

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 an Option

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

REFUSAL RECOMMENDED: GENERAL

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

RESIDENTIAL DEVELOPMENT

10.	Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha	<input type="checkbox"/>
11.	Householder application in the Green Belt	<input type="checkbox"/>

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	<input type="checkbox"/>
13.	Refusal of change of use from retail class A1 to any other use	<input type="checkbox"/>
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.	<input type="checkbox"/>

CERTIFICATE OF LAWFULNESS

15.	Certificate of Lawfulness (for proposed use or Development)	<input type="checkbox"/>
16.	Certificate of Lawfulness (for existing use or Development)	<input type="checkbox"/>
17.	Certificate of Appropriate Alternative Development	<input type="checkbox"/>

CERTIFICATE OF LAWFULNESS

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

The delegation powers schedule has been changed. Interim Director of Planning, Regeneration & Public Realm can determine this application

Case Officer:

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's 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 DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

Item No. **Report of the Head of Development Management and Building Control**

Address: THE PLOUGH SIPSON ROAD SIPSON

Development: Replacement of existing 4 external elevations white paint to new Tuscan Olive paint.

LBH Ref Nos: 1140/APP/2025/1199

Drawing Nos: Design and Access Statement
101 Rev A
201 Rev A
301 Rev A
302 Rev A
303 Rev A
304 Rev A
305 Rev A
306 Rev A
401 Rev B
402 Rev B
403 Rev B
404 Rev B
405 Rev B
501 Rev B
502 Rev B
503 Rev B
504 Rev B

Date Plans received: 28-04-25 **Date(s) of Amendments(s):**

Date Application valid 28-04-25

1. SUMMARY

Planning permission is sought for the Replacement of existing 4 external elevations white paint to new Tuscan Olive paint.

During the process of the application revised drawings were sought and received to retain the existing brickwork and white chimney stacks following comments from the Councils Conservation Officer.

It is not considered that the development would cause harm to the character and appearance of the

locally listed building, nor would it harm the character and appearance of the surrounding area or harm the openness of the greenbelt.

As such, the application is recommended for approval, subject to conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

1. HO1 Time Limit

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. HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers

101 Rev A
401 Rev B
402 Rev B
403 Rev B
404 Rev B
405 Rev B

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

INFORMATIVES

1. I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

2. I47 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a public house located at 239 Sipson Road, within the village of Sipson. The property occupies a prominent corner plot at the junction of Sipson Road and Harmondsworth Lane, and is positioned within a predominantly residential area characterised by a mix of traditional two-storey dwellings and low-rise commercial buildings. The building itself is of traditional brick construction painted white with a pitched roof. The building is locally listed and lies within the Green Belt. The site lies partially in an area at risk of surface water flooding and has a PTAL ranking of 1b.

3.2 Proposed Scheme

Planning permission is sought for the:

Replacement of existing 4 external elevations and boundary fence/wall from white paint to new Tuscan Olive paint.

3.3 Relevant Planning History

1140/APP/2007/2184 THE PLOUGH SIPSON ROAD SIPSON

Construction of smoking shelter attached to front/ right-hand side of public house.

Decision: 24-07-2009 Approval

1140/APP/2007/1653 THE PLOUGH SIPSON ROAD SIPSON

ERECTION OF A 1.8M HIGH TIMBER FRAMED FENCE INCORPORATING GLASS INFILL PANELS, TIMBER DECKED SITTING AREA, TOGETHER WITH CONSTRUCTION OF A BARBECUE SERVERY ENCLOSURE (RETROSPECTIVE PLANNING APPLICATION).

Decision: 07-05-2008 Approval

1140/K/91/2063 THE PLOUGH SIPSON ROAD SIPSON

Erection of a single-storey side and rear extension including extensions to restaurant and kitchen areas

Decision: 21-08-1992 Approval

1140/G/83/1464 THE PLOUGH SIPSON ROAD SIPSON

Details in compliance with 01140/83/0069 (P)

Decision: 17-10-1983 Approval

1140/F/83/0069 THE PLOUGH SIPSON ROAD SIPSON

Extension to existing car park.

