



The George (Harvester), Bury Road, Ruislip

Revised Planning, Design and Access Statement



Boyer

Report Control

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TABLE OF CONTENTS

1. Introduction	2
2. Site Description	4
3. Proposed Development	5
4. Planning History	7
5. Planning Policy Context	9
6. Design and Access	12
7. Key Considerations	14
8. Conclusions	18

1. INTRODUCTION

- 1.1 Boyer has prepared this Revised Planning, Design and Access Statement on behalf of our client, Mitchells and Butlers (the applicant). It relates to a full planning application for a single-storey infill extension and external alterations (including a revised solution to the external flue arrangement to the rear of the property) at The George (Harvester), Bury Street, Ruislip.
- 1.2 This is a re-submission of a previous planning application (App No: 27336/APP/2020/57), which was refused on 26 February 2020. While the majority of the proposed development was considered acceptable, the application was refused because the proposed extract flues would fail to harmonise with the architectural composition of the original property and would be detrimental to the neighbouring listed buildings and wider Conservation Area.
- 1.3 This re-submission addresses these concerns regarding the external flues whilst keeping the acceptable elements of the previous submission in place. The revised approach to the external flues has been agreed with the Council in pre-application discussions.
- 1.4 This Statement should be considered with the accompanying drawings and documentation submitted with this application.

Mitchells and Butlers

- 1.5 Mitchells and Butlers (MAB) is one of the country's largest pub and restaurant operators with over 1,750 managed pubs, bars and restaurants throughout the UK. MAB operates a number of different formats including All Bar One, Miller & Carter and Vintage Inns. The company offers a truly mixed food and drink offer with over half of its sales now coming from food.
- 1.6 It prides itself on the excellence of its offer and, critical to this, is the high quality and careful design of its pubs and restaurants. To this end, MAB looks to refurbish a significant percentage of their premises each year to ensure their high standards are met and that customers' requirements and expectations continue to be addressed.
- 1.7 For every site, MAB aims to achieve an appropriate design solution that adds value not only to the existing building but also to its surroundings. Each pub and restaurant benefits from being fitted out to the highest standards using premium materials whilst also seeking to become fully integrated with the local community. Each of their properties is either freehold or the subject of a long lease, which ensures that the company is fully engaged in investing and promoting the area in which they are located.
- 1.8 The purpose of this application is to allow for a new pub and restaurant concept to be created within The George that will be based around a new food offer. This new concept means that approximately £1.5 million will be invested in the property and the local economy. It will see the property refurbished, improved and regenerated to meet higher customer expectations. It will become a destination, and provide an anchor, for this part of the town centre.

Statement Structure

1.9 This document provides an evaluation of the planning, design and access considerations of the proposal and is structured as follows:

- Section 2: describes the application site and surrounding area;
- Section 3: explains the development proposals;
- Section 4: provides an overview of relevant planning history of the site;
- Section 5: summarises relevant development plan policy;
- Section 6: considers design and access matters;
- Section 7: sets out the key matters regarding the proposed development; and
- Section 8: provides a conclusion to the Statement.

