservation Areas

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

LPP D8 (2021) Public realm

LPP HC1 (2021) Heritage conservation and growth

5. MAIN PLANNING ISSUES

The main considerations are the proposal's design and impact on the character of the existing property, the impact on the streetscene and locality, the impact upon the amenities of neighbouring properties, the reduction in the size of the rear garden, highways impact, and car parking provision.

Character and Appearance:

Paragraph 135 of the NPPF (2024) states:

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policies D3 and D4 of the London Plan (2021) require development proposals to be high quality and enhance the local context, delivering buildings and spaces that positively respond to local distinctiveness.

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 DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping.

Policy DMHB 4: states that new development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will:

- A) Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area.
- B) Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification.
- C) Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plan.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the streetscene, and should appear subordinate to the main dwelling.

With regard to rear extensions, Policy DMHD 1 requires:

- 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;

With regard to roof extensions Policy DMHD1 requires:

- 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.

The Harmondsworth Village Conservation Area is a designated heritage asset. 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 by the heritage officer as being less than substantial.

The application seeks permission for the conversion of roof space to habitable use to include hip to gable extension, rear dormer, 2 x front roof lights, and the erection of a single storey rear extension, all following the removal of the existing rear chimney and rear extension. Officers consider that the proposed extensions would significantly alter and unbalance this semi-detached property and would fail to preserve or enhance the character and appearance of the Harmondsworth Village Conservation Area. The roof extensions would read as bulky top-heavy additions to the property that would read as incongruous features that fail to relate appropriately to the character of the existing property. Furthermore, the enlargement of the single storey rear extension would add additional bulk and massing that would be visible from public views. Taking the above into account, the proposed single-storey rear extension, hip to gable roof extension, rear dormer and front rooflights by virtue of their excessive size, scale, bulk, depth, and design, would fail to harmonise with the architectural composition of the original semi-detached building and would be detrimental to the character, appearance, and visual amenities of the street scene and the surrounding conservation area. It would fail to either preserve or enhance the character of the Harmondsworth Village Conservation Area, and there are no public benefits that would outweigh the identified less than substantial harm. The proposal would therefore be contrary Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 1, DMHB 4, and DMHB 11 of the Hillingdon Local Plan: Part Two- Development Management Policies (2020), Policies HC1, D3 and D4 of the London Plan (2021), the NPPF (2024) and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Neighbouring Amenity:

Policy D3 of The London Plan (2021) states that developments should deliver appropriate outlook, privacy, and amenity. Policy D6 states the site layout, orientation, and design of dwellings should provide privacy and adequate daylight for residents.

Policy DMHD 1 of Hillingdon Council's Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to dwelling alterations and extensions will be required to ensure that a satisfactory relationship with adjacent dwellings is achieved and there is no unacceptable loss of outlook to neighbouring occupiers. Policy DMHB 11 seeks to ensure that development proposals do not adversely impact the amenity, daylight, and sunlight of adjacent properties and open space.

The adjoining property at Number 26 Hatch Lane is not extended to the rear. The proposed extensions to the roof are not considered to give rise to an unacceptable loss of light or outlook to the occupants of this property. A 6m deep single storey rear extension alongside the boundary with Number 26 however, is likely to result in an unacceptable loss of light/outlook to the rear facing habitable rooms. As such, the single storey rear extension, by reason of excessive depth, scale, and siting would result in unacceptable harm to the adjoining semi-detached house in terms of loss of daylight/sunlight and visual outlook. As such, the proposed extension would fail to respect the residential amenity of neighbouring residents and would therefore conflict with National Planning Policy Framework (2024), Policies D3 and D4 of the London Plan (2021), and Policies DMHB 1, and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Outdoor Amenity Space:

Policy D6 of The London Plan (2021) requires a minimum of five sq. m. of private outdoor space for one- to two-person dwellings and an extra one sq. m. for each additional occupant.

Policy DMHD 1 of Hillingdon Council's 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, vi) adequate garden space is retained, while Policy DMHB 18 states that developers should provide amenity space in accordance with Table 5.3 of the local plan. Table 5.3 requires developments to provide between 40 and 100 sq. m. of private outdoor amenity space, dependent on the number of bedrooms within the property. It should be well-located, well-designed, and usable for the private enjoyment of the occupier.

Following the redevelopment, the rear garden would retain 103sq. m. of private amenity space.

The proposed development would comply with Policy D6 of The London Plan (2021) and Policies DMHD 1, DMHB 18, and Table 5.3 of Hillingdon Council's Local Plan: Part 2 - Development Management Policies (2020).

Highways and Parking:

The highway and parking provision would remain unaffected by the proposal.

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Character and appearance

The proposed single-storey rear extension, hip to gable roof extension, rear dormer and front rooflights by virtue of their excessive size, scale, bulk, depth, and design, would fail to harmonise with the architectural composition of the original semi-detached building and would be detrimental to the character, appearance, and visual amenities of the street scene and the surrounding conservation area. It would fail to either preserve or enhance the character of the Harmondsworth Village Conservation Area, and there are no public benefits that would outweigh the identified less than substantial harm. The proposal would therefore be contrary Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 1, DMHB 4, and DMHB 11 of the Hillingdon Local Plan: Part Two- Development Management Policies (2020), Policies HC1, D3 and D4 of the London Plan (2021) , the NPPF (2024) and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. NON2 Loss of amenity

The proposed single storey rear extension, by reason of excessive depth, scale, and siting would result in unacceptable harm to the adjoining semi-detached house in terms of loss of daylight/sunlight and visual outlook. As such, the proposed extension would fail to respect the residential amenity of neighbouring residents and would therefore conflict with National Planning Policy Framework (2024), Policies D3 and D4 of the London Plan (2021), and Policies DMHB 1, and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

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 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 4 Conservation Areas

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

LPP D8 (2021) Public realm

LPP HC1 (2021) Heritage conservation and growth

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