Decision: 07-07-1983 Approval

1140/E/82/1231 THE PLOUGH SIPSON ROAD SIPSON

Erection of pole mounted transformer (application by Southern Electricity Board)

Decision: 12-04-1983 Approval

1140/B/XX/1260

1140/XX/0625

Comment on Planning History

The planning history for the site is listed above.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date: **12th June 2025**

4.2 Site Notice Expiry Date: Not applicable

5. Comments on Public Consult

EXTERNAL CONSULTEES:

15 neighbouring properties and Harmondsworth and Sipson Residents Association were consulted on the application by letter dated 13-05-25. The consultation period expired 04-06-25. One representation has been received outside of the consultation period.

Heathrow Villages Conservation Area Advisory Panel:

We are pleased to see that the proposals include painting the small brick extensions to match the colour of the rest of the building. It is not clear from the documents whether the wall and fence along the frontage are included in the repainting. If not, they should be as a dirty, white-painted wall and picket fence will detract from the new look, especially as the proposal is to change the building colour from the traditional white to olive green.

OFFICER COMMENT:

The Comments made by Heathrow Villages Conservation Area Advisory Panel are noted. The proposed drawings show the boundary wall and fence will be painted Tuscan Green to match the proposed refurbishment. During the process of the application revised drawings have been sought to keep the brick extensions unpainted to better reflect the character of the building as per the Conservation Officers comments below.

INTERNAL CONSULTEES:

Conservation Officer:

This is a 19th century public house which makes a contribution to the character of the area. In general we would not object to the proposals. However it would be recommended that minor changes be made to better reflect the character of the building. The two single storey brick buildings to the access road should be left as unpainted brick. In addition it may be useful to consider retaining the chimneys above roof level in their existing colour. This would help preserve the character of the building whilst allowing the change in branding. It may also be useful to paint the security gate/ fence to tie in with the general refurbishment.

OFFICER COMMENT:

Revised drawings have been sought and received to keep the brick buildings and chimney stacks unpainted. Requests were made to paint the security gates/fences, however, as they are galvanised steel, this would not be possible.

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 Polices:

DMHB 1	Heritage Assets
DMHB 3	Locally Listed Buildings
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMT 6	Vehicle Parking
DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMEI 7	Biodiversity Protection and Enhancement
LPP D6	(2021) Housing quality and standards
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP G2	(2021) London's Green Belt
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF13 -24	NPPF13 2024 - Protecting Green Belt land
NPPF16 -24	NPPF16 2024 - Conserving and enhancing the historic environment

In addition: 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)
West London Waste Plan (2015)
The London Plan (2021)

The National Planning Policy Framework (NPPF) (2024) and the London Borough of Hillingdon Domestic Vehicle Footway Crossover Policy 2022 are material considerations in the determination of this application.

7. MAIN PLANNING ISSUES

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

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020)

seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The proposed development includes painting the exterior of the existing building and boundary fence/wall. There are no proposed extensions to the building and as such there would be no harm to the amenities of any neighbouring property.

Overall, it is considered that the proposed alterations would not adversely effect the amenities of neighbouring occupiers, in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

7.2 Impact on Street Scene

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) 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) states that new development will be required to be designed to the highest standards and incorporate principles of good design.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.

Policy DMHB 3 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states:

- A) There is a general presumption in favour of the retention of buildings, structures and features included in the Local List. The Council will take into account the effect of a proposal on the building's significance and the scale of any harm of loss when considering planning applications, including those for major alterations and extensions. Proposals will be permitted where they retain the significance, appearance, character or setting of a Locally Listed Building.
- B) Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the structure and the impact of the proposals on the significance of the Locally Listed Building.
- C) Replacement will only be considered if it can be demonstrated that the community benefits of such a proposal significantly outweigh those of retaining the Locally Listed Building.

The proposed development involves painting the existing white building and boundary fence/wall Tuscan olive green. During the process of the application revised drawings were sought and received to retain the white chimney stacks and existing brick extensions to preserve the traditional character of the building as per the conservation officers comments. Overall, the conservation officer does not object to the development and it is considered that there would be less than substantial harm to the locally listed building. The paint colour chosen is not considered to cause harm to the character and appearance of the surrounding area.

