

Planning Statement

Proposed external alterations



**Malt House, 281 Field End Road,
Eastcote,
Middlesex
HA4 9XQ**

August 2019

1.0 Introduction

- 1.1 This Planning Statement has been prepared by Allen Planning Ltd on behalf of the site owner to support a planning application for external alterations to an existing building.
- 1.2 This building has received prior notification permission for its conversion to 47 residential units
- 1.3 The alterations proposed through this application constitute:
- New thermally broken Aluminium window frames proposed throughout to replace existing [as noted on drawing].
 - Window opening remain unchanged unless other wise stated on drawing.
 - Existing brickwork to be cleaned, repointed where required and made good where required.
 - Existing brickwork to be tinted to a darker red tone.
 - Horizontal bands wrapping building [inclusive of parapet] to be made good where required and redecorated.
 - Main entrance canopy [Field End Road Elevation] to be replaced to with new aluminium panels with new signage [as noted on drawing].
 - New planting proposed along Sunningdale Road elevation.
 - All existing external staircases to rear of building to be removed
- 1.4 This Statement sets out the approach adopted for the site's development in accord with the advice contained within the revised National Planning Policy Framework and also the adopted Hillingdon Local Plan. This Planning Statement should be read in connection with the submitted drawings prepared by the scheme's architect.
- 1.5 The application does not seek to increase the number of residential units approved or the overall size of the building.

2.0 Site Location

- 2.1 The site is located on the junction of Field End Road and Sunningdale Avenue. It is bound by Field End Road to the west, 269 Field End Road (Television House) to the north, 5 Sunningdale Avenue to the east and Sunningdale Avenue to the south.
- 2.2 The application site contains 281-285 Field End Road which has a private car parking area located at the rear of the building which was previously used by employees working in Malt House and is currently gated off and not accessible to the public.
- 2.3 The site is located approximately 180m south of Eastcote Underground Station and there is a bus stop nearby which is served by the 282 and 398 on a frequent basis connecting the site to Southall, Greenford, Northolt, Eastcote, Northwood, Ruislip, South Harrow and Rayners Lane.

- 2.4 The PTAL score for the site is 3, which is moderate. There is an open green space nearby at Cavendish Recreation Ground, approximately 210 metres to the south
- 2.5 The site is not within a Conservation Area and there are no nearby listed buildings.

3.0 Planning History

- 3.1 Prior Approval was recently granted for the conversion of this building to form 47 apartments under reference 23156/APP/2019/339.

4.0 Planning Policy

National Planning Policy Framework

- 4.1 National policy relating to new housing and design issues etc are contained within the revised National Planning Policy Framework (NPPF) supported by the NPPG. Whilst the NPPF does not supersede existing development plan policy, such policies should now be read in conjunction with it.

- 4.2 At the outset **Paragraphs 8 -10** of the NPPF advise:

“8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

*a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*

*c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

9. These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

*10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable.**”*

- 4.3 **Paragraph 11** identifies the fundamental thrust of the guidance which states that Plans and decisions should apply a presumption in favour of sustainable development which for decision taking means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

4.4 Turning now to matters of development design p124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. It adds that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process

4.5 Paragraph 127 adds:

“Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

4.6 Furthermore Paragraph 130 advises that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. In addition paragraph 130 states:

“Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).”

4.7 Furthermore paragraph 131 adds:

“In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”

Development Plan

4.8 The London Plan of 2016 forms the regional guidance for the area and **Policy 7.4** concerns local character, and confirms that:

“development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area’s visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.”

4.9 Architecture is dealt with by **Policy 7.6**. At a strategic level, it states that *“(A) architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.”*

4.10 For planning decisions, it states that:-

“B Buildings and structures should:

- a. be of the highest architectural quality*
- b. be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm*
- c. comprise details and materials that complement, not necessarily replicate, the local architectural character*
- d. not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings*
- e. incorporate best practice in resource management and climate change mitigation and adaptation*
- f. provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces*
- g. be adaptable to different activities and land uses, particularly at ground level*
- h. meet the principles of inclusive design*
- i. optimise the potential of sites”*

4.11 Turning to Hillingdon’s relevant policies The Local Plan Part 1 - Strategic Policies (adopted 2012) sets out the overall level and broad locations of growth up to 2026 and the saved Policies of the UDP are also relevant.

- 4.12 **Local Plan Part 1 Policy BE1** Built Environment states that “the Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents.” The policy sets out a number of criteria that all new development should meet, including

“Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place;

Be designed to be appropriate to the identity and context of Hillingdon’s buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties.”

- 4.13 **The Local Plan Part 2** comprises Development Management Policies, Site Allocations and Designations and Policies Map and once adopted it will deliver the detail of the strategic policies set out in the Local Plan Part 1: Strategic Policies (2012). Together they will form a comprehensive development strategy for the borough up to 2026.

- 4.14 In terms of the UDP policies in terms of design and amenity the following extracts are relevant:

BE13 DEVELOPMENT WILL NOT BE PERMITTED IF THE LAYOUT AND APPEARANCE FAIL TO HARMONISE WITH THE EXISTING STREET SCENE OR OTHER FEATURES OF THE AREA WHICH THE LOCAL PLANNING AUTHORITY CONSIDERS IT DESIRABLE TO RETAIN OR ENHANCE.

BE14 PERMISSION WILL NOT BE GRANTED FOR THE DEVELOPMENT OF SITES IN ISOLATION IF THE DESIGN FAILS TO SAFEGUARD THE SATISFACTORY RE-DEVELOPMENT OF ADJOINING SITES WHICH HAVE DEVELOPMENT POTENTIAL.

