



Town and Country Planning Act 1990
Section 78 Planning Appeal

London Borough of Hillingdon Appeal Statement

Appeal By:
Mr Harish Dass

Proposal:
Conversion of roof space to habitable use to include a side dormer and a rear dormer and change of use from House in Multiple Occupation (Use Class C4) to a 2-bedroom, 3-person flat on the first floor and medical and health services (Use Class E) on the ground floor

Appeal Site:
157 High Street, Harlington

Our Ref:
Your Ref:

60489/APP/2020/4224
APP/R5510/W/21/3285552

1. Introduction

1.1 This appeal statement is submitted by the London Borough of Hillingdon, as the Local Planning Authority (LPA), in respect of the appeal against its refusal to grant permission for Conversion of roof space to habitable use to include a side dormer and a rear dormer and change of use from House in Multiple Occupation (Use Class C4) to a 2-bedroom, 3-person flat on the first floor and medical and health services (Use Class E) on the ground floor.

1.2 The LPA refused planning permission on 27.04.2021 for the following reasons (as stated on the decision notice):

1. The development would involve the loss of a residential property leading to an unacceptable loss of a single family dwelling for which there is an established need in the Borough. The development would therefore be contrary to Policy DMH 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).
2. The proposal by reason of the alteration to the front elevation and creation of a new frontage, the total hardstanding of the front garden area and the loss of the front boundary treatment 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 Harlington 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, DMHB 12 and DMHB 14 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policy HC1 of the London Plan (2021) and the National Planning Policy Framework (2019).
3. The proposed side and rear dormers, by reason of their siting, size, scale, bulk, and design 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 Harefield 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 HC1 of the London Plan (2021) and the National Planning Policy Framework (2019).
4. The proposed vehicular access, by reason of vehicles reversing on to Harlington High Street, the increase in the number of potential conflict points along the road and its location close to a junction, would result in the disruption of the free flow of traffic to the detriment of highway and pedestrian safety contrary to Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020).
5. The proposal has not demonstrated that sufficient off street parking/manoeuvring arrangements would be provided, and therefore the development is considered to result in substandard car parking provision, leading to on-street parking to the detriment of public and highway safety and contrary to Policies DMT 1, DMT 2

and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and to Hillingdon's Adopted Parking Standards as set out in Appendix C of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

- 1.3 The LPA's case is set out in the Planning Officer's delegated report, which should be read in conjunction with this statement. A copy of the delegated report is provided at Appendix 1.
- 1.4 This statement will not repeat the delegated report and will focus on addressing matters raised in the Appellant's statement of case.

2. LPA Comments on Appellant's Statement of Case

- 2.1 The appellant has commented the current use of the property is not a single family dwelling, but rather a House of Multiple Occupation. The proposal would therefore not result in the loss of a single family dwellinghouse. The Council acknowledges the appellant's point here and there would be no loss of a single family dwelling.
- 2.2 The site lies within Harlington Village Conservation Area (CA). The existing building is a two-storey, semi-detached dwelling. The building appears to date from the mid-20th century. It has a pleasant appearance with a curved bay window to the front at ground floor. A canopy features over the entrance door. The existing windows are modern replacements. The property appears to have benefitted from a single storey rear extension.

The exterior of the property has been painted white. However, originally it would have existed as exposed London stock brickwork with red brick detailing, as can be seen to No.159. The hipped roof is finished in plain clay tiles and retains the central chimney stack.

As existing, No.157 has a neutral impact on the conservation area, quietly existing along the High Street. The frontage to the property is verdant in appearance, bounded by mature hedges. It has a positive impact on the street scene and conservation area.

Whilst Nos.157 and 159 form a semi-detached pair, unlike other semi-detached buildings, they were not designed to be symmetrical. It appears that No.159 was originally designed with a shop front opening, highlighted by traditional shop front features, projecting red brick corbels and pilasters. The use of the ground floor as a commercial unit was most likely due to its corner location at the junction of the High Street and Brickfield Lane.

The historic medieval village of Harlington and its development over the centuries make up the conservation area. It is focused on the distinctive linear settlement of Harlington running north to south along the High Street. Buildings of various dates positively contribute to the interest of the conservation area alongside its semi-rural

setting. The Harlington Village Conservation Area Appraisal (September 2015) provides a more detailed assessment of the designated heritage asset.

The alteration to the front elevation and creation of a new shop front would be considered in principle unacceptable. It would result in the loss of the original appearance of the building and design intent of the semi-detached pair.