2. SITE DESCRIPTION

- 2.1 The George is set in a large corner location between Bury Street and Sharps Lane on the edge of Ruislip town centre. It is located within the Ruislip Village Conservation Area.
- 2.2 The building consists of a variety of heights ranging from single to three storeys. It is a mix of architectural types with the roof and single story brick elevations reminiscent of early 20th century classical architecture while the main elevation has exposed timber in a mock tudor style. It is typical of a building from the inter-war era that has been extended and converted into its current use.
- 2.3 Its defining feature is the roof, which varies widely in shape and height but consists of brick tiles, a hipped roof and tall chimneys. The windows are multi-paned above ground floor level and along the Sharps Lane elevation, but single pane at ground floor level fronting Bury Street. There is a small outdoor area to the front of the property along Bury Street. Due to its size, roofline and location, it is a landmark building in this part of the town centre.
- 2.4 The site benefits from a large tarmac car park, which sits to the side of the property. A number of mature trees are also located to the rear of the property.
- 2.5 It is also in close proximity to a number of Grade II listed buildings. 6 High Street is noted as forming part of a 16th Century building, which is recognised for its tiled roof and sash windows. There is also Café Rouge, which was formerly the Swan Inn. It was built over several periods and is notable for its series of hipped roofs and sprocketed eaves. On the other side of High Street, there is a series of listed buildings which date from 17th Century and a two storey, six-bay 16th Century property.
- 2.6 It should be noted, however, that the only un-interrupted view of The George is from the rear of 6-10 High Street over the Oaks Car Park.
- 2.7 The surrounding area includes residential, commercial and retail uses with restaurants such as Prezzo and Café Rouge being in close proximity.

3. PROPOSED DEVELOPMENT

3.1 Planning permission is sought for a single-storey infill extension and external alterations. In terms of the specific elements that require planning permission, many are the same as the previous submission. They are as follows:

- 4 No. Floodlights on the Main Elevation;
- 2 No. Double Windows on the Main Elevation;
- On the Side Elevation next to the main entrance, a small external canopy area facing the garden is to be enclosed with crittal style, double glazed floor to ceiling windows that will be located between the existing timber posts;
- Existing windows on the side elevation are to be blocked in with timber panels;
- On the rear elevation, existing windows are to be blocked in by timber panels and an existing door is to be removed with the adjacent window to be widened and extended across and the remainder to be made good; and
- Louvered door on rear elevation to be replaced by solid timber door panel.

3.2 The changes to the proposed scheme relates to the external flues. The previous application submission was to retain the existing flue in situ but to re-orientate its discharge (at first floor level) so that it was directed upwards rather than towards the chimney as it is now.

3.3 In addition, it was proposed to locate a smaller flue in close proximity to the existing flue to serve a new pizza oven. This flue was also to flow from the kitchen at ground floor level to the flat roof above the first floor. It was also to have a vertical discharge. Furthermore, it was proposed to relocate the air supply from its present position, where the flue runs horizontally to the rear of the ground floor, to a new vertical alignment that would also run up the side of the building to the first floor level. This flue was also to cross an existing window.

3.4 The previous application, which was refused, did not include any plans to paint or screen the flues to the rear.

3.5 Following the Council's decision, the following changes are to be made to the proposed external flues to the rear of the buildings:

- Only two vertical flues are now proposed;
- The third flue will run horizontally alongside the rear of the kitchen on the ground floor. This flue will be hidden from view by the existing fence;
- This flue will now not run across the existing window, which will remain unaltered;
- Of the two vertical flues, one will - effectively - replace the existing flue; however, its discharge will be located upwards rather than directed towards the chimney. This is because currently the flue discharges directly onto the chimney. This means that the air from the kitchen does not dissipate fully and could cause a fire risk;
- Accordingly, there will only be one new vertical flue. This will be reduced in size from the previous submission and will directed away from the window. It will be located close to the existing flue in order to limit visual impact;
- Both vertical flues will discharge at the flat roof above first floor level, while the discharge vents will be hidden by a screen that will be erected on the flat roof; and

- All three flues will be painted a dark matt colour.

4. PLANNING HISTORY

- 4.1 A review of the planning history of the application site and its surroundings has been undertaken and a summary of relevant planning history is set out below.

