



WRITTEN REPRESENTATIONS: APPEAL STATEMENT

BY

Mr R Ahmed

FOLLOWING THE REFUSAL OF PLANNING PERMISSION BY

The London Borough of Hillingdon Council

REF:

24650/APP/2021/59

FOR:

First floor rear extension and extension to roof to create additional habitable space

AT:

51 Ickenham Road, Ruislip, HA4 7BZ

March 2021

1.0 INTRODUCTION

- 1.1 This appeal relates to the refusal of planning permission for a *'First floor rear extension and extension to roof to create additional habitable space'* at no. 51 Ickenham Road in Ruislip.
- 1.2 The planning application was submitted on 5th January 2021 and was subsequently refused on 25th February 2021 by the London Borough of Hillingdon Council, with the decision notice stating just one reason for refusal, as noted below:
1. *The proposed development, by reason of its size, scale, bulk and design, including the mansard roof detail, represents an unduly intrusive and incongruous form of development, which would fail to harmonise with the character and appearance of the original dwelling and would fail to either preserve or enhance the character or appearance of the surrounding Ruislip Village Conservation Area. The proposal is therefore contrary to Policies DMHB 4, DMHB 11, DMHB12 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020), Policy HC1 of the London Plan (2021) and the NPPF (2019).*
- 1.3 By way of background to the site the appellant previously applied under application ref 24650/APP/2018/1479 for a *'first floor rear extension and extension to the roof to create additional habitable space'* which the council refused on 22nd July 2018 concluding that the main issues were the effect of the proposal on the host dwelling and whether it would preserve or enhance the character or appearance of the Ruislip Village Conservation Area.
- 1.4 However, subsequent appeal ref APP/R5510/D/18/3206627 overturned the council's decision allowing the appeal and granting planning permission on 23rd October 2018 (Details attached in **Appendix A**).
- 1.5 More recently the appellant sought pre-application advice with regard to making changes to the approved scheme and due to the response received submitted the appeal application.
- 1.6 The current appeal scheme proposes only a minor alteration to that previously allowed at appeal and as a result the appellant considers the council's decision is unjustified on this occasion as it fails to take fully into account the Inspector's previous assessment.
- 1.7 The following statement will therefore seek to demonstrate why the council's decision is considered unsound on this occasion and how the scheme conforms to the aims of national, regional and local planning policy.

2.0 APPEAL PROPERTY AND SITE LOCATION



No. 51 Ickenham Road

- 2.1 The appeal site comprises a two-storey detached property which is situated on the southern side of Ickenham Road opposite the junction with Church Avenue. The property is set back from the highway behind a paved front curtilage which provides off-road parking for a number of vehicles whilst to the rear is a private garden.



Aerial view of appeal site and surrounding location

- 2.2 The appeal site is positioned in a predominantly residential location which is within the Ruislip Village Conservation Area and although the appeal property is not a listed building it sits in proximity of 'Fiveways' a locally listed building.

3.0 PROPOSAL

- 3.1 The proposed scheme sought planning permission for the '*First floor rear extension and extension to roof to create additional habitable space*' at no. 51 Ickenham Road.
- 3.2 The proposed first floor extension would measure 9.7m wide x 3.05m deep and would be positioned above a section of an existing single storey rear extension.
- 3.3 The roof form would also be extended to create additional habitable space in the loft. The works would replicate the existing roof form retaining two prominent gables whilst creating a crown roof element between.



Existing rear elevation



Proposed rear elevation

- 3.4 The development would result in a floor area increase of approximately 57m².
- 3.5 All works would be completed in materials which complement the host property which the appellant is willing to secure by condition if deemed appropriate.

4.0 RELEVANT PLANNING POLICY

4.1 The reason for refusal refers to policies DMHB4, DMHB11, DMHB12 and DMHD1 of the Local Plan: Part Two - Development Management Policies (2020), policy HC1 of the London Plan (2021) and the NPPF (2019).

4.2 The following paragraphs will provide a brief summary of the relevant policies. The paragraphs are in a hierarchical order relative to the importance of national and local planning policy.

4.3 National Planning Policy Framework (NPPF)

The National Planning Policy Framework set out the Government's planning policies for England and how these are expected to be applied. The following sections and paragraphs make reference to the parts of the NPPF which are directly relevant to this appeal.

