

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: 27 MEADWAY GARDENS RUISLIP

Development: Installation of new silicone render on external walls, following removal of existing render (Retrospective application)

LBH Ref Nos: 21372/APP/2025/3085

Drawing Nos: 76-001-RPA Rev P1
76-002-RPA Rev P1
76-003-RPA Rev P1
76-004-RPA Rev P1

Date Plans received: 29-01-26 **Date(s) of Amendments(s):**

Date Application valid 29-01-26

1. SUMMARY

Retrospective planning permission is sought for the application of new silicone render to the external walls of no. 27 Meadway Gardens, which comprises the ground floor flat of an existing two storey building. The proposal would also remove an existing side window.

Overall, the proposed development is considered to be acceptable in respect of all material planning considerations and is therefore recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1. COM4 Accordance with Approved Plans

The development hereby permitted shall be retained in accordance with the details contained in the planning application hereby approved and plan numbers:

76-001-RPA Rev P1, 76-002-RP Rev P1, 76-003-RPA Rev P1 and 76-004-RPA Rev P1, unless the Local Planning Authority otherwise first agrees in writing.

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. 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. I99 BNG Exempt

For the avoidance of doubt, in accordance with Schedule 14 of The Environment Act 2021, paragraph 13 (General Condition of Planning Permission) of the Act requires a condition securing the submission of a biodiversity net gain plan to be approved by the local planning authority on the grant of every planning permission. However, paragraph 17 (Exceptions) of this Act states paragraph 13 (General Condition of Planning Permission) does not apply in relation to development for which planning permission is granted by a development order; under section 293A (urgent Crown development); or development of such other description as the Secretary of State may by regulations specify. Consequently, under current exemptions this proposal is exempt from the mandatory minimum 10% Biodiversity Net Gain requirement which was introduced by The Environment Act 2021.

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 7 Biodiversity Protection and Enhancement

DMHB 11 Design of New Development

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

DMT 5 Pedestrians and Cyclists

DMT 6 Vehicle Parking

- LPP D3 (2021) Optimising site capacity through the design-led approach
- LPP D5 (2021) Inclusive design
- LPP GG2 (2021) Making the best use of land
- LPP T6 (2021) Car parking
- NPPF12 -24 NPPF12 2024 - Achieving well-designed places

3. CONSIDERATIONS

3.1 Site and Locality

No. 27 Meadway Gardens comprises the ground floor flat in a two storey building, with no. 28 occupying the first floor above. Together, the building takes the appearance of a two storey, semi-detached dwelling, with it being attached to another pair of flats of the same, mirrored design. The building itself is of brick construction, with a hipped tile roof.

The building sits within a close of identical flatted buildings. All the buildings are of brick appearance, with a strip of white render to the front and sides between the ground and first floors.

There are no relevant constraints in relation to the site.

3.2 Proposed Scheme

The application seeks retrospective planning permission for the application of new silicone render to the external walls of the ground floor flat, no. 27 Meadway Gardens, following the removal of the existing strip of render. The render would be white in colour. As part of the proposal, an existing side window would also be removed and infilled.

3.3 Relevant Planning History

Comment on Planning History

There is no relevant planning history.

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

20 neighbouring properties and the Ruislip Residents Association were consulted on the application. This neighbour consultation period expired on 26.02.2026. A site notice was also displayed, with this consultation period expiring on 12.03.2026. One letter of representation was

received, in support of the proposal, with comments summarised as follows:

- Prevents damp, in keeping with the area, improves the look of the building.

Officer Comments: Comments noted.

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

Part 2 Policies:

DMEI 7 Biodiversity Protection and Enhancement
DMHB 11 Design of New Development
DMT 1 Managing Transport Impacts
DMT 2 Highways Impacts
DMT 5 Pedestrians and Cyclists
DMT 6 Vehicle Parking
LPP D3 (2021) Optimising site capacity through the design-led approach
LPP D5 (2021) Inclusive design
LPP GG2 (2021) Making the best use of land
LPP T6 (2021) Car parking
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:

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

The National Planning Policy Framework (NPPF) 2024 is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance. The proposed development has been assessed against development plan policies and all relevant material

considerations.

7. MAIN PLANNING ISSUES

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

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.

Owing to the nature of the proposal, there would be no impact to neighbour amenity in terms of overshadowing or overbearingness. In terms of privacy, the proposal would remove an existing side window, hence this would reduce existing levels of overlooking.

As such, it is considered that the proposed development would conform to the requirements of Policy DMHB 11 and have no adverse impact on the amenities of adjacent neighbours.

7.2 Impact on Street Scene

Policy D3 of The London Plan (2021) states that developments should enhance the local context, be of high quality, and respond to a place's existing character. They should also respect, enhance, and utilise architectural features that contribute to the local character.

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.

The render would cover the bottom half of the building. Though its coverage would be larger than the render strips of the other buildings within the close, it would be of an appropriate, matching, colour and an attractive appearance, with the top half of the building remaining as brick. Overall, there would be no harm to the character and/or appearance of the property or area more generally, whilst it is noted there are other buildings within the vicinity of the site that are also finished in similar render. No concerns would also be raised in regards to the infilling of the side window.

Assessed as a whole, the proposal is thereby considered to conform to the policies of the Development Plan in relation to character/appearance.

7.3 Traffic Impact/Pedestrian Safety

The application is for alterations to the external appearance of the flat only. As such there would be no highways or parking concerns.

7.4 Carparking & Layout

As above.

7.5 Urban Design, Access and Security Considerations

The application is for alterations to the external appearance of the flat only. As such there would be no accessibility concerns. The proposal would also have no impact on existing private amenity space.

7.6 Other Issues

Biodiversity and Ecology:

In England, Biodiversity Net Gain ("BNG") is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is required to meet the biodiversity net gain objective of 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat.

In this case, the application is for alterations to the external appearance of the flat only. As such, the proposal would meet the 'de minimis' exemption to biodiversity net gain, as defined in the statutory guidance. As such the proposal would not have to satisfy the biodiversity net gain objective, and there are no other ecology concerns.

Contact Officer:

Christopher Lamb

Telephone No: