

## 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 informatics 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** 58 LONG LANE ICKENHAM

**Development:** Single storey side extension, porch to front involving demolition of existing garage, porch and shed and replacement boundary wall and installation of bike/store

**LBH Ref Nos:** **18540/APP/2020/3644**

**Drawing Nos:**

- D08A
- S11A
- S12
- S13
- Pre-App Report 29102020
- S211 Notice - Re. Tree Works in Conservation Area
- Supporting Information 06112020
- S02
- S03
- S04
- S05
- S06
- S07
- S01
- D01A
- D02A
- D03A
- D04A
- D05A
- D06A
- D07A
- Arboricultural Report and Method Statement

**Date Plans received :** 06/11/2020

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

**Date Application Valid:** 06/11/2020

**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 plan numbers D01 Rev A, D02 Rev A, D03 Rev A, D04 Rev A, D05 Rev A, D06 Rev A, D07 Rev A and D08 Rev A.

**REASON**

To ensure the development complies with the provisions of the Local Plan: Part Two - Development Management Policies (2020) and the London Plan (2016).

### **3 HO4 Materials**

The materials to be used in the construction of the external surfaces of the development hereby permitted (the extensions, store and boundary treatment) shall match those used in the existing building and shall thereafter be retained as such.

#### **REASON**

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policies DMHB 11 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020).

### **4 RES10 Tree to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

#### **REASON**

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

### **5 HO9 Tree Protection**

In order to ensure that there is no damage to any nearby trees as a result of the development the construction works carried out on site shall be in complete compliance with the 'Arboricultural Planning Integration Report and Method Statement' by Quaife Woodlands dated 5th May 2020. The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

#### **REASON**

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and Policy 5.17 London Plan (2016).

## **INFORMATIVES**

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 (2016). 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 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 or 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**

#### **3.3 Relevant Planning History**

18540/APP/2003/1194 58 Long Lane Ickenham

ERECTION OF A PART SINGLE STOREY, PART TWO STOREY REAR EXTENSION

**Decision:** 10-03-2003 Approved

18540/APP/2003/135 58 Long Lane Ickenham

ERECTION OF PART TWO STOREY, PART SINGLE STOREY REAR EXTENSION

**Decision:** 12-03-2003 Approved

18540/APP/2020/1468 58 Long Lane Ickenham

Single storey side extension incorporating garage, porch to front involving demolition of existing garage, porch and shed and replacement boundary treatment.

**Decision:** 10-07-2020 Approved

18540/APP/2020/439 58 Long Lane Ickenham

Single storey attached garage and porch to front including demolition of existing porch, shed and detached garage

**Decision:** 09-04-2020 WD

18540/PRC/2020/173 58 Long Lane Ickenham

Single storey side extension incorporating garage, porch to front involving demolition of existing garage, porch and shed and replacement boundary treatment

**Decision:** 29-10-2020 NO

#### **4. Advertisement and Site Notice**

**4.1** Advertisement Expiry Date:- 16th December 2020

**4.2** Site Notice Expiry Date:- Not applicable

#### **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

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP 3.5 (2016) Quality and design of housing developments

LPP 7.8 (2016) Heritage assets and archaeology

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

#### **7. MAIN PLANNING ISSUES**

**Contact Officer:** Kelly Sweeney

**Telephone No:** 01895 250230