BE15 PROPOSALS FOR ALTERATIONS AND EXTENSIONS TO EXISTING BUILDINGS WILL BE PERMITTED WHERE THEY HARMONISE WITH THE SCALE, FORM, ARCHITECTURAL COMPOSITION AND PROPORTIONS OF THE ORIGINAL BUILDING.

BE19 THE LOCAL PLANNING AUTHORITY WILL SEEK TO ENSURE THAT NEW DEVELOPMENT WITHIN RESIDENTIAL AREAS COMPLEMENTS OR IMPROVES THE AMENITY AND CHARACTER OF THE AREA.

BE20 BUILDINGS SHOULD BE LAID OUT SO THAT ADEQUATE DAYLIGHT AND SUNLIGHT CAN PENETRATE INTO AND BETWEEN THEM AND THE AMENITIES OF EXISTING HOUSES ARE SAFEGUARDED.

BE21 PLANNING PERMISSION WILL NOT BE GRANTED FOR NEW BUILDINGS OR EXTENSIONS WHICH BY REASON OF THEIR SITING, BULK AND PROXIMITY, WOULD RESULT IN A SIGNIFICANT LOSS OF RESIDENTIAL AMENITY.

BE22 RESIDENTIAL EXTENSIONS AND BUILDINGS OF TWO OR MORE STOREYS IN HEIGHT SHOULD BE SET BACK A MINIMUM OF 1 METRE (1.5 METRE IN THE COPSEWOOD AND GATE HILL FARM ESTATES, NORTHWOOD AND THE DRIVE, ICKENHAM) FROM THE SIDE BOUNDARY OF THE PROPERTY FOR THE FULL HEIGHT OF THE BUILDING

BE23 NEW RESIDENTIAL BUILDINGS OR EXTENSIONS SHOULD PROVIDE OR MAINTAIN EXTERNAL AMENITY SPACE WHICH IS SUFFICIENT TO PROTECT THE

AMENITY OF THE OCCUPANTS OF THE PROPOSED AND SURROUNDING BUILDINGS, AND WHICH IS USABLE IN TERMS OF ITS SHAPE AND SITING.

BE24 *THE DESIGN OF NEW BUILDINGS SHOULD PROTECT THE PRIVACY OF THE OCCUPIERS AND THEIR NEIGHBOURS.*

5.0 Planning Issues

5.1 The alterations proposed through this application constitute:

- New thermally broken Aluminium window frames proposed throughout to replace existing [as noted on drawing].
- Window opening remain unchanged unless other wise stated on drawing.
- Existing brickwork to be cleaned, repointed where required and made good where required.
- Existing brickwork to be tinted to a darker red tone.
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- Main entrance canopy [Field End Road Elevation] to be replaced to with new aluminium panels with new signage [as noted on drawing].
- New planting proposed along Sunningdale Road elevation.
- All existing external staircases to rear of building to be removed

5.2 On this basis this application raises no land use issues given the extant residential consent on the site.

5.3 This application does not seek to increase the number of apartments approved on the site or the overall size of the building.

5.4 On this basis we submit that the material considerations pursuant to this application comprise matters of design/townscape impact and also the impact upon neighbouring properties/buildings.

Townscape & Design

5.5 The application building is located in a mixed use area of predominately industrial and residential uses.

5.6 The immediate locality displays considerable diversity in the height and appearance of its buildings, with a wide variety of materials and design features.

5.7 The application proposals would improve the appearance and overall quality of the building itself and also complement the development of other nearby sites, and such developments are contributing to an improvement to the general appearance of the area.

5.8 It would provide a high quality of design and make a positive contribution to the area in compliance with Policy BE1 of the Hillingdon Local Plan Part 1 and the UDP design policies as set out previously in this Statement.

- 5.9 It is concluded that the alterations proposed would not, in a location such as this, result in harm to visual amenity where such considerable diversity of built form and materials is already prevalent.
- 5.10 The proposed external alterations would thereby result in no harm to the overall appearance of the site and would also avoid detriment to the character of the local area, but would indeed enhance the appearance of the existing building providing a development that would complement the high-quality residential development of the conversion of other nearby buildings.
- 5.11 In this respect the alterations proposed would also help in transforming the appearance of the site from an office block to its now consented residential use.**

Impact upon neighbouring properties

- 5.12 Policy BE24 of the Local Plan seeks the design of new buildings to protect the privacy of the occupiers and their neighbours.
- 5.13 The site lies in an area of mixed use with commercial buildings/uses to both its south and north. There are some residential properties to west on the opposite side of Field End Road but given the distances between these proposed alterations would have no discernable impacts.
- 5.14 To the east of the site is a dwelling with a large garden which effectively runs along the car park of the application site
- 5.15 Given that no additional height or mass is proposed and no additional windows on this elevation it is concluded that the alterations proposed would not have an adverse effect on this property.
- 5.16 For the reasons and assessment set out above, the proposed alterations would not have negative impacts on the amenity of adjoining properties by way of overlooking, overbearing impacts or loss of privacy.**

6.0 Conclusion

- 6.1 The site is sustainable and has the benefit of residential consent and the proposed development would improve the appearance of its permitted residential use.
- 6.2 The alterations proposed to the building through this scheme would improve the residential design and use of the site.
- 6.3 It is against such benefits and avoidance of harm that the Council are asked to grant planning permission for the proposed alterations.**