

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.	ADVERTISEMENT 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: OAKDALE DENTAL PRACTICE 103 PINNER ROAD NORTHWOOD

Development: Installation of external staircase from ground to first floor

LBH Ref Nos: 21303/APP/2025/3113

Drawing Nos: PRN-EX-400
 PRN-EX-300
 PRN-EX-202
 PRN-PL-102
 PRN-PL-202
 DAS-USL Architects
 PRN-PL-300
 PRN-EX-200
 PRN-EX-201
 PRN-PL-100
 PRN-PL-101
 PRN-PL-200
 PRN-EX-101 Rev A
 PRN-EX-102 Rev A
 PRN-PL-201
 PRN-EX-100 Rev A

Date Plans received:	17-12-25	Date(s) of Amendments(s):	12-12-25
			12-12-25
Date Application valid	17-12-25		12-12-25
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1. SUMMARY

The application seeks permission for the installation of an external staircase to provide independent access to the existing first-floor flat above the dental surgery at 103 Pinner Road, Northwood. The staircase would be modest in scale, discretely located on the side elevation, and would replace an existing projecting porch structure.

The proposal would not harm the character or appearance of the host Metroland building or surrounding area, would not result in unacceptable impacts on neighbouring residential amenity given the separation distances and access-only use, and would have no material highways or accessibility implications. The development is therefore considered acceptable in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part 2 (2020) and the London Plan.

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 submitted plans, numbers:

PRN-EX-400
PRN-PL-100
PRN-PL-101
PRN-PL-102
PRN-PL-200
PRN-PL-201
PRN-PL-202
PRN-PL-300

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 (2021).

3. HO4 Materials

The external staircase hereby approved shall be constructed in stainless steel and finished in a dark, recessive colour and thereafter retained as such.

REASON

To ensure the development harmonises with the appearance of the existing building and the character of the surrounding area in accordance with Policies DMHD 1 and DMHB 11 of the

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

4. NONSC Access Only

The external staircase and associated landings hereby approved shall be used solely for the purpose of providing access to the first-floor accommodation and shall not be used as a balcony, terrace, sitting-out area or other amenity space at any time.

REASON

To safeguard the privacy and residential amenity of adjoining occupiers in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

INFORMATIVES

1. I52 Compulsory Informative (1)

The decision to GRANT 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. 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 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.

3. 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.

4. 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.

I53 Compulsory Informative (2)

The decision to GRANT 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, and to all relevant material considerations, including The London Plan (2021) and national guidance.

DMEI 10	Water Management, Efficiency and Quality
DMHB 11	Design of New Development
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D5	(2021) Inclusive design
LPP D6	(2021) Housing quality and standards

- LPP D12 (2021) Fire safety
- LPP D14 (2021) Noise
- LPP T4 (2021) Assessing and mitigating transport impacts
- LPP T5 (2021) Cycling
- LPP T6 (2021) Car parking
- LPP T6.1 (2021) Residential parking
- NPPF4 -24 NPPF4 2024 - Decision making
- NPPF12 -24 NPPF12 2024 - Achieving well-designed places

3. CONSIDERATIONS

3.1 Site and Locality

The application site relates to 103 Pinner Road, Northwood, a two-storey mixed-use building located on a prominent corner plot fronting Pinner Road. The ground and part first floor is in use as a dental surgery with a self-contained residential flat at first-floor level. The building is set within a mixed residential and local commercial context characterised by similar two-storey properties with forecourt parking and side access arrangements.

The site lies within the Northwood East Air Quality Focus Area, just outside the designated Northwood Hills Town Centre boundary. The surrounding area is not within a Conservation Area, Area of Special Local Character, or Green Belt.

3.2 Proposed Scheme

Installation of external staircase from ground to first floor

3.3 Relevant Planning History

21303/APP/2018/3119 103 PINNER ROAD NORTHWOOD

Installation of vehicular crossover to front

Decision: 14-11-2018 Approval

21303/A/94/0397 103 PINNER ROAD NORTHWOOD

Erection of a single storey rear extension and external staircase to the side

Decision: 08-11-1994 Approval

Comment on Planning History

Planning permission was granted in 1994 under ref. 21303/A/94/0397 for the addition of an external

staircase providing separate access to the first-floor residential unit above the dental surgery. However, the approved works were never implemented and therefore the permission has lapsed. The current proposal is similar in nature, seeking to provide independent access to the existing first-floor flat, and is assessed on its own merits against current planning policy.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date: Not applicable

4.2 Site Notice Expiry Date: Not applicable

5. Comments on Public Consult

External Consultees / Neighbour Comments

Neighbour consultation was undertaken between 24 December 2025 and 20 January 2026. 1 objection was received as summarised below:

The neighbouring objection raised concerns that the proposed staircase would overlook their patio, conservatory and rear garden, resulting in a loss of privacy.

These concerns have been carefully considered in the neighbour amenity section below.

Internal Consultees

Highways Officer: No objection raised. The proposal would not result in any increase in floor area, change of use, or intensification of the site, and would therefore have no material impact on parking demand or highway safety.

Accessibility Officer: No objection raised. The proposal relates to alterations to an existing building and provides an independent access to an existing first-floor flat; therefore London Plan Policy D7 requirements for new dwellings are not applicable.

Urban Design Officer: No objection raised. The staircase is discreetly located and would have little impact on the character of this Metroland building or the wider street scene.

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.EM7 (2012) Biodiversity and Geological Conservation

Part 2 Policies:

DMEI 10	Water Management, Efficiency and Quality
DMHB 11	Design of New Development
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D5	(2021) Inclusive design
LPP D6	(2021) Housing quality and standards
LPP D12	(2021) Fire safety
LPP D14	(2021) Noise
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF4 -24	NPPF4 2024 - Decision making
NPPF12 -24	NPPF12 2024 - Achieving well-designed places

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)
The West London Waste Plan (2015)
The London Plan (2021)

The National Planning Policy Framework (NPPF) (2024) 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 BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) states that all new development should seek to protect the amenity of surrounding land and buildings, particularly residential properties.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - 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 proposed external staircase would be located on the eastern elevation of the building, facing towards the side elevation of Nos. 101 and 101A Pinner Road. The staircase would be positioned approximately 3 metres from the shared boundary, with the host building itself set around 3.9 metres from the boundary, providing a reasonable degree of physical separation.

Whilst some oblique views would be possible from the upper landing, these would be limited in duration and extent, given the staircase is purely for access and not a space where occupants would reasonably linger. The landing areas are modest in size (approximately 1.1m and 1.35m deep) and the outward-opening door further limits any opportunity for prolonged use. A condition would be imposed to ensure the staircase is used solely for access and does not function as a balcony or amenity space, thereby safeguarding neighbouring privacy.

In addition, the staircase replaces an existing projecting porch structure, such that the increase in built form and perceived enclosure to neighbouring properties would be limited. Given the modest scale, separation distances, and functional nature of the staircase, it is not considered that the proposal would result in harmful overlooking, loss of privacy, loss of light, or overbearing impact to adjoining occupiers.

With regard to neighbouring properties to the rear, including 56 Briarwood Drive, separation distances in excess of 45 metres are maintained, ensuring no material impact on residential amenity.

Overall, the proposal is considered to comply with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020) in respect of protecting neighbouring residential amenity.

7.2 Impact on Street Scene

CHARACTER AND APPEARANCE:

Paragraph 131 of the NPPF (2024) seeks the creation of high quality, beautiful and sustainable buildings. Parts b) and c) of paragraph 135 of the NPPF (2024) states that planning policies and decisions should ensure that developments are visually attractive as a result of good architecture and are sympathetic to local character and history, including the surrounding built environment.

Policies D3 and D4 of the London Plan (2021) require development proposals to be a high quality and to enhance the local context and be delivering buildings and spaces that positively respond to local distinctiveness.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all 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 2 - Development Management Policies (2020) advises that development should be well integrated with the surrounding area.

The application relates to a two-storey Metroland-style building at 103 Pinner Road, Northwood,

currently in mixed use as a dental surgery with residential accommodation above. The building includes distinctive features such as green glazed roof tiles, which contribute positively to its character.

The proposed external staircase would be located on the eastern side elevation in a discreet position with limited visibility from the public realm. The staircase would be modest in scale, lightweight in appearance and clearly subordinate to the host building. It would also replace an existing projecting porch structure, such that the perception of additional built form would be limited. As such, the works would not materially alter the building's form, proportions or architectural character.

The Council's Urban Design Officer has confirmed that, due to its discreet siting and modest scale, the proposal would have little impact on the character of the building or wider street scene.

The application form states that the staircase would be constructed in stainless steel; however, no details of finish, colour, coating or treatment have been provided. A condition is therefore recommended to secure a dark, recessive finish to ensure the staircase remains visually subordinate and sympathetic to the host building, in accordance with Policies DMHD 1 and DMHB 11.

The site is not located within a Conservation Area, Area of Special Local Character or other heritage designation.

Overall, the proposal would preserve the character and appearance of the host building and surrounding area, in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part 2 (2020).

7.3 Traffic Impact/Pedestrian Safety

Highways and Parking

The proposal is limited to the installation of an external staircase to serve an existing residential unit and would not result in any increase in floor area, change in use, or intensification of the site. As such, there would be no material impact on parking demand, traffic generation or highway safety.

No objections have been raised by the Council's Highways Officer.

7.4 Carparking & Layout

Please refer to Section 7.3 above.

7.5 Urban Design, Access and Security Considerations

External Amenity Space:

Policy DMHB 18 of the Hillingdon Local Plan Part 2 (2020) requires new residential development to provide good-quality and useable private outdoor amenity space. The proposal does not create any new residential units and would not alter or reduce the existing amenity provision serving the first-floor flat. The staircase is solely for access and would not function as a balcony or amenity area.

As such, the proposal would have no material impact on existing external amenity space provision and is considered acceptable in accordance with Policy DMHB 18.

Accessibility:

The application has been reviewed from an accessibility perspective with reference to London Plan

Policy D7. The proposal relates to alterations to an existing building to provide an independent external access to an existing first-floor flat. As the works do not create a new dwelling or intensify the residential use, the requirements of Policy D7 relating to accessible and adaptable housing are not directly applicable.

The staircase would improve the functional arrangement of the building by providing separate access to the residential accommodation without passing through the dental surgery. Overall, no accessibility concerns are raised.

Fire Safety:

The proposal would also provide an independent means of escape for the first-floor residential unit, improving the functional arrangement of the building. However, Fire safety matters would be addressed through the Building Regulations process.

7.6 Other Issues

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.

Chapter 15, Paragraph 192 of the NPPF (2024) 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 development impacts below the 25sqm habitat threshold and also falls under the 5-metre linear hedgerow exemption for Biodiversity Net Gain. Accordingly, the proposal qualifies for the de

minimis BNG exemption, and no further biodiversity information is required.

CONCLUSION

The application is recommended for approval.

8. Reference Documents

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

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

The London Plan (2021)

National Planning Policy Framework (2024)

Contact Officer:

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