

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.	ADVERTISMENT 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: BLACK HORSE PH HIGH ROAD EASTCOTE

Development: The retention of an external retractable canopy and one external TV
(Retrospective Application)

LBH Ref Nos: **271/APP/2023/3190**

Drawing Nos: Location Plan
6021-21-100
6021-21-101
6021-21-102
Design and Access Statement

Date Plans received: 23-11-23 **Date(s) of Amendments(s):**

Date Application valid 23-11-23

1. SUMMARY

The application seeks planning permission for the retention of an external retractable canopy and one external TV within the garden of the Grade II Listed Black Horse Public House.

It is acknowledged that the proposed scheme seeks to overcome the previously refused scheme for the retention of external retractable canopy, outdoor gazebo's and outdoor TV's (Application Reference: 271/APP/2022/1443). The second TV and numerous gazebos have been omitted from the revised scheme. Following the removal of the above additions, it is considered that the proposal would not harm the setting of the listed building, and would significantly reduce the harm to the neighbouring occupiers. It is therefore considered that the revised scheme has overcome the previous reasons for refusal, subject to the imposition of conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

1. 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 plan numbers Location Plan, 6021-21-101 Rev A and 6021-21-102 Rev A 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).

2. HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as specified on the proposed plans 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 Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

3. NONSC Non Standard Condition

The outdoor seating area subject to this application, shall only be used between the hours of 9am and 10pm by patrons. At 10pm the canopy shall be retracted and any patrons using the outdoor area shall vacate it.

REASON

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policy DMHB 11 of The Local Plan: Part 2 - Development Management Policies(2020)

4. NONSC Non Standard Condition

The Outdoor TV subject to this application shall only be used between April to September between the hours of 12pm and 10pm. The Outdoor TV shall not be connected to any outdoor speakers and no amplified or other music shall be played in the in the outdoor seating area.

REASON

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policy DMHB 11 of The 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).

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 and national guidance.

DMHB 11	Design of New Development
DMHB 2	Listed Buildings
DMHB 1	Heritage Assets
DMHB 4	Conservation Areas
LPP G7	(2021) Trees and woodlands
LPP HC1	(2021) Heritage conservation and growth
LPP D4	(2021) Delivering good design
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D5	(2021) Inclusive design
NPPF12 -23	NPPF12 23 - Achieving well-designed and beautiful places
NPPF16 -23	NPPF16 23 - Conserving and enhancing the historic environment

3. CONSIDERATIONS

3.1 Site and Locality

The Black Horse public house is located on the south-eastern side of High Road, Eastcote, some 100m to the south west of its junction with Azalea Walk. The site comprises a two-storey detached Grade II listed building. The building itself dates from the nineteenth century and comprises a two storey stock brick building with a shallow pitched slate roof. To the left and right flanks are single storey additions. The building is set back from the road and has a small enclosed garden to the rear and side, with car parking to the front.

Adjoining the site to the north-east is Black Horse Parade, a three-storey retail parade comprising six retail units with residential flats on the floors above, segregated from the High Road by a lay-by. Adjoining the site to the south-west and on the opposite side of the road are residential houses. Flag Walk adjoins the site at the rear with 9 Flag Walk adjoining the south-western site boundary.

The site is covered by TPO 690 and is located within the Eastcote Village Conservation Area.

3.2 Proposed Scheme

Retrospective planning permission is sought for the retention of an external retractable canopy and one external TV.

3.3 Relevant Planning History

- 271/APP/2022/1442 BLACK HORSE PH HIGH ROAD EASTCOTE
Retention of an external retractable canopy, outdoor gazebo and outdoor TV's (retrospective application) (Application for Listed Building Consent)
Decision: 19-04-2023 Withdrawn (P)
- 271/APP/2022/1443 BLACK HORSE PH HIGH ROAD EASTCOTE
Retention of an external retractable canopy, outdoor gazebos and outdoor TVs (retrospective application)
Decision: 11-05-2023 Refusal
- 271/TRE/2020/32 BLACK HORSE PH HIGH ROAD EASTCOTE
To carry out tree surgery, including a reduction of the branches overhanging 9 Flag Walk by 2-3m, to one Ash, T1 on TPO 690.
Decision: 28-02-2020 Approval
- 271/APP/2017/2450 BLACK HORSE PH HIGH ROAD EASTCOTE
Retention of existing garden shelter.
Decision: 26-07-2017 No Further Action(P)
- 271/APP/2016/4279 BLACK HORSE PH HIGH ROAD EASTCOTE
Retention of existing garden shelter
Decision: 20-01-2017 Refusal
- 271/APP/2012/3113 THE BLACK HORSE HIGH ROAD EASTCOTE
1 NO. REPLACEMENT TOTEM SIGN TO FRONT OF BOUNDARY.
Decision: 14-01-2013 No Further Action(P)
- 271/ADV/2012/49 THE BLACK HORSE HIGH ROAD EASTCOTE
Installation of signange comprising 1 replacement totem sign, 2 "A" Boards, 1 sign hung in-front of picket fence, and 3 hung banners (Application for Advertisement Consent).
Decision: 15-10-2012 Refusal
- 271/APP/2012/1547 THE BLACK HORSE HIGH ROAD EASTCOTE
Installation of new external signage including front pole mounted sigh, light fitting above sign, 2 no A-boards within car park, 3 no. banner signs, relocation of existing timber sign and repainting/refreshing of main signage (Application for Listed Building Consent).
Decision: 16-10-2012 No Further Action(P)
- 271/APP/2012/493 BLACK HORSE PH HIGH ROAD EASTCOTE
Alterations to approved planning applications (ref:271/APP/2011/1267 &