As such the development complies with Policies BE1 of the Hillingdon Local Plan Part 1 (2012), Policies DMHB 3, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part 2 (2020).

7.3 Traffic Impact/Pedestrian Safety

The proposed development would not impact the existing parking arrangement at the site, nor would it lead to highway safety concerns. As such the development complies with Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan Part 2 (2020).

7.4 Carparking & Layout

See above section.

7.5 Urban Design, Access and Security Considerations

N/A

7.6 Other Issues

GREENBELT:

The application site is located in the developed area of the borough where new development is acceptable in principle subject to compliance with relevant development plan policies. It is important to note that the application site lies on Green Belt land and as such the following policies would be relevant to the proposed development:

Paragraph 142 of the NPPF (2024) states that the government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Paragraph 153 of the NPPF (2024) states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness 55 . Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 154 of the NPPF (2024) states that development in the Green Belt is inappropriate unless one of the following exceptions applies:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.
- h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it.

The above guidance within the NPPF (2024) is supported by Policy G2 of the London Plan (2021).

Policy EM2 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) states that the Council will seek to maintain the current extent of the Green Belt and any proposals for development in the

Green Belt will be assessed against national and London Plan policies, including the very special circumstances test.

Policy DMEI 4 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) also states that inappropriate development in the Green Belt and Metropolitan Open Land will not be permitted unless there are very special circumstances and redevelopment on sites in the Green Belt will be permitted only where the proposal would not have a greater impact on the openness of the Green Belt, and the purposes of including land within it, than the existing development, having regard to:

- i) the height and bulk of the existing building on the site;
- ii) the proportion of the site that is already developed;
- iii) the footprint, distribution and character of the existing buildings on the site;
- iv) the relationship of the proposal with any development on the site that is to be retained; and
- v) the visual amenity and character of the Green Belt and Metropolitan Open Land.

The proposed development solely involves the painting of the existing building and boundary walls/fencing. The development does not include any extensions or additional footprint, as such it would not impact the openness of the Green Belt in compliance with the above policies.

BIODIVERSITY NET GAIN:

In England, Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). It became mandatory for major developments on 12 February 2024 and small sites on 2 April 2024. Developers must deliver a BNG of at least 10%. This means a development will result in more or better-quality natural habitat than there was before development. The land owner is legally responsible for creating or enhancing the habitat and managing that habitat for at least 30 years to achieve the target condition.

Policy 15 of the National Planning Policy Framework (2023) states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity.

Paragraph 8.6.6 of Policy G6 of The London Plan (2021) states that biodiversity net gain is an approach to development that leaves biodiversity in a better state than before. Losses should be avoided, and biodiversity offsetting is the option of last resort.

Policy EM7 of Hillingdon Council's Local Plan Part One Strategic Policies (2012) states that Hillingdon's biodiversity and geological conservation will be preserved and enhanced, with particular attention given to improving biodiversity from all development.

Paragraph 6.28 of Policy DMEI 7 (Biodiversity Protection and Enhancement) of Hillingdon Council's Local Plan Part Two Development Management Policies (2020) states it is important that planning decisions are appropriately informed by the right level of survey and information on ecology features. The Council will apply Natural England's standing advice at the validation stage. Applications will only be validated if they have the appropriate information. Where initial assessments recommend further surveys, these will be expected to be provided as part of a planning submission. All ecological reports or information submitted should adhere to nationally accepted best practice survey standards and be consistent with the British Standard BS 42020: 2013 Biodiversity - Code of Practice for Planning and Development or an updated variation. Where appropriate, the Council will require the use of the approved DEFRA biodiversity impact calculator (as updated) to inform decisions on no net loss and net gain.

The proposed development would fall under the de-minimus exemption, and as such, no further information regarding BNG is required.

CONCLUSION:

The application is recommended for approval, subject to conditions.

8. Reference Documents

National Planning Policy Framework (2024)

London Plan (2021)

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

Hillingdon Local Plan: Part Two - Development Management Policies (2020)

Contact Officer:

Rhian Thomas

Telephone No: