

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

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

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

Address 18 HILLINGDON ROAD UXBRIDGE

Development: Installation of a dropped kerb to create an off street car parking space and the demolition of part of the front boundary wall

LBH Ref Nos: **23173/APP/2020/576**

Drawing Nos: Planning Statement
Front Boundary Wall Photograph
A509-P-02
A509-P-01

Date Plans Received: 19/02/2020 **Date(s) of Amendment(s):**

Date Application Valid: 20/02/2020

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises an early 19th century mid-terraced dwelling, forming part of a group of 4 terraced properties all Grade II Listed. The terrace forms part of a wider group of Grade II Listed Buildings along Hillingdon Road. Centrally positioned, is an original carriage way providing access to the rear of the properties. Each house is 2 storeys with a basement, characterised by their stock brick exterior save for no. 18 which appears to have been painted previously (it is not clear whether this was done prior to or after listing).

The windows to no. 18 are multi-paned sliding sash windows set under flat headed arches. Originally the roof would have entirely comprise of slate tiles, evident over nos. 16 and 17 however the roof finish over nos. 18 and 19 has been detrimentally altered to a pantiled roof.

The application site benefits from a long and narrow front garden which comprises shrubs, there are no protected trees on site nor does the site lie within a Conservation Area. To the front of the site is a historic brick boundary wall which forms part of the curtilage of the Listed Building and is considered part of the listing.

1.2 Proposed Scheme

The proposal seeks householder permission for the installation of a dropped kerb to create an off street car parking space and the demolition of part of the front boundary wall.

1.3 Relevant Planning History

23173/APP/2020/577 18 Hillingdon Road Uxbridge

Proposed dropped kerb and driveway, removing some part of the front garden wall (linked to 23173/APP/2020/576)

Decision Date:

Comment on Planning History

A separate Listed Building Application is being considered under ref: 23173/APP/2020/577.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- 20th March 2020

3. Comments on Public Consultations

The application was advertised by neighbouring notification letters and a site notice between 28-02-20 and 20.03.20. No comments or objections were received from neighbouring residents.

INTERNAL CONSULTEE COMMENTS

Conservation Officer

The property is an early 19th century mid-terraced dwelling, forming part of a group of 4 terraced properties all Grade II Listed. The terrace forms part of a wider group of Grade II Listed Buildings along Hillingdon Road.

Centrally positioned, is an original carriage way providing access to the rear of the properties. Each house is 2 storeys with a basement, characterised by their stock brick exterior save for no. 18 which appears to have been painted previously (it is not clear whether this was done prior to or after listing). Windows to no. 18 are multi-paned sliding sash windows set under flat headed arches. Originally the roof would have entirely comprise of slate tiles, evident over nos. 16 and 17 however the roof finish over nos. 18 and 19 has been detrimentally altered to a pantile roof, it is not clear when this alteration has taken place how it is likely it is unauthorised and could be liable to formal enforcement action.

To the front of the site is a historic brick boundary wall which forms part of the curtilage of the Listed Building and would be considered part of the listing. It positively contributes to the significance of the Listed Building and group of designated heritage assets along this section of Hillingdon Road, creating a positive and pleasant street scene. It is not clear how intact the internal aspect of the property is however there should be features of notable interest unless unauthorised works have occurred.

The proposed works to demolish the existing historic boundary wall would be considered in principle unacceptable. It would significantly harm the contribution made by this property as part of a group of Listed Buildings along Hillingdon Road. This is an important townscape feature and whilst the wall would benefit from some repairs and re-pointing it lacks any significant justification for its loss. Lack of off-street parking would not be considered appropriate justification to warrant the loss of a wall which has existed for over a century. Whilst it is duly noted other properties have benefited from such a provision these would not be considered appropriate precedents to copy. The excessive hard standing and clutter of vehicles to the front of the properties would also be considered significantly harmful to the setting of the dwellings. Furthermore the cumulative effect of establishing such an unwelcome precedent would have a detrimental impact on the entire group of Listed Buildings. It would result in the erosion of historic fabric failing respect the historic integrity of the Listed Building and their collective special interest and a group.

The extent of harm would be less than substantial however this must be outweighed by well-defined public benefits, which is unlikely to exist from such a proposal. In any instance paragraph 193 of the NPPF would need to be taken into account in terms of the weight attached to the conservation of the heritage asset regardless of harm. Furthermore the decision maker would need to be pay due regard to sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in relation to the desirability of preserving the Listed Building and its setting.

No existing plans have been submitted to provide adequate comparison. The submitted information also lacks a heritage statement. The applicant fails to meet the requirements of paragraph 189 of the NPPF (2019).

Conclusion: Objection - recommend refusal

Trees and Landscaping Officer

This site is occupied by a Grade II listed, two-storey, terraced house located on the west side of Hillingdon Road. The property benefits from a long, but narrow, front garden. It is one of a few properties in this row that has retained a low brick wall on the front boundary, featuring traditional London stock brick. It also retains a front garden comprising a lawn with hedges / shrubs. There are no protected trees affecting the front garden.

