

DELEGATED DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select Option

1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received ☐
2. Application complies with all relevant planning policies and is acceptable on planning grounds ☐
3. There is no Committee resolution for the enforcement action ☐
4. There is no effect on listed buildings or their settings ☐
5. The site is not in the Green Belt (but see 11 below) ☐

REFUSAL RECOMMENDED: GENERAL

6. Application is contrary to relevant planning policies/standards ☐
7. No petition of 20 or more signatures has been received ☐
8. Application has not been supported independently by a person/s ☐
9. The site is not in Green Belt (but see 11 below) ☐

RESIDENTIAL DEVELOPMENT

10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha ☐
11. Householder application in the Green Belt ☐

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses ☐
13. Refusal of change of use from retail class A1 to any other use ☐
14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. ☐

CERTIFICATE OF LAWFULNESS

15. Certificate of Lawfulness (for proposed use or Development) ☐
16. Certificate of Lawfulness (for existing use or Development) ☐
17. Certificate of Appropriate Alternative Development ☐

CERTIFICATE OF LAWFULNESS

18. ADVERTISEMENT CONSENT (excluding Hoardings) ☐
19. PRIOR APPROVAL APPLICATION ☐
20. OUT-OF-BOROUGH OBSERVATIONS ☐
21. CIRCULAR 18/84 APPLICATION ☐
22. CORPSEWOOD COVENANT APPLICATION ☐
23. APPROVAL OF DETAILS ☐
24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval ☐
25. WORKS TO TREES ☐
26. OTHER (please specify) ☐

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No. **Report of the Head of Planning, Transportation and Regeneration**

Address 103 HILLINGDON HILL HILLINGDON

Development: Demolition of an existing outbuilding and erection of a 2 storey office outbuilding, including 2 parking spaces.

LBH Ref Nos: **2699/APP/2021/2808**

Drawing Nos: 15/2945/1
 21/3421/102 Rev A
 21/3421/104
 15/2945/6
 21/3421/103
 21/3421/105
 15/2945/7

Date Plans received : 19/07/2021 **Date(s) of Amendment(s):** 17/07/2021

Date Application Valid: 19/07/2021

1. SUMMARY

The application seeks planning permission for the erection of a 2 storey office outbuilding, including 2 parking spaces following demolition of an existing outbuilding.

Due to its design, bulk, height and close proximity to neighbouring properties the proposal would be detrimental to the amenities of the adjoining occupiers by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore, the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

Due to its design, bulk, height and proximity to neighbouring properties, the proposed office building would lead to significant visual intrusion as well as a loss of views and light from the habitable windows of No.101A Hillingdon Hill (first floor flat). The proposal would also have an overbearing and overshadowing impact on the garden of No.101A, whilst also causing a loss of light to the space and leading to a loss of views from the space. Views from the garden of 103A and 105 Hillingdon Hill would also be adversely impacted by the proposal, users of the gardens would be subject to significant visual intrusion and an adverse overbearing impact. Furthermore, due to its height the building would lead to a loss of views from the habitable room windows of No.103A and 105A Hillingdon Road (flats sited above the shops) as well as from the rear windows of No.101 Hillingdon Hill. For the reasons mentioned above the proposed development would be detrimental to the amenities of the adjoining occupiers and is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

INFORMATIVES

1 I52 Compulsory Informative (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 I53 Compulsory Informative (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, The London Plan (2021) and all relevant material considerations including the NPPF (2021).

DMHB 1	Heritage Assets
DMHB 4	Conservation Areas
DMHB 11	Design of New Development
DME 3	Office Development
DMHB 12	Streets and Public Realm
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP E1	(2021) Offices
LPP GG2	(2021) Making the best use of land
LPP HC1	(2021) Heritage conservation and growth
LPP GG5	(2021) Growing a good economy
NPPF6	NPPF 2021 - Building a strong, competitive economy
NPPF12	NPPF 2021 - Achieving well-designed places
NPPF16	NPPF 2021 - Conserving & enhancing the historic environment

3 I71 LBH worked applicant in a positive & proactive (Refusing)

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.

In order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition further guidance was offered to the applicant by the case officer during the processing of the application to identify the amendments to address those elements of the scheme considered unacceptable which the applicant chose not to implement.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located within the Hillingdon Village Conservation Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012) and comprises of a service yard for the shop unit (in A2 Estate agent use), fronting onto Hillingdon Hill. The building is characterised by red brick with a jettied first floor with timber framing.

