



Appeal Decision

Site visit made on 25 July 2017

by J Ayres BA Hons, Solicitor

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 8 August 2017

Appeal Ref: APP/R5510/W/17/3173350

3 The Broadwalk, Northwood HA6 2XF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mrs Jane Hopkins against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref 18252/APP/2016/3600, dated 23 September 2016, was refused by notice dated 8 February 2017.
 - The development proposed is the erection of a detached two storey house with additional habitable accommodation within the roof space served by dormer windows to front and rear and with an attached garage for two cars, erection of new railings to front boundary and with alterations to two accesses and to be provided with new gates and all following the demolition of the existing house and garage.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a detached two storey house with additional habitable accommodation within the roof space served by dormer windows to front and rear and with an attached garage for two cars, erection of new railings to front boundary and with alterations to two accesses and to be provided with new gates and all following the demolition of the existing house and garage at 3 The Broadwalk, Northwood HA6 2XF in accordance with the terms of the application, Ref 18252/APP/2016/3600, dated 23 September 2016 subject to the conditions in the attached schedule.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

3. 3 The Broadwalk is a generous plot which hosts a large detached property in the early 20th Arts and Craft style. The general area, known as the Copsewood Estate, is an Area of Special Character and comprises dwellings of varying designs and styles. A number of the properties have been extended, and some have been demolished and replaced with more modern designs, however this does not appear to have resulted in any visual deterioration in terms of the overall character of the area. There are a variety of boundary treatments, some properties have low lying walls, some are open to the street, others are screened by mature vegetation, and there are those that have a more formal

wall and railings boundary. Despite the mix in styles the estate continues to be spacious and open in its nature.

4. The proposal would replace the existing dwelling with a property of a mock Georgian façade with two front projections either side with a central covered porch above the front door. The result would be an imposing, relatively grand dwelling, the style of which is in keeping with other properties on the Estate. The proposal would include a crown roof over both the main element of the dwelling and the side garage. This is a distinct modern design feature, and therefore slightly at odds with the Arts and Craft style of the 20th Century. However, the proposal has an interesting façade, with the inclusion of the front gables and centrally positioned entrance. As such in my view it accommodates the large roof and this does not appear out of keeping with other properties within the area. The proposal would harmonise with the surrounding area and would be an attractive addition to the street scene at this part of the road.
5. The proposal would occupy a similar position as the existing property and would be located on a main front building line through Nos 1, 3 and 5. The properties at this part of the estate vary considerable in their design, the appeal site is surrounded by properties of varying sizes, exhibiting a range of materials. Although the ridgeline would be slightly higher than No 1 the Broadwalk, the scale and overall mass of the proposal would not appear out of keeping with other properties in the area, including those directly adjacent.
6. The proposal would include the installation of railings and gates to the front and alterations to the vehicular access. I appreciate that historically the boundary treatments were either natural vegetation or dwarf walls with landscaped frontages. However, at this point of the street there does not appear to be a predominant form of boundary treatment, and across the estate as a whole the boundary treatment appears to be incredibly varied. Accordingly, due to this variation in style which is seen in the immediate vicinity of the appeal site, the use of railings and gates to the front of the proposal is not out of keeping with either the street scene or the general area.
7. As such, I find that the proposal would enhance and conserve the character and appearance of the area. It would therefore comply with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One – Strategic Policies (November 2012) in regards to maintaining the quality of the built and historic environment. It would comply with saved Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two – Saved UDP Polies (November 2012) insofar as they seek to ensure that development harmonises and complements the character and amenity of the area. It would comply with Policies 3.5 and 7.4 of the London Plan (2016) with regards to ensuring high quality design and enhancing the character of the area. It would also comply with the general design aims of the Supplementary Planning Document HDAS.

Conditions

8. The Council has suggested a number of planning conditions which I have considered against the advice contained in the Planning Practice Guidance. As a result I have amended some of them for certainty.
9. In addition to the standard 3 year time limitation for commencement, I have imposed a condition requiring the development to be carried out in accordance with the submitted plans in the interests of certainty. Conditions to secure

appropriate refuse disposal facilities, finishing materials, landscaping, boundary treatment, and drainage are necessary in the interests of protecting the character and appearance of the area and surrounding living conditions.

10. Conditions relating to accessibility and parking are necessary to ensure that there are no significant adverse impacts upon the highway.
11. Conditions 3, 4, 6 and 11 are pre-commencement conditions which are justified in this case as they cover matters that are essential to be agreed before the development starts.
12. I have had regard to the Council's suggested condition requiring details of boundary treatment. These details are required as part of condition 6 and I therefore consider that this condition would not meet the test of necessity.

Conclusion

13. For the reasons above and taking into account all other matters raised, I conclude that the appeal should be allowed.

Johanna Ayres

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; Block Plan; Proposed Site Layout (including gates and fencing) 1000B; Site Layout-Landscaping 16305-S1; Existing Floor Plans 16305-F1; Proposed Floor Plans 1001C; Proposed Elevations 1002C; Existing and Proposed Outline Street Elevations 1006B.
- 3) No development shall take place until a sample panel of the materials to be used in the construction of the external surfaces shall have been prepared on site for inspection and approved in writing by the local planning authority. The sample panel shall be at least 1 metre x 1 metre and show the proposed material, bond, pointing technique and palette of materials (including roofing, cladding and render) to be used in the development. The development shall be constructed in accordance with the approved sample, which shall not be removed from the site until completion of the development.
- 4) No development shall commence until there shall have been submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall include indications of all existing trees and hedgerows on the land, identify those to be retained, and set out measures for their protection throughout the course of development.
- 5) Details of soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with

- plant and grass establishment); schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate.
- 6) No development shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:
 - i) means of enclosure and retaining structures;
 - ii) boundary treatments;
 - iii) vehicle parking layouts;
 - iv) hard surfacing materials;
 - v) minor artefacts and structures e.g. furniture, play equipment, refuse or other storage units, signs, external lighting etc.;
 - vi) renewable energy installations where relevant;
 - 7) The landscaping works secured in conditions 5 and 6 shall be carried out in accordance with the approved details before any part of the development is first occupied in accordance with the agreed implementation programme. The completed scheme shall be maintained in accordance with an approved scheme of maintenance.
 - 8) Before the development is first occupied a schedule of landscape maintenance for a period of five years shall be submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.
 - 9) The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.
 - 10) The car parking spaces to be provided shall be kept available at all times for the parking of motor vehicles by the occupants of the dwelling and their visitors.
 - 11) Before the development is commenced, details of a scheme for the disposal of surface water and sewage shall be submitted to and approved in writing by the local planning authority. All works which form part of this scheme shall be carried out before the development is occupied.
 - 12) Surface water discharge from the development will be restricted and on-site storage shall be provided. The method of assessment of storage shall be submitted to and approved in writing by the local planning authority. The mode of storage and flow restriction shall be submitted to and approved in writing by the local planning authority. All works which form part of the approved scheme shall be carried out before the development is occupied.

END OF SCHEDULE