

Date: July 2021

Ref: 11722

PROPOSED TIMBER CLAD OUTBUILDING

RUISLIP NURSING HOME, 173 WEST END ROAD, RUISLIP

This statement is produced as part of the appeal against refusal of planning permission by London Borough of Hillingdon for a timber clad outbuilding to provide staff rest room accommodation at Ruislip Nursing Home..

The existing building is a residential nursing home and is locally listed. The building has undergone several extensions in the past. A similar outbuilding was granted approval in 2019, planning reference 19817/APP/2019/1705.

The proposal is for a timber-clad outbuilding in the rear garden of the nursing home to provide additional staff facilities where they can rest away from residents and visitors. This facility has been much needed due to the additional stresses placed upon the staff during the pandemic.

The proposed outbuilding measures (externally) 6.2m long by 2.45m wide by 2.65m high and would be timber clad with a flat roof and white frame windows and doors.

The Council's reason for refusal is as follows:

„The proposed additional outbuilding by virtue of its design, use of materials and location would result in an incongruous addition which would be detrimental to the setting of the Locally Listed Building at 173 West End Road. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB11, DMHD1 and DMHB3 of the Hillingdon Local Plan - Part Two (2020). “

We do not agree with the Council's reason for refusal on the following grounds:

1. The outbuilding is modest in scale and will be sited adjacent to the existing outbuilding in the rear corner of the site. It will not be visible from the front of the site.
2. The outbuilding reflects the design and materials of the existing outbuilding granted approval in 2019, and therefore we do not see why it should be considered incongruous and detrimental to the setting of the locally listed building

APPENDIX

- A Photos of the existing building and existing outbuilding
- B Original application documents
- C Updated drawings sent during application
- D Council's decision

