

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 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 Heads of Terms have already received Committee approval | ☐ |
| 25. WORKS TO TREES | ☐ |
| 26. OTHER (please specify) | ☐ |

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Katherine Mills

Signature:

Date: 16th October 2019

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

Item No. **Report of the Head of Planning, Transportation and Regeneration**

Address LANZ FARM 33 HARMONDSWORTH LANE HARMONDSWORTH

Development: Two storey rear extension

LBH Ref Nos: **44185/APP/2019/866**

Drawing Nos: HN/062/102
 NH/062/103
 HN/062/33/105
 HN/062/33/106
 HN/062/104
 HN/062/33/107
 HN/062/108
 HN/062/109
 HN/062/110
 HN/062/111
 HN/062/101 Received 26-03-2019
 Heritage Statement

Date Plans Received: 12/03/2019 **Date(s) of Amendment(s):** 26/03/2019

Date Application Valid: 28/03/2019 12/03/2019

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the southern side of Harmondsworth Lane and comprises a Grade II Listed Building (Lanz Farmhouse) and two detached outbuildings. The site is bordered to the east by 15 Harmondsworth Lane, to the west by 59 Harmondsworth Lane and to the south by open space. Residential properties are located north of the site. The application site is located within the Green Belt and the Sipson Archaeological Priority Area (APA).

1.2 Proposed Scheme

Planning permission is sought for the erection of a proposed two-storey rear extension. The extension would be 2.7m wide and 5.09m deep. The extension would be set in 0.56m from the side and rear of the existing building. The extension would have a 6m high roof ridge which will be 0.65m below the main building roof ridge.

The proposed extension would provide a utility/boot room on the ground floor and an additional bedroom on the first floor.

An application for Listed Building Consent is being dealt with under application ref: 44185/APP/2019/1167.

1.3 Relevant Planning History

44185/A/95/1852 Lanz Farm Ltd Harmondsworth Lane Sipson
 Conversion and alteration of barn to form a self- contained four-bedroom dwelling

Decision Date: 25-09-1996 Approved

44185/APP/2013/3295 Lanz Farm 33 Harmondsworth Lane Sipson

Conversion of existing barn to create a single family dwelling.

Decision Date: 29-01-2015 WD

44185/APP/2013/3846 Lanz Farm 33 Harmondsworth Lane Sipson

Listed Building Consent for conversion of existing barn to create a single family dwelling.

Decision Date: 29-01-2015 WD

44185/APP/2015/1576 Lanz Farm 33 Harmondsworth Lane Harmondsworth

Conversion of 2 existing barns into 4 family dwellings with associated parking and amenity space (Listed Building Consent)

Decision Date: 03-11-2015 Approved

44185/APP/2015/1729 Lanz Farm 33 Harmondsworth Lane Harmondsworth

Proposed new agricultural access, involving the installation of a vehicle crossover, the installation of a culvert over the existing watercourse and the erection of two new five-bar access gates

Decision Date: 23-05-2016 Approved

44185/APP/2015/746 Lanz Farm 33 Harmondsworth Lane Harmondsworth

Conversion of 2 existing barns into 4 family dwellings with associated parking and amenity space.

Decision Date: 03-11-2015 Approved

44185/APP/2016/1682 Lanz Farm 33 Harmondsworth Lane Harmondsworth

Details pursuant to conditions 3 (landscaping), 6 (sustainable water management) and 8 part (i)(a) (contamination) of planning permission ref: 44185/APP/2015/746 dated 04/11/2015 (Conversion of 2 existing barns into 4 family dwellings with associated parking and amenity space).