The Site

- 4.2 In November 1991, an application was approved for the installation of an internally illuminated double-sided pole sign and single sided logo sign (Consent No: 27336/P/88/3048).
- 4.3 However, an application was refused in June 2014 for the installation of 2 internally illuminated post signs, 1 internally and externally illuminated fascia sign and 1 internally illuminated fascia case (Application No: 27336/ADV/2014/22).
- 4.4 The Officer's Report considered that the signage, by reason of its overall size, design, colour, appearance, prominent location and means of illumination, would appear visually intrusive and out of keeping with the prevailing pattern of shop signage in this locality; and that the signage would therefore be detrimental to the character and appearance of the existing property and the wider Ruislip Village Conservation Area.
- 4.5 In light of this, it appears that a revised application was submitted later in the year for the installation of 1 externally illuminated post sign, 1 non-illuminated post sign, and 1 internally illuminated fascia sign (Consent No: 27336/ADV/2014/102). This was approved in January 2015.
- 4.6 More recently, an application for advertisement consent was approved in December 2019 for the installation of 1 halo illuminated lettering fascia sign, 1 non-illuminated hanging sign and 1 external post mounted sign.
- 4.7 However, the previous application for minor external alterations to the George was refused in February 2020. This application was refused on the grounds of the proposed approach to the external extract flues to the rear of the property. The reason for refusal was therefore as follows:

'The proposed extract flues, by virtue of their siting, size, scale and design, would fail to harmonise with the architectural composition of the original property, would be detrimental to the character, appearance and visual amenities of the street scene and the adjoining listed buildings and would fail to either preserve or enhance the character or appearance of the surrounding Ruislip Village Conservation Area.'

- 4.8 This re-submission of the previous application will address the reason for refusal. It takes on-board the comments made by the Council in the Delegated Decision Report and provides for a more sensitive approach to the external flues to the rear, which have been realigned, and reduced in size and number.

Surrounding Area

- 4.9 On 29th September 2017, an application was refused for the installation of one externally illuminated sign (Listed Building Consent) at 3-5 High Street, Ruislip, HA4 7AU (Application No: 6445/APP/2017/2861). The Decision Notice states that the reason for refusal was that the proposed position, size and overall appearance of the illuminated sign would be visually intrusive. Furthermore, the proposed signage would also fail to preserve or enhance the character and appearance of Ruislip Village Conservation Area.
- 4.10 An application was approved for the change of use from a café/bistro (Use Class A3) to a bar and craft beer shop (Use Class A4) at 18 High Street, Ruislip (Consent No: 15618/APP/2016/3285). The Officer's Report considered that, since the proposal does not involve the loss of an A1 unit and there are no UDP or Local Plan policies, which resist the loss of a café use, the proposal was acceptable in principle. Furthermore, it states that the proposal would not result in any impact on the street scene, an increase in traffic or create an un-neighbourly development.
- 4.11 An application was approved for repairs to a wall and the frame of a building at Café Rouge, 10 High Street in March 2016(Consent No: 26437/APP/2016/291).
- 4.12 On 16th August 2013, an application was approved for 1 internally illuminated MID sign 6.75m high; 1 internally illuminated M and S wall sign affixed to the eastern elevation of the existing retail unit; and 1 internally illuminated M and S fascia sign at Bury Street Connect, Bury Street, Ruislip (Consent No: 462/ADV/2013/47).
- 4.13 An application was approved for alterations to a service station to include dry store, installation of refuse area, alterations to parking, alterations to kerb and relocation of refrigeration units at Bury Street Connect in August 2013 (Consent No: 462/APP/2013/1465). The Officer's Report states that the proposed removal of car wash facility, erection of building for dry store and refuse and alterations to parking, including a dedicated disabled bay was considered acceptable and would improve parking facilities on site.
- 4.14 On 22nd May 2012, an application was approved for the variation of condition 3 of Planning Permission reference 15618/APP/2006/2842 dated 09/02/2007 (Change of use from class A1 (shops) to class A3, restaurant/café) to permit the premises to prepare and sell food and beverages until 23:00 at 18 High Street, Ruislip (Consent No: 15618/APP/2012/733).

