

Brian Madge Ltd.

Chartered Town Planner

Mr Michael Joyce
The Planning Inspectorate
Room 3D, Eagle Wing
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30th November 2021

Dear Michael

**Town and Country Planning Act 1990
Appeal by Westcombe Estates Ltd
Highgrove House, Lidgould Grove, RUISLIP, HA4 8BP
APP/R5510/W/21/3284183 and APP/R5510/Y/21/3284186**

Thank you for your letter dated 18th November 2021 inviting comments on the statement of the Local Planning Authority and third party representations.

LPA STATEMENT (the paragraph numbers are those of the LPA)

The committee report notes that both the planning application and listed building application would have been refused permission had an appeal not been submitted on grounds of non-determination. In Section 2 the arguments, which are repeated in the LPA statement, note the reasons that would have been given for refusal.

1. The proposed development by reason of its location, scale, bulk and design would be an inappropriate development of the site that would fail to either preserve or enhance the setting of the grade II listed Highgrove House. The proposal is therefore contrary to Policies HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policy HC1 of the London Plan (2021) and paragraphs 189-208 of the National Planning Policy Framework (2021).

2. The proposed location of the new detached house would be directly in front of the main elevation of No. 17 Lidgould Grove and would encroach into its front garden space resulting in the new house being built just 1.5 metres from its primary frontage. The new house, as a result, would have a significant detrimental impact on the outlook of No. 17 which would lose views across the grounds of the Highgrove house, overshadowing the property and significantly reducing sunlight and daylight for residential occupiers. This

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arrangement would have a totally unacceptable impact on the residential amenity of this property. The detrimental impact would be exacerbated by the fact that No. 17 has no windows in the rear elevation for privacy purposes, thus relies even more strongly than usual on the windows in the front elevation to provide outlook and daylight.

The proposed detached dwelling would also be located only 6m from the most southern elevation of the existing Highgrove House which includes a living room window (as approved under application references 10622/APP/2009/2504 and 10622/APP/2009/2506). In addition it would be located only 14m from the main southern elevation of the listed building and the proposed Bedroom 1 would therefore have a window below 21m from the bedroom windows approved in the southern elevation of Highgrove House. Therefore, the proposal would be contrary to Policy DMHB 11 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020), policy BE1 of the Local Plan Part 1 (2012).

3. The proposed development would fail to provide sufficient external amenity space to the detriment of the amenity of future occupiers, contrary to Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

4. Insufficient detail has been provided to demonstrate that the proposed development would not have a detrimental impact on the ecology of the immediate locality, including the adjacent Highgrove Nature Reserve (Nature Conservation Site of Borough Grade II or Local Importance). As such the proposed development is contrary to Policy EM4 (Open Space and Informal Recreation) and Policy EM7 (Biodiversity and Geological conservation) of the Local Plan: Part 1 - Strategic Policies (2012), Policy DMHB 11 and Policy DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policy G6 of the London Plan (2021).

As regards the listed building, it is notable that the LPA themselves, when owning the site prior to its sale to the appellant, constructed the new mews and larger institutional development in the grounds concluding that it did not harm the heritage asset. The care facility is large and contemporary in design whereas the mews is more extensive than the appeal proposal and closer to the listed building as shown on pages 3 and 4 of the appellant's main statement. That statement also shows that the part of the site subject of the application is hard surfaced. It is noteworthy that when owned by the Local Authority they proposed a more extensive development of three houses in this part of the site, as shown on the plan in Appendix A.

The position of the new house is a logical extension of the Mews and whilst there are some windows facing the flank of the development the image on page 4 of the appellant's main statement show there are windows to the fore and rear providing light and air to those rooms. As regard the main house, the intervening space provides privacy and the distance ensures no loss of light. It again is noteworthy that the LPA apply a different standard to this appeal than they did to themselves when seeking to sell the site, where unit 14, 15 and 16 are far closer to the main building.

Turning to the ecology concerns, the LPA produce no survey material to substantiate ecological claim but by contrast the appellants produced an update on the original ecology survey by AA Environmental LLP and the latest report concludes:

28. In conclusion, it is considered that taking account the recommendations set out above, there will be no adverse impacts on Badgers as a result of the development proposals. As such, there is not deemed to be any overriding ecological constraints for development purposes.

A number of the representations repeat common themes. These may be summarised as:

- The development adversely affects heritage assets
- Light to No 17
- Amenity is adversely affected
- Out of character
- Inappropriate access/parking.

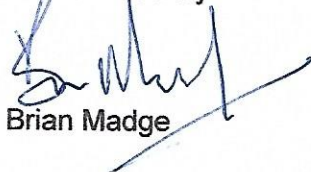
The application is clear that this part of the site has previously been identified by the LPA as a possible site for development. The proposal is a modest single unit with less impact than the Mews the LPA granted in 2009 to themselves.

The proposal provide an additional parking space with a charging point and it is notable that no highway objections were raised and moreover the access arrangements do not form part of the LPA's reason for refusal.

The character of the Mews, being a mix of detached and semi-detached properties from different eras, provides the template for development. There are no implications on amenity. These proposals have been carefully considered with the intention of minimising disturbance. The siting and massing of the proposed development repeats the traditions of the locality in terms of plot size, site coverage and scale. Whilst the range of properties in the locality is varied the building heights and size of the proposal coincide with established residential trends of the area, rendering them neither cramped nor detrimental to the local character. Analysis of plot size and coverage shows that the proposed development is in character with the locality and exceeds the plot size norm and has a better than average site coverage, thereby retaining the landscape character.

In light of the above, and the case put forward in the main statement, the Inspector is respectfully asked to grant permission for the proposal with appropriate conditions. The appellants raise no issue with the proposed conditions.

Yours Sincerely



Brian Madge

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