The loss of the site's verdant appearance to the front would be considered harmful to the character and appearance of the street scene and conservation area. The large expanse of hardstanding would not be considered appropriate from a conservation perspective.

- 2.3 With regards to the side and rear dormer windows, the principle of converting the roof space could be considered, however as proposed it would be considered in principle unacceptable. The inclusion of a side dormer and design of the rear dormer would fail to respect the original design and form of the existing building. It would be contrary to Hillingdon Local Plan Part 2 policies DMHB 1, 4 and 11 and DMHD 1(E)(i) and (v).

The side dormer would harm the appearance of the hipped roof form and would be highly visible within the street scene. It would need to be omitted from the proposal.

Due to the positioning of the existing property, the rear dormer would be highly visible from Brickfield Lane. As existing the roofscape to the attached pair of properties is unaltered. A rear dormer would introduce a new feature. If we were to consider the potential of a rear dormer it would need to be reduced in size. The dormer should be positioned away from the ridge of the roof, slope of the hip and eaves below. The window opening would need to be fill out the entire front elevation of the dormer avoiding the need for any front facing cheeks. The form of the dormer should reflect the design of the existing property.

- 2.4 High Street is a classified primary road, A437, part of the strategic road network (SRN), the Highway Authority seeks to enhance traffic flow and safety on A Roads by restricting parking, turning movements and development vehicle access. Also, where an application for a vehicle access on such routes is being sought, the access and car parking layout should be to current highway standards which for highway safety reasons there is a requirement that vehicles must be able to enter and exit the development in forward gear.

The site has an existing vehicle access/dropped kerb off Brickfield Lane a lower class of road, therefore a second vehicle access off a higher class of road would not be supported. Furthermore, given the application seeks a second vehicle access, the Council's dropped kerb guidance states that only one crossover will be permitted per property and requests for additional crossovers will be rejected on the basis that reasonable access already exists.

Other responsibilities of the applicant. The new vehicle crossing is part of the public highway. The council assumes responsibility for the maintenance of the dropped kerb at no cost to the occupier, apart from any damage such as one caused by illegal use of heavy vehicles.

Whilst the site has a poor PTAL rating of 2, it is within a resident Parking Management Scheme H1 with no nearby pay and display parking bays which would restrict car based trips for the class E use, and so likely to attract local resident visitors on foot given the predominantly residential area, therefore there is no objection to the class E use on site.

Therefore, the proposed vehicular access, by reason of vehicles reversing on to Harlington High Street, the increase in the number of potential conflict points along the road and its location close to a junction, would result in the disruption of the free flow of traffic to the

detriment of highway and pedestrian safety. Furthermore, the proposal has not demonstrated that sufficient off street parking/manoeuvring arrangements would be provided, and therefore the development is considered to result in substandard car parking provision, leading to on-street parking to the detriment of public and highway safety. Overall the proposal is therefore considered to be contrary to Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020).

- 2.5 With regards to the trees, the loss of these two trees from the group will be detrimental to the character and appearance of the Area of Special Local Character and result in the loss of two 'B' grade trees - whose condition, value and useful life expectancy merit protection. The proposal therefore fails to safeguard existing trees of merit to the detriment of the character and appearance of the ASLC.

3. Conclusion

- 3.1 For the reasons set out in the delegated report, the Council considers that proposal would be unacceptable. The Inspector is therefore respectfully requested to dismiss the appeal.

Appendices

Appendix 1 – Planning Officer’s Delegated Report

Appendix 2 – The LPA’s Recommended Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, KKC/157/2020/C and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON To ensure the development complies with the provisions of Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

4. No development above superstructure level shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include:

1. Details of Soft Landscaping

- 1.a Planting plans (at not less than a scale of 1:100),
- 1.b Written specification of planting and cultivation works to be undertaken,
- 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate.
2. Details of Hard Landscaping
 - 2.a Refuse Storage,
 - 2.b Cycle Storage (1 space per each unit),
 - 2.c Means of enclosure/boundary treatments,
 - 2.d Hard Surfacing Materials,
 - 2.e External Lighting,
 - 2.f Electric vehicle charging facilities (at least one parking space shall have active provision and the remainder passive).
3. Schedule for Implementation.
4. Arrangements for maintenance and management of the items detailed in 1 and 2 above. Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12 and DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

5. The dwellings hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

REASON To ensure an appropriate and accessible standard of housing stock, in accordance with London Plan Policy D7.