5. PLANNING POLICY CONTEXT

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The Development Plan for the London Borough of Hillingdon consists of the adopted Local Plan Part 1 - Strategic Policies (2012), Local Plan Part 2 – Development Management and Site Allocations and Designations (2020) and the adopted London Plan (2016).
- 5.3 The relevant Development Plan policies are set out below together with guidance contained within Supplementary Planning Documents and the National Planning Policy Framework (NPPF).
- 5.4 Concerning the policy review, it should be noted that the site is located within the Ruislip Village Conservation Area, Archaeological Priority Area, Town Centre whilst there are a number of listed buildings in close proximity.

Development Plan

- 5.5 In the adopted Local Plan Part 1, Policy BE1 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.
- 5.6 It also states that new development should 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.
- 5.7 Policy HE1 considers heritage matters. It states that the Council will, *inter alia*:
- Conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape;
 - Designated heritage assets such as statutorily Listed Buildings, Conservation Areas and Scheduled Ancient Monuments; and
 - Archaeologically significant areas, including Archaeological Priority Zones and Areas.
- 5.8 In the adopted Local Plan Part 2, Policy DMHB 2 notes that planning permission will not be granted for proposals that are considered detrimental to the setting of a Listed Building.
- 5.9 Policy DMHB 4 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. In order to achieve this, the Council will:
- Require proposals for new development to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area; and

- Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification.
- 5.10 In Policy DMHB 7, sites of archaeological interest within or, where appropriate, outside, designated areas should not be disturbed. If that cannot be avoided, satisfactory measures must be taken to mitigate the impacts of the proposals through archaeological fieldwork to investigate and record remains in advance of development works.
- 5.11 All new development, including extensions, alterations and new buildings will be required to be designed to the highest standards and incorporate principles of good design including harmonising with the local context by taking into account the surrounding scale of development, architectural composition and quality of detailing, as well as ensuring the use of high quality building materials and finishes (Policy DMHB 11).
- 5.12 This policy also advises that development proposals should not adversely affect the amenity, daylight and sunlight of adjacent properties and open space should safeguard the satisfactory re-development of any adjoining sites that have development potential and make sufficient provision for well-designed internal and external storage space for general, recycling and organic waste.
- 5.13 There is also Policy DMT 2, which advises that development proposals must ensure that:
- Safe and efficient vehicular access to the highway network is provided to the Council's standards; and
 - They do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents; concerns trees and landscaping. All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.
- 5.14 Finally, consideration is given to Policy 7.8 of the adopted London Plan, which considers the impact of heritage assets. It notes that development affecting heritage assets and their settings should conserve their significance by being sympathetic to their form, scale, materials and architectural detail.

Other Material Considerations

- 5.15 The Accessible Hillingdon SPD (2017) states that restaurants and bars should be designed to be accessible. Any split-level areas should be linked by ramps, with adequate circulation space and a choice of wheelchair seating locations and wheelchair accessible self-service facilities provided. Entrances should be designed to allow easy access for wheelchair users and ambulant disabled people, while bars and self-service facilities should provide continuous counter service suitable for wheelchair users, preferably 850mm high. Fixed seating should be avoided.

- 5.16 The Noise SPD (2006) states that planning permission will not normally be granted for developments that would have any adverse impact within areas that are already affected by unacceptable noise levels.

National Planning Policy Framework (February 2019)

- 5.17 At the heart of the NPPF, there is a presumption in favour of sustainable development (Paragraph 11). For decision taking, this means approving applications that accord with the Development Plan immediately.
- 5.18 Paragraph 38 advises that LPAs should approach decision taking in a positive way and should look for solutions rather than problems, and decision makers at every level should seek to approve applications for sustainable development where possible.
- 5.19 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 (Policy 124).
- 5.20 In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (Paragraph 189).
- 5.21 There is also Paragraph 196, which notes 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.

Summary

- 5.22 In summary, the key policy considerations relate to the site's location within the Conservation Area and the impact of the proposed development in relation to design, heritage and amenity.

6. DESIGN AND ACCESS

- 6.1 Key design and access influences of the proposed development, namely its use, layout, amount (density, scale and massing), appearance and access are now considered.