Decision Date: 15-09-2016 Approved

44185/APP/2016/1961 Lanz Farm 33 Harmondsworth Lane Harmondsworth

Details pursuant to conditions 3, 6 and 8 of planning permission ref: 44185/app/2015/746

Decision Date: 25-05-2016 NFA

44185/APP/2016/2543 Lanz Farm 33 Harmondsworth Lane Harmondsworth

Two-storey side extension (Application for Listed Building Consent)

Decision Date: 14-07-2017 Approved

44185/APP/2016/2969 Lanz Farm 33 Harmondsworth Lane Harmondsworth

Two-storey side extension

Decision Date: 14-07-2017 Approved

44185/APP/2016/3912 Lanz Farm 33 Harmondsworth Lane Harmondsworth

Detached single storey building for use as garages

Decision Date: 11-10-2019 Refused

44185/APP/2017/2122 Lanz Farm 33 Harmondsworth Lane Harmondsworth

Details pursuant to conditions 7 (nature conservation), 8 parts (i)(b) and (i)(c) (contamination), 9 (landfill gas), 10 (wall & floor construction) and 11 (insulation to existing structure) of planning permission ref: 44185/APP/2015/746 dated 04/11/2015 (Conversion of 2 existing barns into 4

family dwellings with associated parking and amenity space).

Decision Date:

44185/APP/2019/1167 Lanz Farm 33 Harmondsworth Lane Harmondsworth
Two storey rear extension (Listed Building Consent)

Decision Date:

44185/B/95/1953 The Barn Lanz Farm Harmondsworth Lane Sipson
Demolition of garage and outbuildings and alteration and conversion of barn to form a self-contained dwelling (Application for Listed Building Consent)

Decision Date: 25-09-1996 Approved

44185/PRC/2014/93 Lanz Farm Ltd Harmondsworth Lane Sipson
Conversion of the barns into 4 self contained residential units with associated parking.

Decision Date: 30-12-2014 OBJ

Comment on Planning History

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL

Consultation letters were sent to 7 local owners/occupiers. No responses were received.

Harmondsworth and Sipson Residents Association:
No response received

Harmondsworth Conservation Area Advisory Panel:

This Grade II Listed farmhouse, one of the few heritage assets remaining in Sipson, has already been extended by the addition of a two-storey side extension to the southern elevation. That side extension is not overly visible from the street scene but in our opinion compromises the simple proportions and integrity of the original building. The proposal to add another extension would further mask the original building's identity. The proposed two storey rear extension would be an incongruous addition, highly visible from the road and hiding the external chimney stack which is a distinctive feature of the rear elevation. Together with the existing extension this would be an overdevelopment of this historic building and we hope that this planning application will not be approved.

Historic England:

On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions.

Historic England Greater London Archaeology Advisory Service:

The farmhouse lies within the historic village of Sipson and probably originated as a late

16th century jettied 3-bay house or as the cross-wing of a hall house. The proposed extension is small-scale and in this location unlikely to cause serious harm so a watching brief is recommended to record any features or finds which may be revealed.

I have looked at this proposal and at the Greater London Historic Environment Record. I advise that the development could cause harm to archaeological remains. However the significance of the asset and scale of harm to it is such that the effect can be managed using a planning condition. I therefore recommend the following condition on any consent:

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Informative

The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

This pre-commencement condition is necessary to safeguard the archaeological interest on this site. Approval of the WSI before works begin on site provides clarity on what investigations are required, and their timing in relation to the development programme. If the applicant does not agree to this pre-commencement condition please let us know their reasons and any alternatives suggested. Without this pre-commencement condition being imposed the application should be refused as it would not comply with NPPF paragraph 199.

The archaeological work should include:

Watching Brief

A watching brief involves the proactive engagement with the development groundworks to permit investigation and recording of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.

INTERNAL

Conservation Officer:

This is a Grade II Listed Building, which may possibly be as early as late 16th C, earlier than the Historic England description suggests.

The Heritage Statement created for the previously approved southern extension identifies a medieval timber framed core with a surviving jetty structure along with signs of truncation of the frame to the south, and an early extension to the north. On the rear/east elevation is a later two storey extension, and recently constructed to the south is a new two storey extension, c2017.

The 2017 Heritage statement supplied for the south extension has been supplied, untailored, for this proposed extension and does not fully address the impact specific to this application.

This application proposes an additional two-storey extension to the rear/east elevation of the property, to create a new utility room with bedroom above. Although this is on the rear of the building it is to the side of an elevation which fronts the highway and is in a highly visible situation.

