

DELEGATED HOUSEHOLDER 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	93 PINNER ROAD NORTHWOOD	
Development:	Single storey front/side extension (including conversion into habitable use); removal of existing pitched roof of rear extension; Increase in height of garage including single storey side/rear extension; first floor and roof level side windows; replacement rear doors/windows of existing ground floor rear extension (retrospective). Part single; part two-storey side/rear extension and rear patio.	
LBH Ref Nos:	62501/APP/2022/1311	
Drawing Nos:	PLE/93PR/02 C PLE/93PR/02	
Date Plans Received:	21/04/2022	Date(s) of Amendment(s):
Date Application Valid:	21/04/2022	

1. CONSIDERATIONS

1.1 Site and Locality

This application site comprises a semi-detached two-storey dwelling on the southern side of Pinner Road within a predominantly residential setting although Northwood School is noted on the opposite side. The dwelling has a single storey rear extension which was granted planning permission 62501/APP/2013/716. A front porch and canopy over (extending towards the side - over the garage) was granted as part of this application. Furthermore, the site has been extended at roof level through permitted development - 62501/APP/2021/2316. The dwelling has an existing side garage addition. There is a patio to the rear of the ground floor extension with a well landscaped garden. The frontage is hardsurfaced and accommodates parking.

The properties along Pinner Road tend to be uniform in their form, proportion and appearance, in particular within rows. No.63-97 of the immediate row are very similar. A number of properties have had front/side wrap-around ground floor extensions although are historic. A number of properties have been extended at ground and roof level through permitted development.

The land levels appear relatively flat across Pinner Road but a gradual drop is noted from the front (North) to the rear (South).

The site is within a critical drainage area and surface water floodzone. There are no other policy or heritage constraints on site.

1.2 Proposed Scheme

The application seeks householder planning permission for:

- Enclosing of the existing gap to the side of the current porch and in front of the garage (front/side wrap around extension) including conversion of garage into habitable space;
- Replacement existing entrance porch doors including new dual-pitched front element;
- Part increase of the side garage roof including single storey side/rear extension towards

the side of no.95;

- Removal of existing pitched roof of existing single storey rear extension;
- First floor and roof level side windows (3 in total) within flank wall;
- Replacement rear doors and windows to existing ground floor rear extension.

All works listed above are retrospective.

It is also proposed to have a first floor side/rear extension (part two-storey). This has not been constructed.

Following the previously refused scheme (62501/APP/2021/3264), it is noted that 3 new windows have been installed within the flank elevation alongside the existing porch having a pitched roof element. The front entrance door is proposed to be of different design with the previously proposed rooflights above the pre-existing garage (now developed) removed.

1.3 Relevant Planning History

62501/APP/2013/1531 93 Pinner Road Northwood

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 3 metres

Decision Date: 11-07-2013 Refused

62501/APP/2013/2223 93 Pinner Road Northwood

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by a maximum of 5 metres, for which the maximum height would be 3.2 metres

Decision Date: 12-09-2013 Refused

62501/APP/2013/716 93 Pinner Road Northwood

Single storey rear extension, porch to front and installation of mono-pitched roof to front

Decision Date: 31-05-2013 Approved

62501/APP/2021/2316 93 Pinner Road Northwood

Conversion of roof space to habitable use to include a rear dormer with juliette balcony, 2 front roof lights and conversion of roof from hip to gable end with new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 09-08-2021 Approved

62501/APP/2021/3264 93 Pinner Road Northwood

Single storey front/side extension; removal of existing pitched roof of rear extension and construction of a part single; part two storey side/rear extension; Increase in height of garage including single storey side/rear extension; re-located first floor side window and replacement rear doors/windows of existing ground floor rear extension.

Decision Date: 19-11-2021 Refused

Comment on Planning History

62501/APP/2021/3264 - Single storey front/side extension; removal of existing pitched roof of rear extension and construction of a part single; part two storey side/rear extension; Increase in height of garage including single storey side/rear extension; re-located first floor side window and replacement rear doors/windows of existing ground floor rear extension - Refused 19/11/2021 for the following reasons:

1. The proposed extensions, in particular the first floor side/rear extension element coupled up with the existing large rear dormer, by virtue of its , combined height, depth, and in particularity width, bulk and massing including the squat and boxy/flat crown roof, would result in a boxy, bulky, visually intrusive, disproportionate, incongruous, dominant and overbearing addition that would fail to harmonise with the architectural composition of the original dwelling, relationship with the un extended semi-detached pair of no.91 Pinner Road, character and appearance of the immediate stretch of properties along this part of Pinner Road and visual amenities of the streetscene. Therefore, the proposal would be contrary to Section 16 of the National Planning Policy Framework (NPPF - 2021), Policies D1 and D4 of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

ENF/742/21 - Large outbuilding - Pending Enforcement Investigation

62501/APP/2021/2316 - Conversion of roof space to habitable use to include a rear dormer with Juliette balcony, 2 front roof lights and conversion of roof from hip to gable end with new gable end window (Application for a Certificate of Lawful Development for a Proposed Development) - Certificate Issued 09/08/2021 (Implemented)

62501/APP/2013/716 - Single storey rear extension, porch to front and installation of mono-pitched roof to front - Granted 31/05/2013 (Implemented in full)

The assessment of this planning application will not impact the current enforcement investigation being carried out for the rear outbuilding.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

5 neighbouring properties and the Northwood Hills Residents Association (NHRA) were consulted by letter dated 10/05/2022. By the end of the consultation period on 31/05/2022 and at the time of the report write up, no comments were received.

4. 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

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 16 Housing Standards

DMEI 9 Management of Flood Risk

LPP SI12 (2021) Flood risk management

LPP SI13	(2021) Sustainable drainage
LPP D4	(2021) Delivering good design
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMHB 18	Private Outdoor Amenity Space
DMT 3	Road Safeguarding
DMHD 1	Alterations and Extensions to Residential Dwellings
LPP D6	(2021) Housing quality and standards
DMT 6	Vehicle Parking
DMT 5	Pedestrians and Cyclists
LPP G7	(2021) Trees and woodlands
LPP D1	(2021) London's form, character and capacity for growth
LPP D5	(2021) Inclusive design
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T5	(2021) Cycling
LPP T6.1	(2021) Residential parking
LPP D8	(2021) Public realm
LPP T7	(2021) Deliveries, servicing and construction
NPPF12	NPPF 2021 - Achieving well-designed places
LLP D1	(2021) London's form character and capacity for growth
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP T6	(2021) Car parking

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene and locality the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden, trees and landscaping, flood risk impact and car parking provision.

Character and Appearance:

The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no

unacceptable loss of outlook to neighbouring occupiers.

With regards to front extensions, Policy DMHD 1 states that:

- 1) Alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;
- 2) Porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and
- 3) Notwithstanding the above, at least 25% of the front garden must be retained

The existing dwelling has a front porch which has a canopy roof stretching over and in front of the existing side garage extension which was granted planning permission 62501/APP/2013/716. The proposal would enclose this gap to form a complete front/side wrap-around extension. A number of properties within this immediate stretch - no.63-97 Pinner Road (notwithstanding the extensions added to the properties which has altered the appearance) have a form of wrap-around front/side extension which includes the adjacent neighbour of no.95 which has had this addition in place for more than 4 years.

Whilst the majority of the properties have this wrap-around addition, they are noted to be historic. Regardless, officers consider the principle 'infill' nature whilst forming a wrap-around addition, on this occasion, given the context would be proportionate to the dwelling. The roof above the porch does differ in design to others, but relates to the existing double bay feature and gable to the front.

On balance, these additions are considered to be acceptable alone.

With regard to side extensions, Policy DM HD 1 requires:

- 1) side extensions should not exceed half the width of the original property;
- 2) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- 3) garages should reflect the size guidelines set out in Appendix C Parking standards;
- 4) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- 5) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- 6) where hip to gable roof extensions exist, a two storey side extension will not be supported; and vii) in Conservation Areas, single storey side extensions may be required to be set back.

With regards to rear extensions, Policy DMHD 1 states that:

- 1) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- 2) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- 3) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- 4) in Conservation Areas and Areas of Special Local Character, flat roofed single storey

- extensions will be expected to be finished with a parapet;
- 5) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
 - 6) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
 - 7) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
 - 8) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
 - 9) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

The dwelling has increased the height of the existing garage roof (whilst retaining the existing pitched element roof to the front) and constructed a flat roof single storey side/rear extension towards the side of no.95 - this runs up to the line of the existing approx. 3.6m deep rear extension (wrap-around side/rear extension). This is considered to be proportionate to the dwelling and a number of properties are noted to have this form of development which includes the adjacent dwelling of no.95. Since the refusal, this element has now become retrospective.

The existing pitch roof of the single storey rear extension has been removed and replaced with a flat roof which would also form part of the constructed storey side/rear extension. The replacement of pitched roof to flat is considered to be acceptable. Above this (existing and proposed ground floor side/rear extension), the proposal would add a first floor side/rear extension. This is particular where the proposal would still be detrimental.

The dwelling benefits from an implementation of a hip to gable extension and large dormer to the rear through permitted development - 62501/APP/2021/2316. It is appreciated that the proposed first floor side/rear element would be set back from the established front building line by approx. 5.4m (as previously proposed) and set down from the new gabled roof ridge by approx. 1.9m (a further 0.2m). Furthermore, there would be an approx. 1.5m set in from the side common boundary of no.95 which, on balance, would help retain the characteristic gaps between these dwellings. The visual gap would not be fully lost.

Whilst these set backs are pivotal in reducing the bulk and massing these upper floor side/rear additions can have alongside ticking off the requirements of Policy DM HD1, the proposed addition, when viewed from the side would be very squat and awkward in its appearance (even more than the previously proposed scheme). The pitched roof would not be consistent with new gabled roof form and it has been designed in this way to try and attempt to reduce the bulk and massing. Whilst it would reduce the bulk and massing, the design would harm the appearance of the streetscene alongside the architectural composition of the original dwelling. The awkward and disjointed addition would be incongruous and visually intrusive.

Turning to the rear, this is where the true bulk and massing would be added to the dwelling. The width of the first floor rear element would be approx. 4.3m on an original 6.1m wide dwelling (identical to the previous refusal). This would be overly wide and dominating to the host dwelling. By way of the design, whilst removal of the previously proposed crown roof is noted, there would be a negative relationship created due to the connection to the rear dormer. Whilst some small and proportionate rearward extension at

first floor could be appropriate (if it did not span beyond the main flank wall of the property), the proposal would create a very large, dominant, incongruous, boxy and top heavy situation. Cumulatively, the proposal would fail to harmonise with the architectural composition of the original dwelling. Furthermore, the attached pair of no.91 remains unextended and therefore the combined existing and proposed extensions will create a sense of unbalancing.

The proposal would be of detriment to the visual amenities of the streetscene and character and appearance of the immediate stretch of Pinner Road to which the dwelling forms a part of (In particular due to the side/rear addition at first floor).

The application is being recommended for refusal and whilst officers consider certain constructed elements to be acceptable, retrospective planning permission is needed to regularise these works. Just because officers deem some elements of the proposal for this application (recommended for refusal) does not mean it has been regularised.

The site previously benefitted from a rear patio/terrace beyond the rear wall but nothing is shown on the proposed plans, an informative is recommended to advise the applicant permission is likely to be needed during to the change in levels at the rear.

Materials would be similar to the existing dwelling and a compliance condition would have been attached to ensure that the materials are of a similar appearance to the materials on the existing dwellinghouse, if permission had been granted. The side and rear windows/doors added to the extensions would be acceptable as part of a materials consideration.

The first and roof level side windows, front entrance doors and associated changes to the rear windows/doors of the existing single storey rear extension would be acceptable alterations alone but form part of the scheme.

As such, it is considered that the proposal would still fail to comply with the requirements of Policies DMHD 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Neighbouring Amenity Impact:

The host dwelling adjoins no.91 (east) and no.95 (west) Pinner Road both of which are two-storey semi-detached dwellings.

In terms of no. 91, the single storey rear element as existing would not extend deeper. The removal of the pitched roof to flat is considered to be an improvement to the unextended dwelling of no.91. The proposed first floor side/rear element would extend 3m in depth (off set from ground floor element) and would be sited approx. 2.6m from the common boundary. The submitted plans demonstrate 45 degree compliance from the centre of the rear first floor window of no.91. As such, no concerns would be raised to this occupier.