A Photos of the existing building











B Original application documents

Date: March 2021

Ref: 11721

RUISLIP CARE HOME, 173 WEST END ROAD, RUISLIP

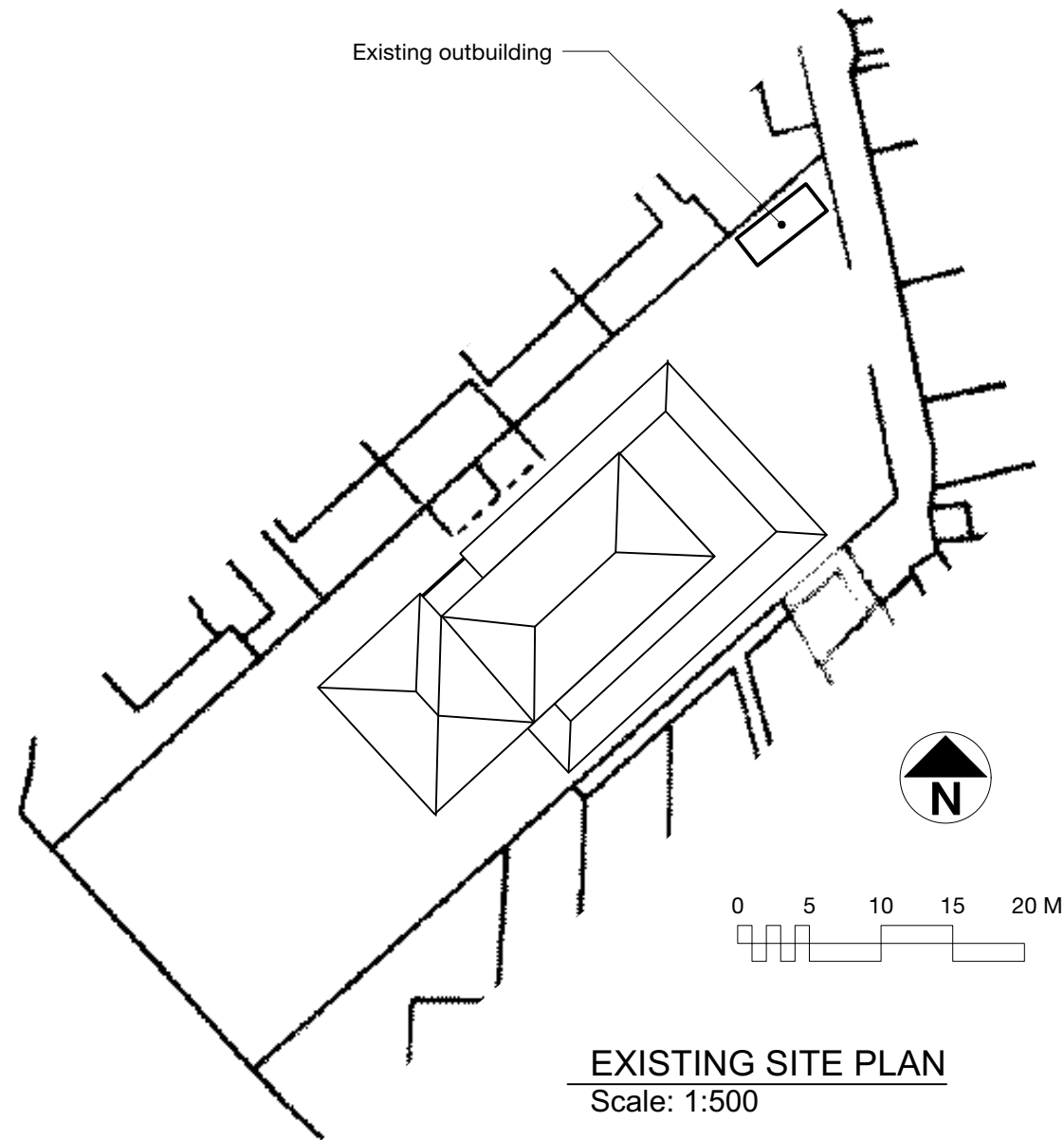
DESIGN & ACCESS STATEMENT

173 West End Road is a locally listed building currently used as a nursing home.

The proposals under this application are as follows:

New timber clad outbuilding to provide staff rest room. The proposed building will be similar in size and appearance to the existing laundry outbuilding granted approval ref 19817/APP/2019/1705.

Due to the current pandemic, existing space within the nursing home is being stretched and additional rest facilities are required for staff away from residents and visitors. The proposed outbuilding will be approx 6.2m long x 2.45m wide x 2.65m high and clad in timber. The entrance door and windows will face towards the garden, so there will not be any light pollution or noise breakout to affect adjacent properties. The proposed outbuilding is accessible via the existing footpath in the rear garden and will be situated adjacent to the boundary so as not to reduce the garden amenity area accessible to residents and visitors.



REVISION	DATE	REVISION NOTE	BY
NOTES			
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PROJECT			
PROPOSED OUTBUILDING			
ADDRESS			
RUISLIP NURSING HOME 173 WEST END RD HA4 6LB			
CLIENT			
MR. J. CADER			
DRAWING			
EXISTING PLANS			
architects passivhaus consultant retrofit coordinator party wall surveyors			
18 Paines Close Pinner HA5 3BN T: 020 3371 9402 E: mail@a3architects.uk www.a3architects.uk			
DWG DATE	09/03/2021	SHEET SIZE	ISO A3
ORIGINAL SCALE			
PLOT DATE	14/04/2021	DWG STATUS	DRAWN
PROJECT #		DWG #	REVISION