This application would result in the loss of significance to the extant 16th-17thC plan form, especially when considered cumulatively with the existing extensions. The proposed extension in-fills the existing L shaped form of the building adding a sense of bulk to the form and obscuring architectural interest, including the external chimney structure, an early window and a doorway. The proposed roof form adds clutter and compromises the form of the earlier roof.

Physical intervention would be required, harmful to historical fabric, particularly in the joining of the roof structures and the creation of the doorway to the proposed bedroom on the first floor. Not enough information has been received to ascertain the potential impact of the extension on the historical fabric of the building.

In addition, the proposed extension eats into the adjacent private garden space which forms the immediate setting of this building.

The proposed extension is unacceptable as it fails to preserve the significance and character of this grade II listed building. It is harmful to the historic fabric, plan form and immediate setting of the building.

Note for planning officer:

It has become apparent, from an external site visit on 20th July 2019 and researching previous planning information, that there are a number of unauthorised works. A large number were identified during the previous application for the two-storey side extension, 44185/APP/2016/2969 & 2543 (LBC), where it seems to have been arranged that the applicant would raise a separate application for the retrospective listed building consent, for these unauthorised works (ref: Heritage Statement p.6).

Other unauthorised works have happened since and in clear breach of the conditions set in the planning and listed building consent. The most notable is that the side extension has been built already, without first complying with the conditions laid down in the planning and listed building consent and the whole property has been repainted with what appears may be an inappropriate modern paint, bright yellow.

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage
PT1.EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OL4	Green Belt - replacement or extension of buildings
DMHB 1	Heritage Assets
DMHB 2	Listed Buildings
DMHB 11	Design of New Development
DMHD 1	Alterations and Extensions to Residential Dwellings
DMEI 4	Development on the Green Belt or Metropolitan Open Land
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.8	(2016) Heritage assets and archaeology
LPP 7.16	(2016) Green Belt
NPPF- 13	NPPF-13 2018 - Protecting Green Belt land
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

5. MAIN PLANNING ISSUES

The main planning issues relate to the impact the proposed two-storey rear extension would have on the character, appearance and setting of the Grade II Listed Lanz Farmhouse, the character and appearance of the street scene, the visual amenity of the Green Belt and on residential amenity.

Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) seeks to protect the Borough's historic landscape which includes statutorily Listed Buildings and Locally Listed Buildings, Conservation Areas, Areas of Special Local

Character and Archaeological Priority Zones and Areas.

Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not permit applications to alter or extend Listed Buildings where damage may be caused to the historic structure. External and internal alterations should harmonise with their surroundings. Policy BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states planning permission will not be granted for proposals that are detrimental to the setting of the Listed Building.

Policy DMHB 2 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) states that planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires that new developments achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene, whilst Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require alterations and extensions to harmonise with the scale, form, architectural composition and proportions of the original building. Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area.

Policy DMHB 11 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) requires all development to be designed to the highest standards and incorporate principles of good design. Policy DMHD 1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

The Council's HDAS: Residential Extensions SPD states that any two-storey extension to a house with a pitched roof should also have a pitched roof. The new roof should appear subordinate to the original roof and so have a ridge height at least 0.5m lower than the original roof. The proposed extension would have a pitched roof which would be set 0.65m below the roof ridge of the existing house.

The Council's Conservation Officer has assessed the application and has objections to the proposed extension. Although the proposed extension is on the rear of the building, it is to the side of an elevation which fronts the highway and so is in a highly visible situation.

The proposed extension would in-fill the existing L shaped form of the building which would add a sense of bulk to the form and would also obscure parts of the building which are of architectural interest, including the external chimney structure, an early window and a doorway. The proposed roof form would add clutter and compromise the form of the earlier roof. The proposal would therefore result in the loss of significance to the extant 16th-17th Century plan form, especially when considered cumulatively with the existing extensions to the Grade II Listed Building.

The proposed two-storey extension would require physical intervention which would be harmful to the historical fabric of the Grade II Listed Building, particularly in the joining of the roof structures and the creation of the doorway to the proposed bedroom on the first floor. Whilst a Heritage Statement has been submitted as part of the application, it does not fully address the specific impact of the proposed two-storey rear extension, and so there is not enough information to ascertain the potential impact of the proposed extension on the historical fabric of the Grade II Listed Building.

