

**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**                    18 HIGH STREET RUISLIP

**Development:**            New front aluminium door and fixed side panel to fit existing door frame, replacement of current swan neck cowl lights together with replacement of broken cracked glass in top slot window.

**LBH Ref Nos:**            **15618/APP/2020/1685**

**Drawing Nos:**            1.2.2\_HOP & VINE  
Location Plan

**Date Plans received :** 02/06/2020

**Date(s) of Amendment(s):**

**Date Application Valid:** 02/06/2020

## 1. SUMMARY

This application seeks planning permission for the installation of a new aluminium door and fixed side panel to fit the existing door frame, replace current swan neck cowl lights and to replace the broken cracked glass in top slot window.

The overall development is considered an improvement to the existing condition of the building and will serve to enhance the character and appearance of the Conversation Area. The proposal is considered acceptable.

As such, this application is recommended for approval.

## 2. RECOMMENDATION

### **APPROVAL subject to the following:**

#### 1            COM3            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            COM4            Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following drawings:

1.2.2\_HOP & VINE

and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2016).

## INFORMATIVES

1            I52            Compulsory Informative (1)

The decision to GRANT advertisement consent 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 GRANT advertisement consent 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.

|          |  |
|----------|--|
| DMHB 1   | Heritage Assets  |
| DMHB 4   | Conservation Areas   |
| DMHB 13  | Shopfronts   |
| DMHB 13A | Advertisements and Shop Signage                                |
| LPP 7.8  | (2016) Heritage assets and archaeology                         |
| NPPF- 16 | NPPF-16 2018 - Conserving & enhancing the historic environment |

## **3** I70 LBH worked applicant in a positive & proactive (Granting)

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 'Saved' UDP 2007, Local Plan Part 1, 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.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site is located on the west side of High Street, Ruislip near its junction with the Oaks and forms part of a terrace of commercial units on the ground floor with two floors of residential above.

The street scene is commercial in character and the application site lies within the secondary shopping area of the Ruislip Town Centre and the Ruislip Village Conservation Area.

The application site also lies within an Archaeological Priority Area, however, given the nature of the proposal, no archaeological remains would be affected.

#### **3.2 Proposed Scheme**

The applicant seeks planning consent for the installation of a new front aluminium shop door which will be 900mm wide so it can be suitable for disabled access, with a fixed side panel with a push handle finished in grey framing to match the rest of the shop front.

The broken cracked glass in the top slot window is to be replaced as well as the current

swan neck cowl lights to be replaced with new LED bulbs due to the current ones being defective.

### 3.3 Relevant Planning History

15618/ADV/2020/24 18 High Street Ruislip

Installation of an externally illuminated hanging projecting sign.

**Decision:** 01-07-2020 Approved

15618/APP/2006/2842 18 High Street Ruislip

CHANGE OF USE FROM CLASS A1 (SHOPS) TO CLASS A3 (RESTAURANTS, SNACK BARS AND CAFES)

**Decision:** 09-02-2007 Approved

15618/APP/2010/2258 18 High Street Ruislip

Details in compliance with Conditions 4 (Control of amplified music), 5 (Air Extraction System), 6 (Plant and Machinery), 8 (Screened storage of refuse), 10 (Screened storage of refuse bins), 9 (Air ventilation system) and 11 (Litter bin) of planning permission ref: 15618/APP/2006/2842 dated 06/02/2007: Change of use from Class A1 (Shops) to Class A3 (Restaurants, snack bars and cafes.)

**Decision:** 07-01-2011 Approved

15618/APP/2012/733 18 High Street Ruislip

Variation of condition 3 of Planning Permission reference 15618/APP/2006/2842 dated 09/02/2007 (Change of use from class A1 (shops) to class A3, restaurant/cafe) to permit the premises to prepare and sell food and beverages until 23:00

**Decision:** 22-05-2012 Approved

15618/APP/2016/3285 18 High Street Ruislip

Change of use from cafe/bistro (Use Class A3) to bar and craft beer shop (Use Class A4).

**Decision:** 06-12-2016 Approved

#### **Comment on Planning History**

An Advertisement Consent under planning reference 15618/ADV/2020/24 was recently approved for the installation of an externally illuminated hanging projection sign.