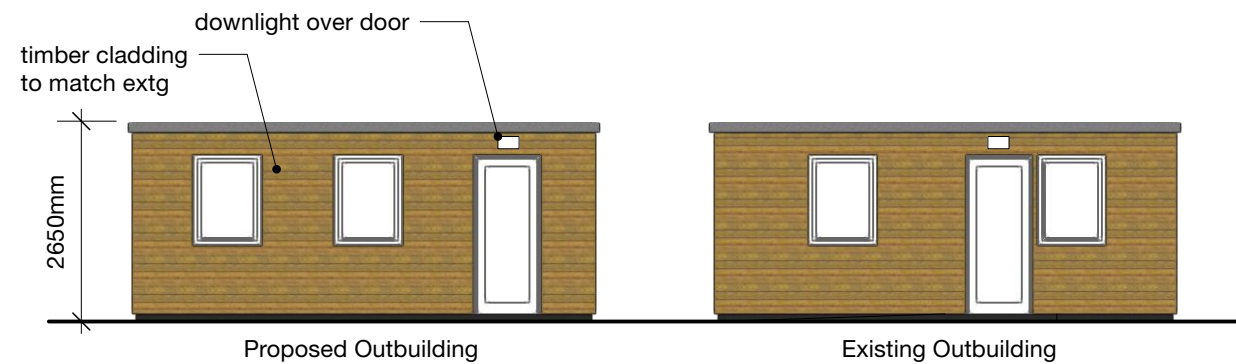
11722 P-01



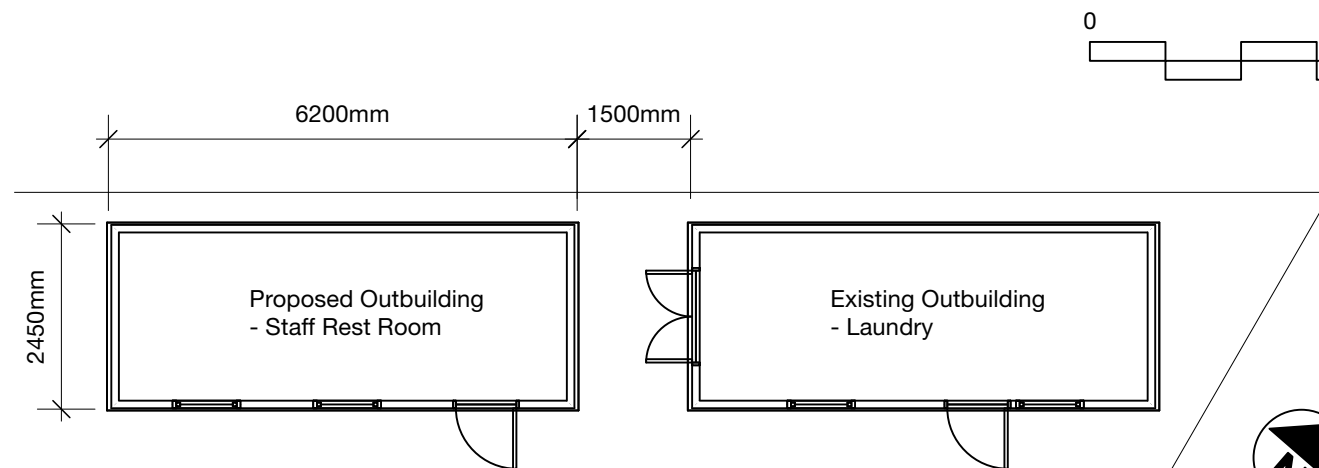
PROPOSED SIDE ELEVATIONS
Scale: 1:100



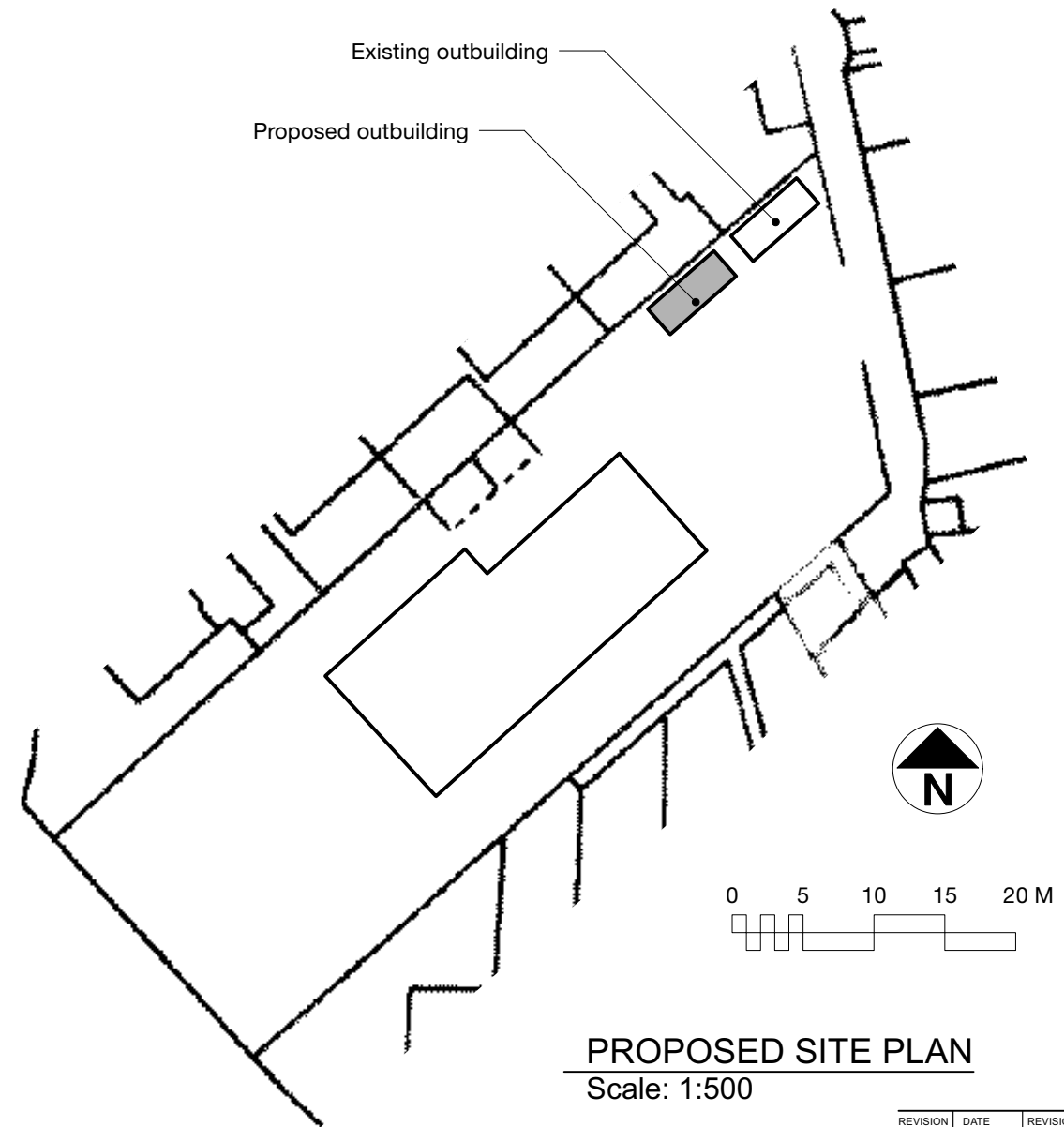
PROPOSED REAR ELEVATION
Scale: 1:100



PROPOSED FRONT ELEVATION
Scale: 1:100



PROPOSED PLAN
Scale: 1:100



PROPOSED SITE PLAN
Scale: 1:500

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PROJECT
PROPOSED OUTBUILDING