Presumption in Favour of Sustainable Development

4.4 Paragraph 11 of the NPPF sets out that plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Decision-making

- 4.5 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Achieving well-designed places

- 4.6 Section 12 of the NPPF refers to design, with paragraph 124 describing how the Government attaches great importance to the design of the built environment, stating that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*
- 4.7 Paragraph 127 states that 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 users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

- 4.8 Paragraph 130 states:

“where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development”.

Conserving and enhancing the historic environment

- 4.9 Section 16 of the NPPF refers to the conservation and enhancement of the historic environment. Paragraph 185 sets out that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness.
- 4.10 Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 4.11 Paragraph 195 states that local planning authorities should refuse consent if a proposed development would lead to substantial harm to (or total loss of significance of) a heritage asset.
- 4.12 The NPPF does not define “*substantial harm*” but it is widely accepted as including the total loss of a heritage asset, or fundamental compromise of its significance by means of extensive physical alterations, or inappropriate development within its setting. Such an impact can only be justified on the grounds that the harm is necessary to deliver important public benefits that outweigh the value of the heritage asset. In these terms it is absolutely clear that the application proposal will not result in “*substantial harm*” to the conservation area. Moreover, it must be pointed out that even the council do not state within the reasons for refusal that the proposal would lead to substantial harm to the historic significance of the conservation area.
- 4.13 Paragraph 196 of the NPPF states that where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, where appropriate, securing its optimum viable use.
- 4.14 Local planning authorities should look for opportunities for new development within conservation areas and world heritage sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements to the setting that make a positive contribution to the asset should be treated favourably.

The London Plan (2021)

- 4.15 The council embraces the sentiments of the London Plan which sets a clear context for considering development needs at local level taking full account of the borough's character. Policy HC1 was referred to within the given reason for refusal.

Policy HC1: Heritage conservation and growth

- 4.16 Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Hillingdon Local Plan: Part Two - Development Management Policies

- 4.17 This Development Management Policies document forms part of Hillingdon's Local Plan Part 2. Its purpose is to provide detailed policies that will form the basis of the Council's decisions on individual planning applications. Policies DMHD1, DMHB4, DMHB11 and DMHB12 were referred to within the given reason for refusal.

Policy DMHD 1: Alterations and Extensions to Residential Dwellings

- 4.18 Planning applications relating to alterations and extensions of dwellings will be required to ensure that:
- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;
 - ii) a satisfactory relationship with adjacent dwellings is achieved;
 - iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;
 - iv) new extensions respect the design of the original house and be of matching materials;
 - v) there is no unacceptable loss of outlook to neighbouring occupiers;
 - vi) adequate garden space is retained;
 - vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C;
 - viii) trees, hedges and other landscaping features are retained; and
 - ix) all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials.

Policy DMHB 4: Conservation Areas

- 4.19 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.

Policy DMHB 11: Design of New Development

- 4.20 All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:

- i) harmonising with the local context by taking into account the surrounding:
 - scale of development, considering the height, mass and bulk of adjacent structures;
 - building plot sizes and widths, plot coverage and established street patterns;
 - building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;
 - architectural composition and quality of detailing;
 - local topography, views both from and to the site; and
 - impact on neighbouring open spaces and their environment.
- ii) ensuring the use of high quality building materials and finishes;
- iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;
- iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and
- v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

Policy DMHB 12: Streets and Public Realm

- 4.21 Development should be well integrated with the surrounding area and accessible. It should take account of the following relevant criteria:
- ii) ensure public realm design takes account of the established townscape character and quality of the surrounding area;
 - v) incorporate appropriate and robust hard landscaping, using good quality materials, undertaken to a high standard;

5.0 GROUNDS OF APPEAL

5.1 The appellant's case will address the concerns raised within the reason for refusal, notably:

- a) Whether the proposed development represents an unduly intrusive and incongruous form of development, and;
- b) Whether the proposal would fail to harmonise with the character and appearance of the original dwelling, and;
- c) Whether the proposed development would fail to either preserve or enhance the character or appearance of the surrounding Ruislip Village Conservation Area.

5.2 The following planning considerations are deemed relevant in the determination of this appeal:

- Background
- Design and impact on the character of the existing property and the street scene
- Impact on the Conservation Area
- Impact on neighbouring amenity

Background

5.3 To recap, the appeal site has been subject to an earlier appeal, ref APP/R5510/D/18/3206627, for a proposed first floor rear extension and extension to the roof to create additional habitable space following the council's refusal of application ref 24650/APP/2018/1479 on 22nd June 2018. The appeal was allowed and planning permission granted on 23rd October 2018 (Details attached in **Appendix A**).