Use

- 6.2 The current use of the building is as a pub and restaurant (mixed Class A3/A4). This is not going to change because of the proposed development.

Layout

- 6.3 Whilst changes to the internal layout of the pub and restaurant form part of the wider proposed works, they do not form part of this application submission. That said, the internal changes are not substantive and the main purpose of the building will remain as existing.

Amount (Density, Scale and Massing)

- 6.4 The proposals will not represent a change to the amount of development on the application site. A small extension is proposed but this will fall within the building's demise, as it will 'infill' an existing area that is covered by a canopy area.
- 6.5 It is considered that the amount of development is appropriate in terms of the scale, density and massing of the surrounding Conservation Area. The proposal would be sympathetic to existing buildings (including those listed) in the vicinity.

Appearance

- 6.6 The proposal will not substantively alter the appearance of the building. Only minor changes are proposed to the main elevations such as a new set of double windows, new 'infill' extension and changes to some existing windows.
- 6.7 However, there will be a change to the appearance of the rear elevation. Currently, an external, vertical flue runs from the ground floor of the rear kitchen to the adjacent flat roof that is above first floor level.
- 6.8 The proposal is to replace and upgrade this flue and add a smaller, narrower flue to the rear elevation in order to serve a new pizza oven that is being installed. However, both flues will now be painted matt black while the discharge vents at roof level will be located behind a screen that will blend with the colour of the existing roof (it will be black). It is considered that this will represent a 'betterment', as the flues would be less visually intrusive and would be partly hidden, which is not the case now.
- 6.9 In addition, the existing air supply that runs at ground level will be maintained and will not be reoriented vertically up the side of the building as was the case with the previous submission. This flue will be hidden behind the existing fence.

Access

- 6.10 The access to the property will not be altered and it will include a level access into the unit. Access for all will be ensured within the internal layout of the ground floor of the premises.

Summary

- 6.11 It is considered that this section conveys the relevant design and access related matters of the proposed development and that the proposal will result in a sympathetic improvement of this landmark building within the town centre.

7. KEY CONSIDERATIONS

- 7.1 This section sets out how the proposed development complies with the Development Plan and other material considerations.
- 7.2 In terms of policy, it is clear that the key considerations are:
- Impact on the neighbouring listed buildings and the wider Conservation Area;
 - Design; and
 - Other matters such as archaeological impact.

Listed Building and wider Conservation Area Impact

- 7.3 There is guidance with the Development Plan, which sets out how the Council will consider applications for development that impact on listed buildings and the wider Conservation Areas. Policy BE1 will require all new development to improve and maintain the quality of the built environment. This is supported by Policy HE1, which states that the Council will conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape as well as designated heritage assets such as Listed Buildings and Conservation Areas.
- 7.4 Similar guidance is reiterated in Policy DMHB4, which requires proposals to be of a high quality contextual design and should restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area.
- 7.5 Reference is also made to guidance in Policy 7.8 in the adopted London Plan and the relevant paragraphs in the NPPF.
- 7.6 The proposed development is for minor external alterations and a small infill extension to the rear. The form, appearance and scale of the building will remain the same and it will continue to make a positive contribution to the wider Conservation Area. The minor changes are proposed in order to enable a wider internal refurbishment of the pub/restaurant that is linked to re-branding/refreshing of the pub's offer.
- 7.7 Alterations to the building have been kept to a minimum with only a new double window being inserted into the front elevation. However, given the width of this elevation, it is considered that this is a minor change. A new extension is also to be inserted to the rear and side, however, this will not increase the envelope of the building as it will 'infill' in an area currently covered by a canopy.
- 7.8 The proposed design and materials of the new windows and the extension – which is to be glazed – are considered appropriate for this commercial use and is in keeping with the overall style and appearance of the building.
- 7.9 There are, however, more substantive changes to the rear elevation such as the reconfiguration of the existing flues and introduction of a narrower, smaller flue. In terms of the existing extract flues, currently one runs at ground floor to the rear kitchen while the other runs from ground floor (adjacent to the kitchen) to the flat roof that is above first floor level.