ADDRESS
**RUISLIP NURSING HOME
173 WEST END RD HA4 6LB**

CLIENT
MR. J. CADER

DRAWING
PROPOSED OUTBUILDING

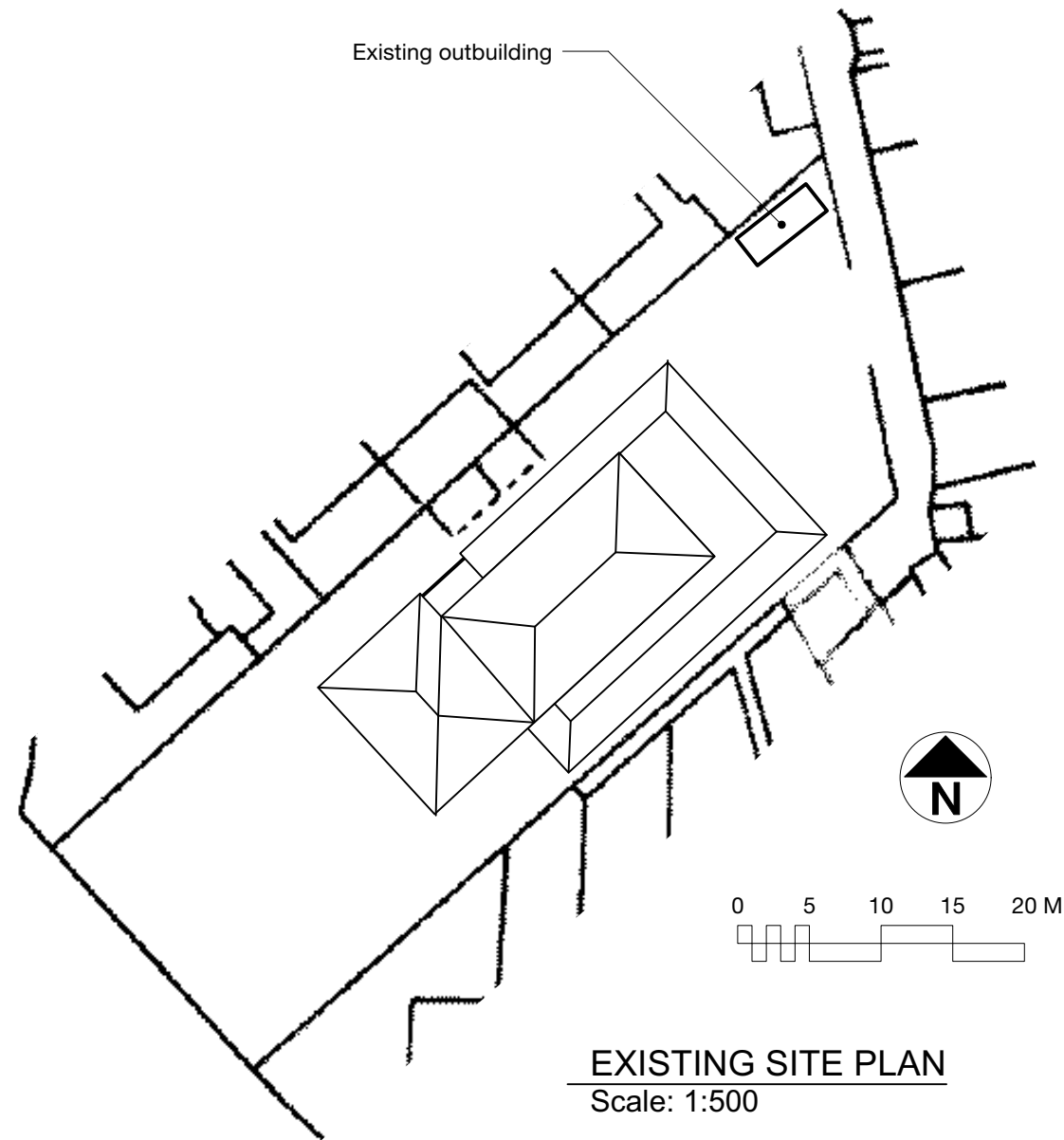
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PROJECT #		DWG #		REVISION

11722 P-02

C Updated drawings sent during application



A 14/04/21 Site plan updated			
REVISION	DATE	REVISION NOTE	BY

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CLIENT
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PROJECT #		DWG #		REVISION