271/APP/2011/1266).Changes including: locations of doors and windows, roof light details, parapet capping details, kitchen extracts and rear landscaping modifications.

Decision: 26-04-2012 Approval

271/APP/2012/494 BLACK HORSE PH HIGH ROAD EASTCOTE

Alterations to approved planning applications (ref:271/APP/2011/1267 & 271/APP/2011/1266) including: locations of doors and windows, roof light details, parapet capping details, kitchen extracts and rear landscaping modifications (Application for listed building consent)

Decision: 26-04-2012 Approval

271/APP/2011/1266 BLACK HORSE PH HIGH ROAD EASTCOTE

Erection of rear extensions to public house involving demolition of existing outbuildings.

Decision: 05-12-2011 Approval

271/APP/2011/1267 BLACK HORSE PH HIGH ROAD EASTCOTE

Erection of rear extensions to public house involving demolition of existing outbuildings. (Application for Listed Building Consent)

Decision: 05-12-2011 Approval

271/APP/2010/2982 BLACK HORSE PH HIGH ROAD EASTCOTE

Erection of a single storey rear extension with roof lantern, increase in height of front parapet wall and installation of additional roof lantern to existing side extension and alterations to windows.

Decision: 25-03-2011 Refusal

271/APP/2010/2983 BLACK HORSE PH HIGH ROAD EASTCOTE

Erection of a single storey rear extension with roof lantern, increase in height of front parapet wall and installation of additional roof lantern to existing side extension and alterations to windows (Application for Listed Building Consent).

Decision: 25-03-2011 Refusal

271/APP/2010/2984 THE BLACK HORSE HIGH ROAD EASTCOTE

Erection of a single storey side/rear extension.

Decision: 18-02-2011 Refusal

271/APP/2010/2985 THE BLACK HORSE HIGH ROAD EASTCOTE

Erection of a single storey side/rear extension (Application for Listed Building Consent.)

Decision: 18-02-2011 Refusal

271/APP/2010/2451 THE BLACK HORSE HIGH ROAD EASTCOTE

Erection of a part single storey rear / side extension with 1 skylight and 1 skylight to existing side with new windows to existing side extension.

Decision: 21-12-2010 Withdrawn (P)

271/APP/2010/2452 THE BLACK HORSE HIGH ROAD EASTCOTE
Single storey rear / side extension with 1 skylight and 1 skylight to existing side (Application for Listed Building Consent.)

Decision: 21-12-2010 Withdrawn (P)

271/APP/2005/1769 BLACK HORSE PH HIGH ROAD EASTCOTE
ERECTION OF TIMBER DECKING FRONT TERRACE INCORPORATING DISABLED ACCESS RAMP AND 1.2 METRE HIGH FENCING TO THE FRONTAGE OF BUILDING

Decision: 04-08-2005 Approval

271/APP/2005/1770 BLACK HORSE PH HIGH ROAD EASTCOTE
ERECTION OF TIMBER DECKING FRONT TERRACE INCORPORATING DISABLED ACCESS RAMP AND 1.2 METRE HIGH FENCING TO THE FRONTAGE OF BUILDING (APPLICATION FOR LISTED BUILDING CONSENT)

Decision: 04-08-2005 Approval

Comment on Planning History

271/APP/2022/1443 - Retention of an external retractable canopy, outdoor gazebos and outdoor TVs (retrospective application) Refused 29-06-2023.

Reasons for refusal:

1. The retention of the external retractable canopy, outdoor gazebos together with the outdoor TVs, by reason of their siting within the curtilage of the Grade II Listed Public House and their cumulative number, scale, design and use of materials, is harmful to the character, appearance and setting of the Grade II Listed Public House, to the visual amenities of the area and fails to enhance or preserve the character and appearance of the Eastcote Village Conservation Area. Furthermore, there are no identified public benefits that outweigh the less than substantial harm to these heritage assets. The proposal is therefore contrary to Policies HE1 and BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012), Policies DMHB 1, DMHB 2, DMHB 4, and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policies D3 and HC1 of the London Plan (2021), and Chapters 12 and 16 of the National Planning Policy Framework (2021).

2. The retention of the external retractable canopy, outdoor gazebos and outdoor TVs results in an outdoor area that is detrimental to the residential amenity of neighbouring occupiers by reason of increased noise and disturbance associated with its use. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 11 and DMTC 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policies D3 and D14 of the London Plan (2021) and the National Planning Policy Framework (2021).

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date: 6th January 2024

4.2 Site Notice Expiry Date: Not applicable

5. Comments on Public Consult

27 neighbouring properties and Eastcote Residents Association were consulted on 01-12-2023.

5 letters of objection were received and can be summarised below:

1. Loud noise from karaoke to be a nuisance;
2. Summer noise persists after normal (non-restricted) hours;
3. Canopy encourages people to drink and eat outside in all weathers creating huge amount of noise;
4. Garden has increased capacity causing nuisance and disturbance to neighbour dwellings;
5. Propose that licence prohibits use of TV/Outdoor screens in all outdoor areas and confined to indoor only;
6. Sporting broadcast should be limited to indoor only;
7. No attempt by pub management to fulfill obligations in supervising patrons with respect to excessive noise and disturbance;
8. Requirements for the Prevention of Public Nuisance objective have not been met.

Officer Comments:

1.The above comments concerning the impact upon residential amenity, with specific reference to noise and disturbance, will be discussed in further detail below.

INTERNAL CONSULTEE COMMENTS

Conservation and Urban Design Officer - No objection.

Noise Officer - No objection.

6. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.HE1	(2012) Heritage
PT1.BE1	(2012) Built Environment

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 2	Listed Buildings
DMHB 1	Heritage Assets
DMHB 4	Conservation Areas
LPP G7	(2021) Trees and woodlands

LPP HC1	(2021) Heritage conservation and growth
LPP D4	(2021) Delivering good design
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NPPF12 -23	NPPF12 23 - Achieving well-designed and beautiful places
NPPF16 -23	NPPF16 23 - Conserving and enhancing the historic environment

In addition:

7. MAIN PLANNING ISSUES

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

London Plan (2021) Policy D3 seeks to optimise design capacity through a design-led approach. Among other considerations, this also requires new development to 'achieve safe, secure and inclusive environments' and 'help prevent or mitigate the impacts of noise and poor air quality'.

London Plan (2021) Policy D14, in part, requires development proposals to mitigate and minimise 'the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses'.

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

Policy DMTC 4 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that proposals for drinking establishments will only be supported provided that they would not cause unacceptable disturbance or loss of amenity to nearby properties.

It is acknowledged that the previous application was refused on the basis that the retention of the external retractable canopy, outdoor gazebos and outdoor TVs would be to the detriment of the amenity of the occupants of adjacent residential properties by reason of increased noise and disturbance associated with its use.

The application site is located within a predominantly mixed use area, with residential dwellings located to the north, east, south and west. The neighbouring properties of primary concern are located south and west of the site along Flag Walk and part of Azalea Walk.

It is acknowledged that the existing gazebos with the tarpaulins over the side allowed customers to utilise the area throughout the year with protection along the side elevation from the elements. Whilst the retention of the external canopy would allow customers to utilise an area of beer garden, it is considered that this area is only likely to be used when there is daylight and when the weather is warmer. Nevertheless, by virtue of the nearby neighbouring properties, it is considered necessary for a condition to be placed ensuring that the outdoor seating shall only be used between the hours of 9am and 10pm by patrons. At 10pm the canopy shall be retracted and any patrons using the outdoor area shall vacate it. The Noise Officer and Enforcement Officer have reviewed this condition and confirmed that in terms of regulating the 'social space' noise it is best achieved

through limits on operating hours.

In terms of the outdoor TV, the agent and applicant have clarified that the outdoor TV would not be connected to a speaker. It is acknowledged that there are concerns raised in terms of the detailing on the website which states that "we have a big projector screen and an outdoor screen in the beer garden and you can sit back and enjoy the game with the best sound system bringing to you every live game". However, in the event of an approval a condition will be secured to ensure that the outdoor TV shall only be used between April to September between the hours of 12pm and 10pm. The outdoor TV shall not be connected to any outdoor speakers and no amplified or other music shall be played in the outdoor seating area. It is considered that the imposition above condition would be adequate to ensure that no noise would omit from the TV.