- 7.10 The previous application submission was to retain this flue in situ but re-orientate its discharge (at first floor level) so that it was directed upwards rather than towards the chimney as it is now. It was also proposed to relocate the air supply from its present position, where the flue runs horizontally to the rear of the ground floor to a new vertical alignment that would also run vertical up the building to a first floor level. This flue was also to cross an existing window.
- 7.11 In addition, it was proposed to locate a smaller flue in close proximity to the existing flue to serve a new pizza oven. This flue was also to flow from the kitchen at ground floor level to the flat roof above the first floor. It was also to have a vertical discharge.
- 7.12 The previous application, which was refused, also did not include any plans to paint or screen the flues to the rear.
- 7.13 Accordingly, the following revision have been made to the scheme:
- Only two vertical flues are now proposed;
 - The third flue will run horizontally alongside the rear of the kitchen on the ground floor as existing. This flue will be hidden from view by the existing fence;
 - This flue will now not run across the existing window, which will now remain unaltered;
 - Of the two vertical flues, one will - effectively - replace the existing flue; however, its discharge will be located upwards rather than directed towards the chimney. This is because currently the flue discharges kitchen extract directly onto the chimney. This means that the air from the kitchen does not dissipate fully and could cause a fire risk;
 - Accordingly, there will only be one new vertical flue. This will be reduced in size from the previous submission and will directed away from the window. It will be located as close to the existing flue in order to limit visual impact;
 - Both vertical flues will discharge at the flat roof above first floor level, the discharge vents will be hidden by a screen that will be erected on the flat roof; and
 - All three flues will be painted matt black.
- 7.14 It is clear that a more sensitive siting is now proposed, their size and number have been reduced while the introduction of the screen and painting will also positively affect their design. In this regard, it is felt that there would not now be a detrimental impact to the character, appearance and visual amenity of the view from adjoining listed buildings and the wider Conservation Area.
- 7.15 It should be also be remembered that, this elevation offers little to the Conservation Area, as it can only be seen from the car park at the Oaks and the rear of the listed buildings (6 and 10 High Street). Further, it is noted that there already exists a vertical extract flue and a horizontal air supply flue. It is considered that the proposals will result in betterment. Whilst there is a smaller, additional flue proposed, the two vertical flues will be painted a muted, dark colour to blend better with building. The discharge outflows will also be behind a screen at first floor level whilst the existing flue at ground floor level will be maintained and hidden behind the existing fence.

- 7.16 It can therefore be stated that the proposed development will maintain, preserve and enhance the special architectural and visual quality of the neighbouring listed buildings and Conservation Area.
- 7.17 Moreover, the flues play a critical role in the overall concept of the refurbishment of the pub and restaurant, as they will enable a pizza oven to be installed. This is a crucial element in the proposals and will enable the wider refurbishment of the pub thereby allowing it to prosper and continue to play a prominent part in Ruislip town centre. To provide some context, the overall proposals amount to approximately £1.5 million investment into the property and thus Ruislip.