There are various structures within the existing rear aspect of the site including a flat roofed single storey outbuilding and a concrete pre-fabricated garage. The rear of the site also includes a garden space for the residential accommodation above the shop. The surrounding area (to the rear of the site) comprises various outbuildings of different size and design, all of which are accessed from the same rear service road which provides access to the proposed development site.

3.2 Proposed Scheme

The application seeks planning permission for the demolition of an existing outbuilding and erection of a 2 storey office outbuilding, including 2 parking spaces.

During the process of the application the following changes have been made to the originally submitted scheme:

- The sites parking arrangement has been altered. 2 car parking spaces (one of which provides disabled access) are now proposed instead of 3.
- EV charging points are proposed
- A step free access has been added
- Front dormer has been removed from the office building and replaced with rooflights
- The building has been reduced in height from 5.35m to 5.15m
- Cycle storage and refuse areas have been rearranged
- Roof has been redesigned

3.3 Relevant Planning History

2699/ADV/2021/3 103 Hillingdon Hill Hillingdon

Installation of 1 externally illuminated fascia sign and 1 externally illuminated hanging sign

Decision: 29-04-2021 Approved

2699/APP/2002/105 103 Hillingdon Hill Hillingdon

ALTERATION TO SHOPFRONT TO FORM RECESSED ENTRANCE AND DOORWAY

Decision: 03-05-2002 Approved

2699/APP/2002/139 103 Hillingdon Hill Hillingdon

CHANGE OF USE FROM CLASS A1 (RETAIL) TO CLASS A2 (EMPLOYMENT AGENCY)

Decision: 14-03-2002 Approved

2699/APP/2016/263 103 Hillingdon Hill Hillingdon

Erection of two storey building for use as an office with associated parking involving demolition of existing outbuilding

Decision: 08-04-2016 Refused

2699/APP/2018/2192 103 Hillingdon Hill Hillingdon

Extension and change of use of outbuilding to B1 (Office)

Decision: 09-11-2018 Approved

2699/APP/2020/3294 103 Hillingdon Hill Hillingdon

Change of use from estate agents (Use Class E) to hot food takeaway (Sui Generis Use) and installation of louvre

Decision: 14-12-2020 Approved

2699/APP/2020/931 103 Hillingdon Hill Hillingdon

Change of use from estate agents (Use Class A2) to hot food takeaway (Use Class A5) and installation of extract flue to rear

Decision: 03-06-2020 Refused

2699/APP/2021/2569 103 Hillingdon Hill Hillingdon

Minor material amendment to condition 4 (Opening Hours) of planning permission Ref: 2699/APP/2020/3294 dated 14.12.20 (Change of use from estate agents (Use Class E) to hot food takeaway (Sui Generis Use) and installation of louvre) to allow for Sunday, Public and Bank Holiday opening hours of 10.00-22.00

Decision: 24-08-2021 Approved

2699/APP/2021/2807 103 Hillingdon Hill Hillingdon

Extension and change of use of outbuilding to B1 (Office) with associated parking

Decision: 24-09-2021 Approved

2699/APP/2021/325 103 Hillingdon Hill Hillingdon

Single storey rear extension

Decision: 31-03-2021 Approved

Comment on Planning History

The sites planning history is set out in section 3.3 of this report. It is worth noting that planning permission was recently granted for the extension and conversion of an existing single storey outbuilding into an office. That permission included the provision of 2 parking spaces, 3 cycle parking spaces and an electrical vehicle charging point (2699/APP/2021/2807). The permission is a material consideration in the determination of this application and the principle of having offices and parking at the site is considered to be acceptable. This permission followed an extant permission also for offices on this site.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- 16th September 2021

4.2 Site Notice Expiry Date:- 11th September 2021

5. Comments on Public Consult

A site notice was placed outside the development site on 20/08/21. 9 neighbouring properties were also directly notified of the proposal. Following the receipt of amended plans, all neighbours and consultees were consulted again on 15/09/21 with the consultation period ending 06/10/21. No.103A was directly consulted on 30/11/21. No.103 Hillingdon Hill was directly consulted on 23/12/21 following confirmation that the applicant does not own the site. The deadline for responses was 16/01/22.

In response to consultation on the application 2 comments were received from neighbouring properties objecting to the application. The comments have been

summarised below:

- 1) The new office will cause a loss of privacy and overlooking to neighbouring properties and their gardens.
- 2) The property opposite 103 is a fish and chip shop not an office.
- 3) The existing parking environment to the rear of the site is poor, 3 new parking spaces will worsen the situation.
- 4) The rear service road is tight

Officer response: Noted, issues regarding neighbouring amenities, parking and highway safety have been addressed below.

Consultee comments

Access Officer

1st comments:

This proposal for a new office building is subject to compliance with London Plan Policy D5. The following accessibility comments should be observed. 1. Provision should be made for accessible parking. One space should achieve a 1.2m area to the side of the parking bay. 2. Details of step free access from the parking area to and into the building, including details of a level access threshold, should be submitted. 3. The proposed plan does not currently include any WC provision for disabled people designed in accordance with the guidance given in Approved Document M to the Building Regulations 2010 (2015 edition). A revised plan is requested. 4. The Equality Act 2010 seeks to protect people accessing goods facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people. Conclusion: Unacceptable, further details should be submitted prior to any planning approval

2nd comments:

Further to my memorandum dated 11/08/2021, the following accessibility comments have not been addressed in the most recent plans: 1. Provision should be made for accessible parking. One space should achieve a 1.2m area to the side of the parking bay. 2. Details of step free access from the parking area to and into the building, including details of a level access threshold, should be submitted. 3. The proposed plan does not currently include any WC provision for disabled people designed in accordance with the guidance given in Approved Document M to the Building Regulations 2010 (2015 edition). A revised plan is requested. 4. The Equality Act 2010 seeks to protect people accessing goods facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people. Conclusion: Unacceptable, further details should be submitted prior to any planning approval.

3rd Comments:

In light of the amended floor plan 21/3421/102A, received 29 October 2021, detailing accessible parking, ramped access, and an accessible toilet, the previous accessibility objections have been addressed.

Highways Officer

1st comments:

'The proposal involves the demolition of the existing outbuilding and erection of an office building with an area of 54sqm as annotated on the proposed plans, in the application form the site area measures 152sqm. The applicant is provisioning 3 car parking spaces and a bike store for 2 cycles.

The Mayor of London adopted a new and revised London Plan in March 2021, consequently the car and cycle parking standards set out in the London Plan 2021, the car parking standards are restricted in line with levels of existing and future public transport accessibility and connectivity, take precedence over those of the Local Development Plans of Local Authorities except where local Development Plans specify lower local maximum standards.

The maximum parking standards outlined in the London Plan Table 10.4: Outer London Up to 1 space per 100 sqm. (GIA). Therefore, given the parking standards the provision of 3 car spaces exceed the London Plan maximum parking standards which is not acceptable.

The cycle parking store for 2 cycles complies with required cycle parking standard.

All operational parking must provide infrastructure for electric vehicle charging.

The onus is on the applicant to demonstrate how the proposals comply with the required parking standards and provide sufficiently detailed information, data, and analysis for the HA to fully understand and assess the viability of the proposal, it is not for the HA to make assumptions or undertake any of the assessment on behalf of the applicant.

RECOMMENDATION: Refuse - The applicant has failed to demonstrate a satisfactory policy-led approach to the car parking provision contrary to policy DMT6 and the London Plan.'

2nd comments:

'The proposal involves the demolition of the existing outbuilding and erection of an office building with an area of 54sqm as annotated on the proposed plans, in the application form the site area measures 152sqm. The applicant is provisioning 3 car parking spaces and a bike store for 2 cycles.

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assumptions or undertake any of the assessment on behalf of the applicant.

RECOMMENDATION:

Refuse - The applicant has failed to demonstrate a satisfactory policy-led approach to the car parking provision contrary to policy DMT6 and the London Plan.

3rd Comments:

There are no highways objections to this proposal.

Conservation Officer

1st set of comments:

'There would be no objections to the demolition of the existing structure. It is understood that permission for a single storey structure in this location has previously been granted. The proposed one and a half storey building would have an increased presence along the service road. Views of the proposed building would also be visible from Devon Way.

The sites to the rear of the parade of shops do somewhat detract from the character and appearance of the area and would benefit from enhancement. However, it is recognised they are essentially service yards and primarily experienced as such. It is noted that not all areas within a conservation area contribute to its significance.

Whilst the proposal would continue the precedent set by neighbouring sites it is duly recognised the height of the building has been kept to a minimum by the inclusion of a crown roof form. Crown roofs are not a characteristic feature of the conservation area therefore, it is recommended that the roof is amended to a fully hipped roof.

The location of the building is duly noted, therefore if a compromise was made for a crown roof element, the existing proposal would need to be reduced in area. The ridge would need to be well-detailed to give the appearance of a hipped form. It would also be strongly recommended that the flat roofed area is upgraded to a green roof.

Whilst not ideal, the proposed building would still remain subservient to the main building along Hillingdon Hill. Consideration is given towards the minimal contribution the site makes to the significance of the conservation area.

The proposed box dormer would be considered an incongruous feature, appearing overly top heavy along the north elevation. The dormer would need to be reduced in width with the size of the window opening matching the windows below. There may be scope for two individual dormers along the rear roof.

As proposed the development would result in less than substantial harm to the conservation area. In this instance, amendments to the scheme are likely to lessen its impact and ensure it sets an appropriate design precedent.

Duties under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 would need to be considered by the decision maker.

Conclusion: Less than substantial harm - amendments required.

If this application is to be approved, the following conditions should be added.

External materials and finishes

Prior to commencement of development, product details and/or samples of all external materials, finishes and colours shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance to approved details.

REASON: To safeguard the character and appearance of the existing building and conservation area in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 4 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), the London Plan (2021), and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Windows & doors

Prior to commencement of development, product details of all external windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance to approved details.

REASON: To safeguard the character and appearance of the existing building and conservation area in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 4 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), the London Plan (2021), and the Planning (Listed Buildings and Conservation Areas) Act 1990.'

2nd set of comments:

'The amended plans appear to address previous comments. The proposed roof lights would need to be conservation roof lights, with a black external finish and set completely flush along the roof line. This would need to be covered by way of a condition'

Officer response:

All of the consultee objections to the scheme have been overcome by amended plans and each of the the comments mentioned above has been taken into the consideration the the assessment below. Had the application been recommended for approval the mentioned conditions would have been added.

6. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DME 3 Office Development

DMHB 12 Streets and Public Realm

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP E1 (2021) Offices

LPP GG2 (2021) Making the best use of land

LPP HC1 (2021) Heritage conservation and growth

LPP GG5 (2021) Growing a good economy

NPPF6 NPPF 2021 - Building a strong, competitive economy

NPPF12 NPPF 2021 - Achieving well-designed places

NPPF16 NPPF 2021 - Conserving & enhancing the historic environment

In addition: Development Plan

Planning law requires that applications for planning permission be

determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Development Management Policies (2020)

The Local Plan: Part 2 - Site Allocations and Designations (2020)

The London Plan (2021)

Material Considerations

The National Planning Policy Framework (NPPF) (2021) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

7. MAIN PLANNING ISSUES

7.1 Impact on the amenities of the occupiers of neighbouring residential properties

Policy DMHB 11 states that proposals 'should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space'.

Paragraph 130(f) of the NPPF (2021) advises that development should seek to '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.'

The proposed office building would be approximately 11.5m deep and 5.15m high at its ridge. It would have 4.3m high parapet flank walls finished in brick.

There are no first floor windows in the rear or side elevations of the office building which would provide overlooking views into the rear windows or gardens of neighbouring properties. The proposed rooflights would provide upward views toward the sky and views toward the rear service road. Nevertheless, although no sections were submitted to demonstrate this, if it had otherwise been minded to recommend approval these roof lights could be conditioned to be entirely obscure-glazed and fixed shut at least 1.7m above the finished internal floor level.

There are no ground floor windows which would look toward the rear garden of 103, and the front facing ground floor windows would look toward the service road. It is therefore considered that the proposed development would cause no harm to neighbouring amenities through a loss of privacy. Conditions could be added to ensure that no further windows are inserted into the elevations of the building.

Notwithstanding the above, the building would be between 5m-6m away from the first floor rear bedroom window of No.101A Hillingdon Hill. Due to its height and close proximity to the bedroom window, the building would appear as a dominant and visually intrusive form of development, which would lead to a significant loss of views and outlook from the room, whilst also causing a loss of light to the room. As such the proposal it is considered that the proposal would harm the amenities of No.101A.

Due to its height, depth, design and close proximity to the rear gardens of 105, 103A and 101A Hillingdon Hill the proposed office building is considered to form a visually intrusive form of development, which would lead to a loss of views from the mentioned rear

gardens. It would also be overbearing to users of the gardens and would cause a loss of light to the spaces.

Although to a lesser extent when compared with the developments adverse impact on No.101A, the building would also lead to a loss of views and outlook from first floor flats No.103A and 105A Hillingdon Hill, as well as No.101 Hillingdon Hill (ground floor flat)

For the reasons mentioned above the proposed development is considered to be harmful to the amenities of 105, 105A 103A, 101, 101A Hillingdon Hill.

7.2 Impact on Street Scene

Local Plan Policy BE1 states 'The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place'. Policy HE1 seeks to preserve and enhance conservation areas.

Policy DMHB 11 states '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, 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'.

The frontage building is considered to be an attractive building within a parade of shops characterised by red brick with a jettied first floor with timber framing. The ground floor is currently in A2 Estate Agent Use with residential accommodation above. To the rear of the site is a garden area for the first floor flat and a detached brick flat roofed single storey outbuilding. A pre-fabricated concrete garage is also located to the rear. The area to the rear of 103 Hillingdon Hill was originally a service yard which is accessed via a rear service road accessed from Vine Lane. There are a number of substantial structures within the service areas of the properties within this parade including a substantial outbuilding at the application site.

During the process of the application concerns were raised by the Borough's Conservation Officer regarding the design of the building. In response to the concerns the crown roof has been replaced with a pitched roof to integrate with the roof scape of the area, the height of the building has been reduced, the front dormer has been removed. The concerns raised have therefore been overcome. Additionally the one and a half storey building would be subservient to the much larger frontage buildings on Hillingdon Hill and be located along the rear service road, next to similar sized and larger buildings it would therefore be of an appropriate size and scale for its location (visually). It is also worth noting that buildings along the service road vary in design, as such the appearance of the new building would not be unduly harmful or out of character. Furthermore, the new building would be visible from Devon Way, however it would be partially obscured by landscaping at the end of the Devon Way cul-de-sac and would be sited next to other large buildings on the service road and is therefore unlikely to cause harm to the Devon way street scene.

For the reasons mentioned above the development is considered to preserve the character and appearance of the Hillingdon Village Conservation Area and surrounding streetscenes. It is therefore considered to be in accordance with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies DMBH 11 and DMHB 12 of the Hillingdon Local Plan: Part Two (2020).

7.3 Traffic Impact/Pedestrian Safety

See below.

7.4 Carparking & Layout

Policy DMT 2: Highways Impacts Development proposals must ensure that: i) safe and efficient vehicular access to the highway network is provided to the Council's standards; ii) they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents; iii) safe, secure and convenient access and facilities for cyclists and pedestrian are satisfactorily accommodated in the design of highway and traffic management schemes; iv) impacts on local amenity and congestion are minimised by routing through traffic by the most direct means to the strategic road network, avoiding local distributor and access roads; and v) there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and committed roads, including along roads or through junctions which are at capacity.

Policy DMT 6: Vehicle Parking A) Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity. The Council may agree to vary these requirements when: i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity.

The new office would provide 2 cycle parking spaces, 2 vehicle parking spaces and an electrical vehicle charging point. It is therefore considered that adequate vehicle and cycle parking space would be provided, as confirmed by the Borough's Highways Officer.

The site would be accessed via the service road to the rear of the site and via the side passage running between the development site and No.101 Hillingdon Hill. As the access details and parking arrangement are almost identical to the extant scheme (2699/APP/2021/2807) , their impacts are somewhat unavoidable and it would therefore be unreasonable to object to the application on access or highways grounds.

The proposed development is therefore considered to to be acceptable in terms of parking provision and highway safety.

7.5 Urban Design, Access and Security Considerations

Design and Access issues have been addressed above and throughout the report.

7.6 Other Issues

Principle of the Development

Policy DEM 3 states 'Proposals for offices outside town centres, preferred office growth locations, and Locally Significant Employment Locations will be required to demonstrate that no other sequentially preferable locations are available'. The siting of the development is considered to be acceptable as an two extant planning permissions exist at the site for an office. Therefore the principle of the development has already been established. It is also noted that the area is mixed use.

Chapter 6 of the NPPF (2021) supports the provision of development which would support the economy. Policy GG5 of the London Plan (2021) provides similar guidance and Policy E1 of the plan supports the provision of offices.

The office would provide a new space for business operations, subsequently supporting the local economy. It would make better use of land in a mixed use area and overall it is considered that the proposed development is acceptable in principle, especially when taking into consideration the extant permission.

The Council has, in considering this planning application, had special regard to the desirability of preserving the conservation area and its setting, as required under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8. Reference Documents

Hillingdon Local Plan: Part One - Strategic UDP Policies (2012)

Hillingdon Local Plan: Part Two (2020)

London Plan (2021)

NPPF (2021)

Contact Officer: Haydon Richardson

Telephone No: 01895 250230