It is acknowledged that there are concerns with the potential noise impact to local residents. The Noise Officer has reviewed the revised scheme and with the omission of the gazebos, it is not considered that the proposal would result in unacceptable level of noise which would be considered detrimental to the neighbouring occupiers. When there is a public house adjacent to dwellings there will inevitably be some impact on neighbours' amenity. It is considered that the proposed condition restricting the use of the seating area and restricting the outdoor TV would achieve a reasonable compromise between the desires of the pub operators and those of the nearby residents.

To conclude, it is considered that the amendments to the scheme, and in particular to omission of the gazebos would reduce the footfall and noise within the beer garden considerably. The proposed extractable canopy and outdoor TV (without speakers) with the imposition of the above conditions would protect nearby properties from unacceptable noise and disturbance. Having regard to the above, it is considered that the proposal would not cause undue harm to the living conditions of neighbouring occupiers in accordance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 11 and DMTC 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policies D3 and D14 of the London Plan (2021) and the National Planning Policy Framework (2023).

7.2 Impact on Street Scene

IMPACT UPON LISTED BUILDING AND CONSERVATION AREA

POLICY CONTEXT:

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority "shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that Local Planning Authorities must pay "special attention to the desirability of preserving or enhancing the character or appearance of the conservation area."

Paragraph 139 (Chapter 12) of the NPPF (2023) states, inter alia, that "development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design...conversely, significant weight should be given to:...(b) 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."

Paragraph 205 (Chapter 16) of the NPPF (2023) states that when considering the impact of a

proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

Paragraph 208 (Chapter 16) of the National Planning Policy Framework (2023) states that where a development proposal will lead to 'less than substantial harm' to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Policy D3 of the London Plan (2021) requires that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.

Policy HC1 of The London Plan (2021) states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities.

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that both 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 HE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks to conserve and enhance Hillingdon's distinct and varied environment, its settings and wider historic landscape. This is reinforced by Policies DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), which states that the Council will expect development proposals to avoid harm to the historic environment, and that planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building.

Policy DMHB 4 of the Hillingdon Local Plan : Part 2 - Development Management Policies (2020) states that new development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design.

ASSESSMENT:

In comparison to the previously refused scheme, the application omits the retention of the existing gazebos which are considered as having a harmful impact on the character and appearance of the Grade II Listed Building and the surrounding Conservation Area.

The retractable canopy is constructed of three black metal steep posts and frame covering a length of approximately 6.1m. The awning is constructed of a retractable black fabric awning and measures a maximum height of 3m. The Conservation Officer had previously commented on the application stating that in isolation, the retractable canopy may be acceptable given its sleek design,

dark colour and retractable canopy. However, in combination with the gazebos and outdoor TVs, the cumulative visual impact of the development is cluttered and unsympathetic to the heritage assets - the Grade II listed building and the Eastcote Village Conservation Area.

The external TV along the southeastern elevation seeks to be retained, and the northeastern TV removed. The outdoor TV is enclosed within a timber frame, slate roof covering and feature a dark brown roller shutter. Whilst the larger outdoor TV would be retained, on balance it is considered that the removal of one of the TVs would reduce the identified visual clutter. The outdoor TV would be afforded by some screening with the existing boundary treatment and Ash Tree.

The Conservation Officer has commented on the application stating that the proposal is far lower impact as the five gazebos that were detrimentally impacting the setting of the listed building and are not part of this application. In addition, the second TV for which there appeared to be no clear justification for has been removed. The two elements including the retractable canopy and one external TV are not considered to harm the setting of the listed building. Both will be largely screened from the public sphere by the existing fence to the south of the listed building and the Conservation Area will be preserved.

Taking the above into consideration, it is considered that the revised scheme, and particularly the removal of the gazebos have overcome the previous concerns in terms of harm to the Listed Building and Conservation Area. It is therefore considered that the proposal would preserve the heritage assets. In this regard, the proposal complies with Policies HE1 and BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012), Policies DMHB 1, DMHB 2, DMHB 4, and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policies D3 and HC1 of the London Plan (2021), and Chapters 12 and 16 of the National Planning Policy Framework (2021).

7.3 Traffic Impact/Pedestrian Safety

No impact on traffic or pedestrian safety.

7.4 Carparking & Layout

No impact on existing car parking provision.

7.5 Urban Design, Access and Security Considerations

Trees and Landscaping:

There are no tree removals or works proposed as part of this application. The external structures that form part of the pub garden landscaping form this application and their impact is discussed throughout this report.

Flooding and Drainage:

The area of the works is not subject to flood risk zones 2 or 3, a critical drainage area or an area susceptible to surface water flooding. Therefore in planning terms there are no concerns with any potential flood or drainage risks from the development.

7.6 Other Issues

Not applicable.

8. Reference 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)

National Planning Policy Framework (2023)

Contact Officer:

Niamh McMenamin

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