Design

- 7.18 The preceding section of this report clearly sets out how the proposals address the critical design and access considerations. It demonstrates that there is no change in use, scale or amount of development. The only alteration of relevance to this submission is appearance and this is considered to be minor on the front and side elevations.
- 7.19 Indeed, much of the building will stay as existing but the changes proposed are central to the wider internal refurbishment of the property. This refurbishment will allow the pub to be rebranded, refreshed and updated thereby ensuring it remains a key community facility and one that plays a central role in the town centre.
- 7.20 It is considered that the front and side elevations will be minor. It is acknowledged that changes that are more significant are proposed to the rear of the property but that this part of the scheme has now been revised in light of the comments received from the Planning and Conservation Officer in respect of the previous submission. The reconfiguration of the external flues means that there will be a change to the appearance of the rear elevation. Currently, an external, vertical flue runs from the ground floor of the rear kitchen to the adjacent flat roof that is above first floor level.
- 7.21 The proposal is to replace and upgrade this flue and add a smaller, narrower flue to the elevations in order to serve the pizza oven. However, both flues will now be painted a dark, muted cover while the discharge vents at roof level will be located by behind a screen that will blend with the colour of the existing roof. It is considered that the flues would now be less visually intrusive and would be partly hidden, which is not the case now.
- 7.22 In addition, the existing air supply that runs at ground level will be maintained and will not be reoriented vertically up the side of the building. This flue will be hidden behind the existing fence.
- 7.23 In terms of the design policy, Policy DMHB11 advises that all new development, including extensions, alterations and new buildings will be required to be designed to the highest standards and incorporate principles of good design.

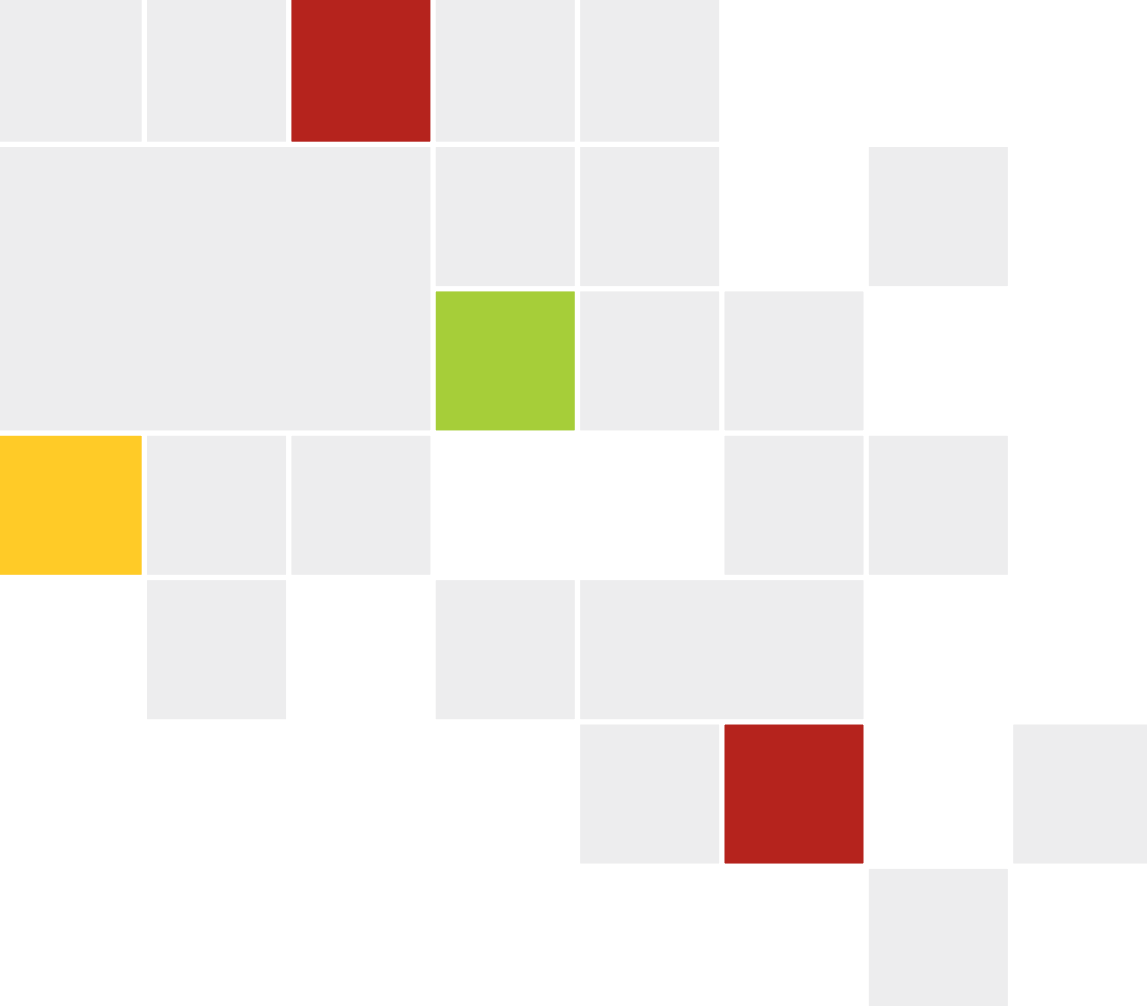
- 7.24 The proposed development complies with these policy requirements. The minor changes mean that there will be limited, if any, affect the existing street scene. The building will remain the same for all intent and purposes. In addition, it is considered that the extension and alteration is of an appropriate scale and form, and that the proportions of the original building are not affected.
- 7.25 The impact of the external flues is noted, however, it is considered that the changes proposed to be implemented following the refusal will ensure that impact on the neighbouring listed buildings and the wider Conservation Area will be minimal.