Turning to the adjacent dwelling of no.95, the constructed 'infill' front/side extension would be acceptable and is not considered to cause undue harm as it does not project further forward than the line of the adjacent front/side extension of no.95. The existing layout of no.95 as per the refused scheme on this site - 27283/APP/2020/486 indicates no primary facing habitable side windows. A kitchen window is noted at roof level and the immediate first floor rear window of no.95 serves a bathroom. The adjacent dwelling has a rear conservatory projecting from the brick side/rear extension to which the constructed ground

floor side/rear element of the proposed extension is only projecting approx. 0.7m beyond.

The proposed first floor side/rear element would extend 3m deeper than rear building line of no.95 but would be approx. 1.5m from the common boundary (total of 3m separation building to building). Furthermore, the immediate rear window at first floor level serves a bathroom. As such, given the separation distance and overall projection, no concerns would be raised to this occupier. No concerns would be raised from the viewpoint of the habitable windows in the rear dormer of no.95.

The constructed first floor and roof level side windows would serve hallways. Had the scheme been considered acceptable, a compliance condition would have been attached to ensure they are of obscure nature to prevent overlooking/privacy concerns.

Officers note that the land levels do fall slightly to the rear. It is acknowledged that some form of terrace/platform existed to the rear of the existing single storey rear extension in 2021. Since then, the terrace has been removed with the submitted site photos indicating no raised terrace at present. However, it is important to note that regardless of the pre-existing, existing and proposed situation, the combined height, width and depth of the platform could potentially cause undue overlooking and privacy to both the adjacent occupiers of no.91 and 95 Pinner Road. Planning permission would be required for any patio area, and an informative clarifies this.

Standards of Accommodation:

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan.

The proposal retains sufficient private amenity space which is useable.

Highways and Parking:

No concerns would be raised.

Flood Risk Impact:

The site is within a surface water floodzone and critical drainage area. A compliance water butt informative would have been attached to ensure flood risk management had the scheme been considered acceptable.

Trees and Landscaping:

No concerns would be raised.

Conclusion:

Refusal recommended. The proposal would still be unacceptable on the following grounds:

- Character and Appearance - First floor side/rear element coupled up and combined with the rear dormer would be detrimental to the host dwelling, uniform row of semi-detached dwelling within Pinner Road, visual amenities of streetscene.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed extensions, in particular the first floor side/rear extension element coupled with the existing large rear dormer, by virtue of its combined height, depth, width, bulk and massing, would result in a boxy, bulky, visually intrusive, disproportionate, incongruous, dominant and overbearing addition that would fail to harmonise with the architectural composition of the original dwelling, relationship with the un extended semi-detached pair of no.91 Pinner Road, character and appearance of the the immediate stretch of properties along this part of Pinner Road and visual amenities of the streetscene. Therefore, the proposal would be contrary to Section 16 of the National Planning Policy Framework (NPPF - 2021), Policies D1 and D4 of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

INFORMATIVES

- 1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2021). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.
- 2 The Applicant is advised that no rear patio has been considered as part of this proposal. Planning permission would likely be required for a raised patio/ terrace at ground floor level.

Standard 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 Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) 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

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 16	Housing Standards
DMEI 9	Management of Flood Risk
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP D4	(2021) Delivering good design
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMHB 18	Private Outdoor Amenity Space
DMT 3	Road Safeguarding
DMHD 1	Alterations and Extensions to Residential Dwellings
LPP D6	(2021) Housing quality and standards
DMT 6	Vehicle Parking
DMT 5	Pedestrians and Cyclists
LPP G7	(2021) Trees and woodlands
LPP D1	(2021) London's form, character and capacity for growth
LPP D5	(2021) Inclusive design
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T5	(2021) Cycling
LPP T6.1	(2021) Residential parking
LPP D8	(2021) Public realm
LPP T7	(2021) Deliveries, servicing and construction
NPPF12	NPPF 2021 - Achieving well-designed places
LLP D1	(2021) London's form character and capacity for growth
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP T6	(2021) Car parking

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