Therefore the proposed extension is contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE8, BE10, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies DMHB 1, DMHB 2, DMHB 11 and DMHD 1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019), Policy 7.8 of the London Plan (2016), the adopted Supplementary Planning Document HDAS: Residential Extensions and the NPPF.

In addition to the impact on the Grade II Listed Building, the additional bulk of the proposed two-storey extension, combined with the location fronting the highway, would result in a highly visible extension to the building, thereby impacting on the character and appearance of the site, the street scene and the surrounding area. As such, the proposal is considered contrary to Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019).

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that adequate external amenity space is retained for residential properties. The Council's HDAS: Residential Layouts SPD states that four-bed houses should be provided with 100sq.m of external amenity space. The proposed extension would create an additional bedroom which would result in a four-bed house. Over 100sq.m of external amenity space would be retained and so the proposal would comply with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Layouts SPD.

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the design of new developments to protect the privacy of neighbouring dwellings. Paragraph 4.12 of Council's HDAS: Residential Layouts SPD requires a 21m distance separation between habitable rooms to ensure no loss of privacy would occur.

Due to the positioning and set-back of the neighbouring residential property, the proposed extension would not face onto any windows; therefore there would not be an issue of overlooking or loss of privacy, in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Layouts SPD.

Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) does not permit developments in the Green Belt that would injure the visual amenity of the Green Belt by their siting, materials and design. Policy DME1 4 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) states that extensions on sites within the Green Belt will only be permitted where the proposal would not have a greater impact on the openness of the Green Belt, and having regard to the height and bulk of the existing building on the site, the proportion of the site that is already developed, the character of the existing buildings on the site and the visual amenity and character of the Green Belt.

It is considered that due to its overall height, bulk and location fronting the highway, the proposed two-storey extension would have an unacceptable visual impact on the character of the existing building and so would cause harm to the visual amenity of the Green Belt. The proposal is therefore considered to be contrary to Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMEI 4 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019).

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two-storey rear extension, by reason of its size, scale, bulk, design and siting in a visually prominent position, fails to harmonise with the architectural composition of the original dwelling and would thus fail to preserve or enhance the significance, character or appearance of this Grade II Listed Building and would be harmful to the historic fabric, plan form and immediate setting of the Grade II Listed Building, contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE8, BE10, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies DMHB 1, DMHB 2, DMHB 11 and DMHD 1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019), Policy 7.8 of the London Plan (2016), the adopted Supplementary Planning Document HDAS: Residential Extensions and the NPPF.

2 NON2 Non Standard reason for refusal

The proposed two-storey rear extension, by reason of its size, scale, bulk, design and siting in a visually prominent position, would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policies DMHB 11 and DMHD 1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3 NON2 Non Standard reason for refusal

The proposed two-storey rear extension, by reason of its height, bulk and position in a highly visible location, would have a detrimental impact on the visual amenity of the Green Belt, contrary to Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies OL1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy DMEI 4 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019), Policy 7.16 of the London Plan (July 2016) and the National Planning Policy Framework.

INFORMATIVES

- 1** The applicant is advised that there are a number of unauthorised works to the building. A large number were identified during the previous planning and Listed Building Consent applications for the two-storey side extension (refs: 44185/APP/2016/2969 and 44185/APP/2016/2543), where it had been arranged that the applicant would raise a separate application for the retrospective Listed

Building Consent, for these unauthorised works (ref: Heritage Statement p.6).

Other unauthorised works have happened since and in clear breach of the conditions set in the planning and Listed Building Consent. The most notable is that the side extension has been built already, without first complying with the conditions laid down in the Planning and Listed Building Consent and the whole property has been repainted with what appears may be an inappropriate modern bright yellow paint.

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 Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) 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
PT1.EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy

	to neighbours.
OL4	Green Belt - replacement or extension of buildings
DMHB 1	Heritage Assets
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LPP 3.5	(2016) Quality and design of housing developments
LPP 7.8	(2016) Heritage assets and archaeology
LPP 7.16	(2016) Green Belt
NPPF- 13	NPPF-13 2018 - Protecting Green Belt land
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

Contact Officer: Katherine Mills

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