Other Matters

- 7.26 In addition to the site being located within the Ruislip Village Conservation Area, it is also within the Archaeological Priority Area and Town Centre.
- 7.27 In terms of the former, the Development Plan restricts development where it would disturb remains of importance within the archaeological priority areas. The proposed development will not be going beyond the existing built envelope of the pub/restaurant; therefore, it will comply with this policy. Concerning the latter, the existing use will remain in situ and will continue to contribute to the vitality and viability of the centre.
- 7.28 Policy also advises that development proposals should not adversely affect the amenity, daylight and sunlight of adjacent properties and open space. The minor nature of the proposal means that there will be no change to the amenity or impact on neighbouring properties or the surrounding area. It is also considered that given the distance of the rear of the building from existing properties and the fact the neighbouring use is a car park, then there would no adverse impact on amenity in terms of noise and odour. Indeed, this was not a matter raised in the consideration of the previous application.
- 7.29 Finally, there is Policy DMT2, which considers whether the traffic generated by the proposed development is acceptable in terms of local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. In the previous application, it was felt that the proposal would have no adverse impact.

8. CONCLUSIONS

- 8.1 This Statement supports the full planning application for a single storey infill extension and external alterations at the George, Bury Street, Ruislip.
- 8.2 The proposed development will allow for a wider internal refurbishment of the pub and restaurant, which will facilitate a major investment and upgrade to the George. This will involve approximately £1.5 million investment into the local economy that will see this landmark building in the town centre regenerated and refurbished.
- 8.3 The application is a re-submission of the previously refused scheme. In that instance, the Council raised concerns regarding the design approach to the external flues to the rear of the property, which could be seen from the neighbouring listed buildings (all other elements of the scheme were considered acceptable).
- 8.4 In light of the refusal, the applicant has revised the scheme in relation to the external flues. This means that the number of vertical flues has been reduced, while the size of one of these flues has been narrowed in size, its alignment does not cross any existing windows and one of the flues will now be at ground level.
- 8.5 A fence at ground floor level will screen the flues and a new screen is to be erected on the flat roof above first floor level to hide the outflows from the two vertical flues. In addition, the flues will be painted a muted, dark colour.
- 8.6 It is considered that the revised application proposal accords with guidance contained in adopted and emerging policy, specifically, in relation to design, heritage impact and Conservation Areas.
- 8.7 The proposal also seeks to introduce minor changes to the exterior of the building, which will not alter its overall appearance. By doing so, it will enable the existing use to be preserved, thereby maintaining its role within the wider Conservation Area.
- 8.8 In summary, the proposal will enable The George to be updated and modernised while still contributing to the preservation and enhancement of the Conservation Area. This will provide the conditions for The George to continue to be a successful, attractive and popular destination, thereby positively contributing to the town centre and wider Ruislip area.



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