5.4 Following this the appellant sought pre-application advice for a revised scheme and received a written response under ref 24650/PRC/2020/210 on 17th December 2020 (Details attached in **Appendix B**). The council concluded that the revised proposal could not be supported as they considered it would be harmful to the character and appearance of the original dwelling and fail to preserve or enhance the character and appearance of the wider Ruislip Conservation Area.

5.5 Taking into account the earlier appeal decision and the pre-application response the scheme was duly altered in order to respect the existing strong gable features on the rear elevation.

- 5.6 This current appeal proposes only a modest discreet alteration to the allowed scheme which comprises an increase in the crown roof element by virtue of a change to the roof pitch between the rear gable features.



Scheme allowed under appeal ref APP/R5510/D/18/3206627



Pre-application advice scheme ref 24650/PRC/2020/210



Current appeal proposal

- 5.7 The following paragraphs will therefore seek to demonstrate that the council's reasons for refusal are also unjustified on this occasion.

Design and impact on the character of the existing property and the street scene

- 5.8 Paragraph 124 of the NPPF states that *"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."*
- 5.9 Policy BE1 of the Hillingdon Local Plan: Part 1 Strategic Policies seeks to ensure that new development is of a high quality of design which makes a positive contribution to the area.

- 5.10 Local Plan policy DMHD 1 (Alterations and extensions to residential dwellings) recommends that there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area whilst policy DMHB 11 (Design of new development) seeks to ensure that development harmonises with local context taking into account the surrounding scale of development.
- 5.11 The proposed development has been sensitively redesigned in order to harmonise with the architectural composition of the original dwelling thereby having a positive impact on the character and appearance of the wider Ruislip Village Conservation Area.
- 5.12 Nevertheless, the council refused the development stating:
- “The proposed development, by reason of its size, scale, bulk and design, including the mansard roof detail, represents an unduly intrusive and incongruous form of development, which would fail to harmonise with the character and appearance of the original dwelling and would fail to either preserve or enhance the character or appearance of the surrounding Ruislip Village Conservation Area.”*
- 5.13 In response, the appellant states that the council have clearly failed to take into account the previous appeal decision in combination with the modest changes now proposed which by virtue of their position, scale and design could not reasonably be considered to be intrusive, incongruous or fail to harmonise with the character and appearance of the original dwelling.
- 5.14 Moreover, policy DMHD1 (Alterations and Extensions to Residential Dwellings) does not set out that the type of roof extension proposed is unacceptable or that a change to the roof pitch will be refused. The expectations of policy DMHD1 are quite clear that extensions should respect the design of the original house and be of matching materials whilst having no adverse cumulative impact on the character, appearance or quality of the existing street or wider area.
- 5.15 Whilst the appellant acknowledges that the council have recently adopted a new Local Plan: Part Two - Development Management Policies (2020) the extant planning permission provides a realistic fall-back position and, as such, the Inspector’s decision ref APP/R5510/D/18/320667 is therefore of material consideration. In that case, the Inspector’s decision states:

“4.0 I find that the design of the proposal would harmonise well with the existing dwelling, and would not be visible within the street scene. It would also respect the existing strong gable features on the rear elevation. I have noted the comments of the Council’s Conservation and Urban Design Officer which stated that the central section should be flat roofed, rather than the crown roof proposed. I consider that the use of a flat roof would be harmful to the overall appearance of the dwelling, were it to be constructed, and that the use of a crown roof is more appropriate from a design perspective in this instance. The removal of the existing flat roof element present in the existing single storey extension with a bespoke designed first floor extension would lead to improvements in the overall appearance of the dwelling and as a result, I do not consider that the development would have a detrimental effect on the existing dwelling.”

5.16 In regard to the current proposal the change in roof pitch now proposed between the two gable features on the rear elevation and the modest increase in the size of the crown roof would still have an acceptable impact on the overall appearance of the dwelling.

5.17 The NPF states at paragraph 130 that:

“where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.”

5.18 Therefore, given the modest scale, discreet location and design of the development the council’s reasons for refusal are unwarranted as the extension would clearly harmonise with the architectural composition of the existing building given also the intention to utilise complementary matching materials.

5.19 Given the above points, the appellant considers that the proposed development does not conflict with the aims of the NPPF, the London Plan or Local Plan policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020).

Impact on the Conservation Area

- 5.20 As described in section 16, the NPPF sets out that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and the desirability to ensure new development makes a positive contribution to local character and distinctiveness.
- 5.21 Local Plan policy DMHB 1 (Heritage Assets) states that development will be supported if the proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials.
- 5.22 Policy DMHB 4 (Conservation Areas) further 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.
- 5.23 The appellant acknowledges that the appeal site is within the Ruislip Village Conservation Area, however, this in itself does not mean that the proposed works are unacceptable or that they would be of detriment to the appearance of the conservation area.
- 5.24 As set out earlier the appeal proposal has been sensitively redesigned taking into account the appearance of the host property and the varied character of the Ruislip Village Conservation Area which contrary to the assessment set out in the delegated officer's report does contain a number of mansard roofs.
- 5.25 When assessing previous appeal ref APP/R5510/D/18/3206627 the Inspector stated:

"5. The appeal site lies within the Ruislip Village Conservation Area to the south-west of the medieval village core and High Street. This residential area was developed in the Garden Suburb tradition and the appeal property reflects its character of large detached houses standing in a mature garden setting. Given the design and form of the proposal, I find that the character of the Conservation Area would remain unharmed for the reasons given above."

- 5.26 As the proposed works are confined to the rear of the site the impact on the wider conservation area would be negligible and although the development would increase the depth of the property creating a crown roof the appellant states that due to the relatively tight urban grain to the southern side of Ickenham Road the increase in

volume of the property would not be highly prominent, particularly the enlargement of roofspace between the two rear gables.

- 5.27 Ickenham Road predominantly comprises large two storey detached dwellings on modest plots. Roof forms are varied within the area comprising a mix of designs, pitches, heights, crown roofs and mansard styles and as a result the appeal development which would not be visible within the street scene would complement the surrounding physical context.

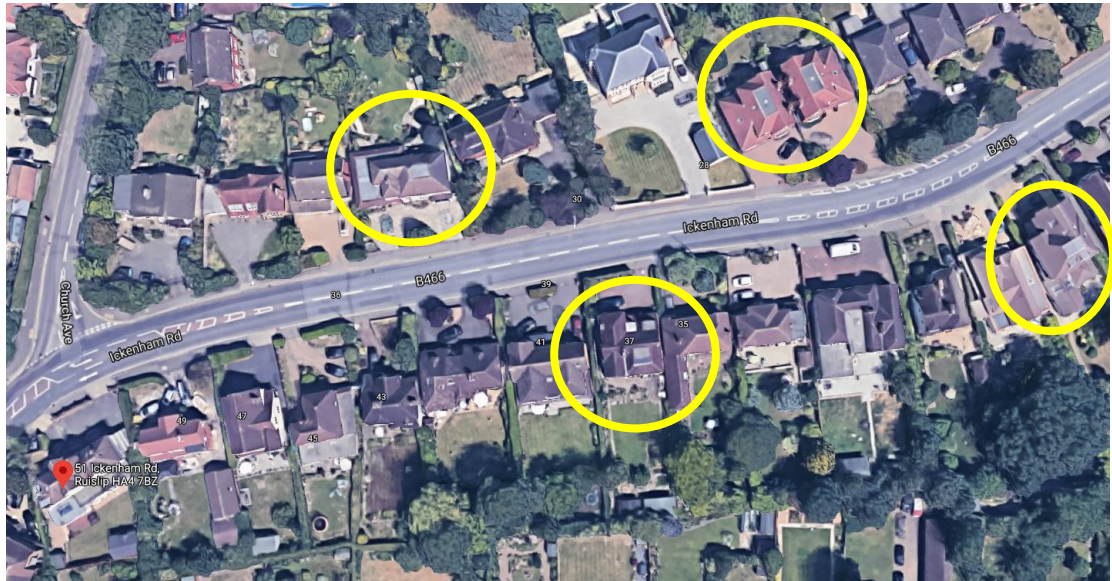


Varied character of surrounding area



Mansard roof example on Ickenham Road

- 5.28 In addition, crown roofs are an established form of development on Ickenham Road and within the wider conservation area as demonstrated in the following aerial images.



Crown roofs on Ickenham Road close to the appeal site



Crown roofs on Kingsend

- 5.29 In addition to those examples shown above, which is by no means exhaustive, the appellant considers it relevant to put forward a case at no. 33A Ickenham Road.
- 5.30 Hillingdon Council refused planning application ref 16501/APP/2020/2497 for 'the erection of a rear part single, part double storey extensions with hipped roof extended over with crown' at no. 33A Ickenham Road on 12th October 2020 citing the following reason for refusal:

“The proposed extensions by reason of their size, scale, bulk and design and roof form would be an overly-dominant and incongruous development which would fail to harmonise with the architectural composition of the original building, would be detrimental to the character, appearance and visual amenities of the street scene and would fail to either preserve or enhance the character or appearance of the surrounding Ruislip Village Conservation Area. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policy 7.8 of the London Plan (2016) and the NPPF.”

5.31 The decision was subsequently appealed and planning permission was granted following appeal reference APP/R5110/D/29/3262668 on 22nd February 2021 for works which comprise the erection of a rear part single, part double storey extensions with hipped roof extended over with crown roof (Details attached in **Appendix C**).

5.32 On this occasion the Inspector’s decision confirmed:

***“5. When seen against the existing house, I consider that the proposal would represent an appropriately sized addition which would neither dominate nor detract from the existing house. The proposal would be barely seen from the road, and from the neighbouring gardens, it would appear appropriately scaled in comparison with other properties that have obviously been extended also. The crown roof would not be prominent and taking account of its limited size, I do not consider that it could be described as large. I have taken account of other crown roofs within the RVCA, some very close to the appeal site and some more obvious in public views than the appeal scheme would be. In this respect, I consider that the proposal would not be harmful.*”**

6. Overall, I consider that the proposal would harmonise with the existing building and would preserve the character and appearance of the RVCA. Therefore, the proposal is consistent with the requirements of Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020)."

5.33 Therefore, given the modest changes currently proposed at no. 51 Ickenham Road the appellant asserts that the current proposal would still respect the character and appearance of the Ruislip Village Conservation Area and although views of the development may be available in the distance from neighbouring residential gardens and dwellings the increase in roof volume would be a discreet addition over and above that already approved and consequently, the council's reason for refusal in this regard is unwarranted.

5.34 Given the above information, it is stated that the proposed development at no. 51 Ickenham Road would preserve the character and appearance of the host property and the Ruislip Village Conservation Area and therefore, would not conflict with the aims of the NPPF, the London Plan 2021, policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) or policies DMHB 1 and DMHB 4 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020) which collectively seek high quality design and to preserve and enhance the significance of heritage assets.

Impact on neighbouring amenity

5.35 Paragraph 127 of the NPPF states that planning policies and decisions should ensure that developments 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 users.

5.36 Local Plan policy DMHD 1 (Alterations and extensions to residential dwellings) seeks to ensure that there is no unacceptable loss of outlook to neighbouring occupiers and that schemes do not result in loss of privacy.

5.37 DMHB 11 (Design of new development) further seeks to ensure that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

- 5.38 The proposed works would not compromise a 45-degree line of sight from the neighbouring properties and given the previous appeal decision and the modest changes proposed which would be retained between the approved rear gables the development would not result in any unacceptable impacts on the residential amenity of neighbouring occupiers.
- 5.39 In summary, the proposal would be a neighbourly form of development that complies with the aims of the NPPF and Local Plan policies DMHD 1 and DMHB 11 which seek to secure a high standard of amenity for neighbouring occupiers.

6.0 CONCLUSIONS

- 6.1 The proposed development by virtue of its size, scale and design would represent an acceptable and proportionate form of development that would harmonise with the architectural composition of the existing dwelling whilst also respecting local building forms and the scale, massing and height of the surrounding physical context.
- 6.2 Due to the position and design of the development it would preserve the character and appearance of the surrounding Ruislip Village Conservation Area and would have a negligible impact on the street scene of Ickenham Road.
- 6.3 Thus, it is stated that the appeal proposal conforms with the aims of the NPPF, Policies DMHB 4, DMHB 11, DMHB12 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020), Policy HC1 of the London Plan (2021).
- 6.4 Therefore, we respectfully request that this appeal proposal be allowed with any reasonable and appropriate planning conditions deemed necessary in the circumstances of this case.

9th March 2021