COMMENT

The removal of the front wall and part of the front garden would have an adverse visual (and wider environmental) impact on the area. Several of the neighbouring properties have already removed their front gardens to accommodate parked cars, to the detriment of the character and appearance of the listed buildings and wider street scene.

The effect of the proposed parking space has been exacerbated by the jaunty angle of the parking bay which necessitates a wider than normal (2.4m) space. If the space was parallel to the footpath, there would be space along the wall to accommodate a tree / hedge close to the front edge of the garden.

On a technical note, pea shingle has been specified for the car park surfacing. This specification is not recommended for car parks. The small rounded texture of pea shingle renders it unstable under car wheels. It is prone to rutting and the migration of particles where they can become a nuisance (for example on the highway). There are other SUDS compliant, more suitable types of gravel which should be considered.

RECOMMENDATION

The application fails to comply with policy DMHB 14 and should be refused. Please note that should you be minded to approve the scheme, the layout should be amended and subject to conditions RES9 (parts 1, 2 and 5).

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 2	Listed Buildings
DMHB 11	Design of New Development
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

5. MAIN PLANNING ISSUES

The main issues for consideration with this application are whether the principle of providing an off street car parking space is acceptable and whether the demolition of the front boundary wall and installation of an off street car parking space would preserve the special historic interest and the character and appearance of the listed building and that of the area.

Legal and policy considerations Sections 16 and 66 of the Planning (Listed Buildings and conservation Areas) Act 1990 (the 'Act') require the Local Planning Authority (LPA) to pay special regard to the desirability of preserving listed buildings, their setting and any architectural features that they possess. In this context, the objective of preservation is to cause no harm, and is a matter of paramount concern in the planning process.

The NPPF (2019) seeks to ensure that the significance of heritage assets is considered within applications and that development minimises harm to heritage assets. Policies HE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) will not permit applications to alter or extend Listed Buildings where damage may be caused to the historic structure or be detrimental to the setting of the listed building.

Policy DMHB 1 of the Local Plan: Part Two (2020) notes the Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation and will not lead to a loss of significance or harm to an asset amongst other criteria.

Policy DMHB 2 of the Local Plan: Part Two (2020) requires applications for Listed Building Consent to only be permitted if they are considered to retain its significance and value and are appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. Any additions or alterations to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) re-emphasises the importance of good design in new development requiring all new buildings to be designed to the highest standards.

Policy DMHB 14 of the Local Plan: Part Two (2020) notes all developments will be expected to retain or enhance the existing landscape, trees, biodiversity and natural features of merit. Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees.

The application site is Grade II listed which includes the front boundary wall. The

application site comprises a long, but narrow, front garden. It is one of a few properties in this row that has retained a low brick wall on the front boundary, featuring traditional London stock brick. It also retains a front garden comprising a lawn with hedges/shrubs.

The removal of the front wall and part of the front garden to create an off street car parking space would have an adverse visual and environmental impact on the area. Whilst it is acknowledged that several of the neighbouring properties have already removed their front gardens to accommodate parked cars, this has been to the detriment of the character and appearance of the listed buildings and wider street scene.

The front wall contributes to the significance of the Listed Building and group of designated heritage assets along this section of Hillingdon Road, creating a positive and pleasant street scene and as such the proposal to demolish the existing historic boundary wall would be considered in principle unacceptable. It would significantly harm the contribution made by this property as part of a group of Listed Buildings along Hillingdon Road.

The Conservation Officer notes whilst the wall could benefit from some repairs and re-pointing it lacks any significant justification for its loss. The lack of off-street parking would not be considered an appropriate justification to warrant the loss of a wall. Whilst it is duly noted other properties have benefited from such a provision these would not be considered appropriate precedents. The excessive hard standing and clutter of vehicles to the front of the properties would also be considered significantly harmful to the setting of the Grade II Listed Buildings. Furthermore the cumulative effect of establishing such an unwelcome precedent would have a detrimental impact on the entire group of Listed Buildings. It would result in the erosion of historic fabric failing respect the historic integrity of the Listed Building and their collective special interest and a group.

The highways officer has raised no objection to the proposal and it is acknowledged the provision of an off street car parking space carries limited benefits. However the harm caused by this proposal far outweighs the limited benefits and for this reason, it is recommended that the application is refused.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed demolitions of the front boundary wall and the installation of a dropped kerb and off street car parking space, by reason of loss of historic fabric and plan-form, would add visual clutter and detract from the streetscene causing harm to the special architectural and historic interest of the Grade-II listed building contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 2 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policy 7.8 of the London Plan (2016) and the NPPF.

2 NON2 Non Standard reason for refusal

The proposal by reason of vehicles reversing on to Hillingdon Road and the increase in the number of potential conflict points along the road, would result in the disruption of the free flow of traffic to the detriment of highway and pedestrian safety contrary to Policies DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

INFORMATIVES

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

Part 2 Policies:

DMHB 1	Heritage Assets
DMHB 2	Listed Buildings
DMHB 11	Design of New Development
DMT 2	Highways Impacts
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DMT 6	Vehicle Parking
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

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