11722 P-01 A



PROPOSED SIDE ELEVATIONS

Scale: 1:100

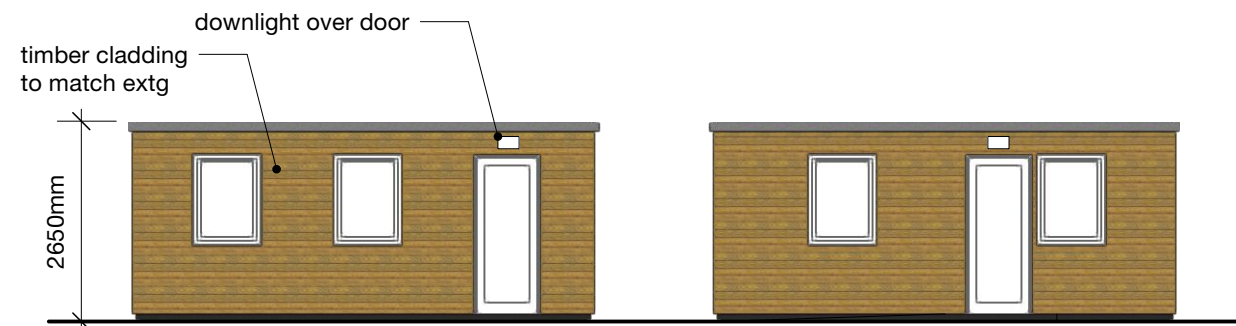


Existing Outbuilding

Proposed Outbuilding

PROPOSED REAR ELEVATION

Scale: 1:100

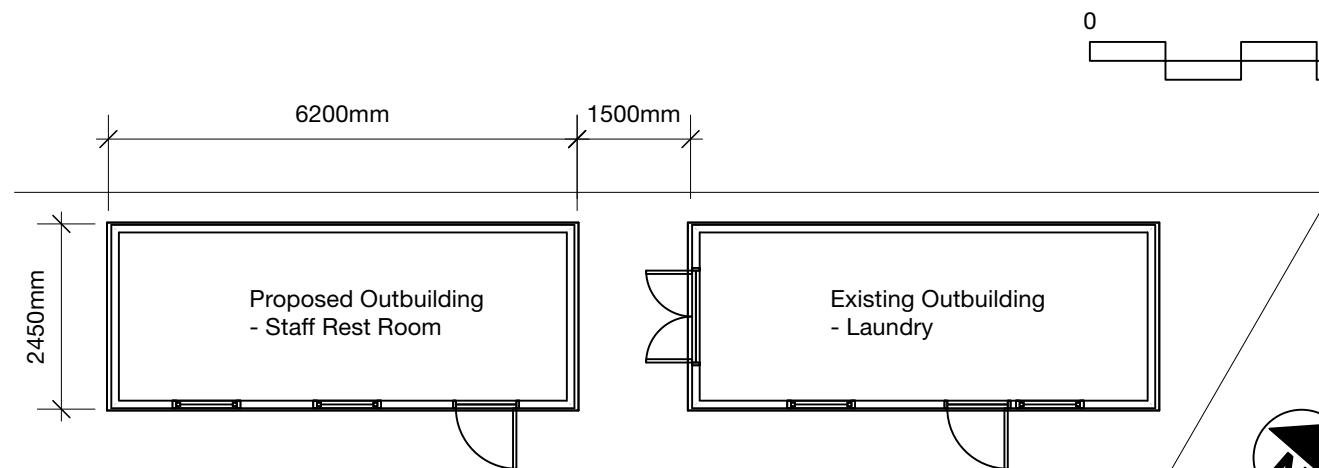


Proposed Outbuilding

Existing Outbuilding

PROPOSED FRONT ELEVATION

Scale: 1:100



PROPOSED PLAN

Scale: 1:100



EXISTING SITE PLAN

Scale: 1:500

A	14/04/2021	Site plan updated	BY
REVISION	DATE	REVISION NOTE	

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PROJECT

PROPOSED OUTBUILDING

ADDRESS

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173 WEST END RD HA4 6LB

CLIENT

MR. J. CADER

DRAWING

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PROJECT #		DWG #		REVISION

11722 P-02 A

CAD FILE NAME 11722-LOD-100.vwx

D Council's decision



Alex Afnan
A3 Architects
18 Paines Close
Pinner
HA5 3BN

Application Ref: 19817/APP/2021/913

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
REFUSAL OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **REFUSES** permission for the following:-

Description of development:

Single storey outbuilding to rear for use as a staff rest room

Location of development: Ruislip Nursing Home, 173 West End Road Ruislip

Date of application: 09 March 2021

Plan Numbers: See attached Schedule of plans

Permission is refused for the reason(s) listed on the attached schedule:-

Head of Planning, Transportation and Regeneration

Date: 21 April 2021

NOTES: (i) Please also see the informatives included in the Schedule of Reasons.

(ii) Should you wish to appeal against this decision please read the attached sheet which explains the procedure.

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Application Ref: 19817/APP/2021/913

SCHEDULE OF REASONS

- 1 . The proposed additional outbuilding by virtue of its design, use of materials and location would result in an incongruous addition which would be detrimental to the setting of the Locally Listed Building at 173 West End Road. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB11, DMHD1 and DMHB3 of the Hillingdon Local Plan - Part Two (2020).

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 1	Heritage Assets
DMHB 3	Locally Listed Buildings
DMHB 11	Design of New Development
DMHD 1	Alterations and Extensions to Residential Dwellings
DMHD 2	Outbuildings
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP HC1	(2021) Heritage conservation and growth
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

- 3 . 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.

SCHEDULE OF REASONS

- 4 . The applicant is advised that the submitted block plan 11721-P-01 does not accurately reflect the scale of the existing host building in terms of its relationship with the site boundaries.

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

REFUSAL OF PLANNING PERMISSION

Application Ref.No.: 19817/APP/2021/913

SCHEDULE OF PLANS

11722-P-02 - received 09 Mar 2021

11722-P-01 - received 09 Mar 2021

Design and Access Statement - received 09 Mar 2021

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 8424). Appeal forms can be downloaded from the Planning Inspectorate's website at www.Planning-inspectorate.gov.uk

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

Further details are available at www.gov.uk/government/collections/casework-dealt-with-by-inquiries

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of an appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

If either the local planning authority or the officer of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.