### 4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- 22nd July 2020

4.2 Site Notice Expiry Date:- Not applicable

### 5. Comments on Public Consult

EXTERNAL

A total of 7 neighbouring owners/occupiers and the Ruislip Residents Association have been consulted. No objections were received in response to the application proposal.

INTERNAL

CONSERVATION AND URBAN DESIGN OFFICER:

The application seeks planning permission to install the replacement of the front door and the repair of a cracked pane of glass and replacement swan neck fascia lights. The application relates to an early 20th century shop with living accommodation above that forms part of an architecturally designed group of 6 shops that are 3- storeys in height and constructed from red brickwork with decorative detailing. The building is not listed but is situated within the Ruislip Village Conservation Area.

The proposed works are minor in scope involving the replacement of the front door to the same design and the repair of a cracked pane of glass to one of the transom lights and replacement swan neck fascia lights. The proposals are considered to preserve the character and appearance of the Ruislip High Street Conservation Area and no objection is raised to the proposals.

HIGHWAYS OFFICER:

There are no highway related implications with this application.

CASE OFFICER:

The Conservation Officer has no objections against this proposal as the development will enhance and preserve the character of the existing shopfront. Also, the Highways Officer has no objection.

## **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 13 Shopfronts

DMHB 13A Advertisements and Shop Signage

LPP 7.8 (2016) Heritage assets and archaeology

NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment

In addition:

## **7. MAIN PLANNING ISSUES**

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

Policy DMHB 11 of The Local Plan: Part 2 - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The proposal relates to the alteration of an existing shopfront fronting a commercial strip on High Street, Ruislip. Considering the fact that the proposal is a redevelopment of an existing shopfront and there will be no additions to the shopfront, it is considered that the proposed would not adversely impact on the amenity, daylight and sunlight of the adjacent properties and open spaces therefore, would be compliant with Policy DMHB 11 of The

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

## **7.2 Impact on Street Scene**

Policy DMHB 4 of The Local Plan: Part 2 - Development Management Policies (2020) requires proposals new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area.

Policy DMHB 13 of The Local Plan: Part 2 - Development Management Policies (2020) states that alterations to existing shopfronts should complement the original design, proportions, materials and detailing of the building of which forms a part and the surrounding street scene.

Policy DMHB 13A of The Local Plan: Part 2 - Development Management Policies (2020) states that advertisements and signs should complement the scale, form, materials and architectural composition of the individual buildings of which they form a part; they complement the visual amenity and character of the site and surrounding area; they enhance historic assets and their setting; they do not have an adverse impact on public or highway safety; they do not lead to visual clutter; and they provide an appropriate type and level of illumination, suitable to the site and its surroundings. Shop signage will generally be limited to the strip above the shop window and below the upper floor, plus where appropriate one projecting sign. Proposals for further advertising additional to the shop name will be resisted.

This application relates to the proposal of a new front door with a fixed side glass panel and this is connected to the recent advertisement consent for new signage to the shop front. The design and appearance of the door remains consistent with the existing character of the shopfront by retaining grey as the door frame colour. When viewed from the street scene, a majority of the neighbouring shopfronts consists of single door design therefore, so the proposed alteration is considered to be in keeping with the surrounding area in general.

The changes to the shopfront form part of a wider council initiative to regenerate formal shopping parades particularly within areas of historic fabric such as Conservation Areas. The Conservation and Heritage Officer has raised no objection to the proposed signage and states that it would preserve and enhance the character and appearance of the street scene. The proposal is therefore considered acceptable and complies with Policies DMHB 4, DMHB 13 and DMHB 13A of The Local Plan: Part 2 - Development Management Policies (2020).

## **7.3 Traffic Impact/Pedestrian Safety**

Not applicable to this application. This application only relates to the alteration to a commercial shopfront, therefore would not impact on the existing traffic or pedestrian safety.

## **7.4 Carparking & Layout**

Not applicable to this application. There are no changes to the car parking and layout as this application only relates to the alteration to a commercial shopfront.

## **7.5 Urban Design, Access and Security Considerations**

Refer to "Impact on Street Scene"

## **7.6 Other Issues**

None

## **8. Reference Documents**

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

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

The London Plan (2016)

National Planning Policy Framework (2019)

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