

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:	THE GEORGE HARVESTER BURY STREET RUISLIP		
Development:	Installation of new car park lights to replace existing lights (retrospective)		
LBH Ref Nos:	27336/APP/2023/914		
Drawing Nos:	External Lighting Assessment, Report & Specification, Building Management Technology, BMT Ref: B3847/EXL Issue: D dated 26.09.2023 2206/824 2206/850 A BEI Lighting Columns 5TG X2-Style Floodlight Bracket Size D Robus Industrial Cosmic LED Flood Light RCM5030-04		
Date Plans received:	28-03-23	Date(s) of Amendments(s):	27-03-23
Date Application valid	28-03-23		27-03-23 27-03-23 27-03-23 27-03-23

1. SUMMARY

The application seeks planning permission for the installation of new car park lights to replace existing (in existing locations) which have fallen into a state of disrepair (retrospective).

The scheme is considered to preserve the character and appearance of the building and the wider conservation area. A lighting assessment has been submitted which demonstrates that there would be no undue neighbouring amenity impacts.

The application is recommended for approval, subject to 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 plans, numbers 2206/824, 2206/850 A, BEI Lighting Columns 5TG, X2-Style Floodlight Bracket Size D, Robus Industrial Cosmic LED Flood Light RCM5030-04, External Lighting Assessment, Report & Specification (Building Management Technology, BMT

Ref: B3847/EXL Issue: D dated 26.09.2023) 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. ADV6 Hours of Illumination

The lighting hereby approved shall not be illuminated between 23:00 and 07:00 hours.

REASON

In order to protect the amenities of the area in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020) and Policies D3 and D8 of 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. I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2021). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

3. 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. CONSIDERATIONS

3.1 Site and Locality

The application relates to the two storey detached public house located on the southern side of the junction between High Street, Eastcote Road & Bury Street. The building is a modest fairly

unaltered public house dating from the inter-War era (extended and converted into a restaurant).

The premises are within the Ruislip Village Conservation Area, a heritage asset, which is centred on Ruislip Village. The public house contributes towards the quality of the area and is a landmark building in the 'mock Tudor' style featuring an extended gable front, half timbering, hipped roof, copper clad dormers and tall chimneys. At ground floor it has been extended with a continuous pitched roof canopy.

The site is also located within an Archaeological Priority Area and the Town Centre of Ruislip as identified in the policies of the Hillingdon Local Plan (2012).

3.2 Proposed Scheme

The application proposes the installation of new car park lights to replace existing (in existing locations) which have fallen into a state of disrepair (retrospective). According to the application form the development was carried out on 21/11/2022.

3.3 Relevant Planning History

27336/A/XX/2999

27336/H/85/5255

27336/XX/2775

27336/APP/2022/3749 THE GEORGE HARVESTER BURY STREET RUISLIP

Details pursuant to the discharge of Condition 3 (materials) of planning permission ref. 27336/APP/2022/2331, dated 22-11-2022 (refurbishment of restaurant including removal of existing and installation of new kitchen extract/intake ductwork, removal of existing and erection of new external timber pergola and construction of brick pillars/planters to car park entrance, changes to exterior materials, and resurfacing)

Decision: 03-02-2023 Approval

27336/ADV/2022/67 THE GEORGE HARVESTER BURY STREET RUISLIP

Installation of 1 no. externally illuminated projecting sign, 3 no. internally illuminated individual letters signs, and 1 no. non-illuminated totem sign

Decision: 13-10-2022 Approval

27336/APP/2022/2331 THE GEORGE HARVESTER BURY STREET RUISLIP

Refurbishment of restaurant including removal of existing and installation of new kitchen extract/intake ductwork, removal of existing and erection of new external timber pergola and construction of brick pillars/planters to car park entrance, changes to exterior materials, and resurfacing.

Decision: 22-11-2022 Approval

27336/TRE/2021/207 THE GEORGE HARVESTER BURY STREET RUISLIP

Alder(T1) - Fell as the is in decline with sparse crown and small leaves indicative of root stress through disease or enviromental ask conditions. The tree has a 45% lean over busy public highway with no evidence of compensatory adaptive growth at the base of the trunk. Extensive damage to the tarmac of the car park from roots and lifting of paving on footpath causing trip hazards. There is little prospect of teh tree thriving and a high likelihood that the decline will continue and the tree will become a hazard in the very short term.

27336/ADV/2020/42 THE GEORGE HARVESTER BURY STREET RUISLIP

Installation of 1 halo illuminated fascia sign, 1 externally illuminated double sided post mounted sign and 1 externally illuminated welcome sign

Decision: 14-07-2020 Approval

27336/APP/2020/897 THE GEORGE HARVESTER BURY STREET RUISLIP

Single storey infill extension and external alterations

Decision: 01-05-2020 Withdrawn (P)

27336/APP/2020/57 THE GEORGE HARVESTER BURY STREET RUISLIP

Single storey infill extension and external alterations

Decision: 26-02-2020 Refusal

27336/ADV/2019/70 THE GEORGE HARVESTER BURY STREET RUISLIP

Installation of 1 halo illuminated lettering fascia sign, 1 non-illuminated hanging sign and 1 externally illuminated post mounted sign

Decision: 07-01-2020 Approval

27336/ADV/2014/102 THE GEORGE HARVESTER BURY STREET RUISLIP

Installation of 1 externally illuminated post sign, 1 non-illuminated post sign, and 1 internally illuminated fascia sign

Decision: 09-01-2015 Approval

27336/ADV/2014/22 THE GEORGE HARVESTER BURY STREET RUISLIP

Installation of 2 intenally illuminated post signs, 1 internally and externally illuminated fascia sign and 1 internally illuminated fascia case

Decision: 24-06-2014 Refusal

27336/APP/2004/2225 THE GEORGE P.H BURY STREET RUISLIP

DETAILS OF ACCESS ARRANGEMENTS IN COMPLIANCE WITH CONDITION 12 AND AMENDED HARD LANDSCAPE PLAN PURSUANT TO CONDITION 9 OF PLANNING PERMISSION REF:27336/APP/2004/714 DATED 05/05/2004 (LAYING OUT OF A NEW HARD SURFACE, SOFT AND HARD LANDSCAPING AND EXTERNAL LIGHTING TO EXISTING

BEER GARDEN)

Decision: 07-01-2005 Approval

27336/APP/2004/1393 THE GEORGE BURY STREET RUISLIP

DETAILS OF MATERIALS, SCREEN PLANTING, FLOODLIGHTING AND EXTERNAL LIGHTING, PLANTING SURVEY, LANDSCAPING SCHEME AND LANDSCAPING MAINTENANCE IN COMPLIANCE WITH CONDITIONS 2, 3, 5, 6, 8 AND 10 OF PLANNING PERMISSION REF. 27336/APP/2004/714 DATED 05.05.2004: LAYING OUT OF A NEW HARD SURFACE, SOFT AND HARD LANDSCAPING AND EXTERNAL LIGHTING TO EXISTING BEER GARDEN

Decision: 07-01-2005 Approval

27336/APP/2004/714 THE GEORGE BURY STREET RUISLIP

LAYING OUT OF A NEW HARD SURFACE, SOFT AND HARD LANDSCAPING AND EXTERNAL LIGHTING TO EXISTING BEER GARDEN

Decision: 05-05-2004 Approval

27336/ADV/2001/125 THE GEORGE P H HIGH STREET RUISLIP

REFURBISHMENT OF EXISTING ILLUMINATED SIGN AND INSTALLMENT OF ASSORTED NEW EXTERNALLY AND ILLUMINATED SIGNS

Decision: 17-10-2002 Approval

27336/APP/2001/1558 THE GEORGE P H HIGH STREET RUISLIP

EXTERNAL ALTERATIONS INCLUDING NEW PORCH ENTRANCE, NEW DISABLED RAMP, NEW LIGHTING AND LANDSCAPING

Decision: 12-10-2001 Approval

27336/P/88/3048 SULLIVANS BURY STREET RUISLIP

Installation of an internally illuminated double- sided pole sign & single sided logo sign

Decision: 13-11-1991 No Further
Action(P)

27336/N/88/0346 THE GEORGE P H HIGH STREET RUISLIP

Erection of childrens play equipment in garden - single decker mushroom slide

Decision: 24-05-1988 Approval

27336/J/87/1466 THE GEORGE P H HIGH STREET RUISLIP

S/S extn to rear to prov a toilet & bar seating facil,raised roof over entr copula,timber cladding

Decision: 26-10-1987 Approval

27336/H/85/0224 THE GEORGE P H HIGH STREET RUISLIP

Alterations to elevation (P)

Decision: 19-03-1985 Approval

27336/G/84/3129 Advertisement (P)	THE GEORGE P H HIGH STREET RUISLIP
Decision: 27-10-1987	No Further Action(P)
27336/F/84/0883 Details in compliance with 27336/840014(P)	THE GEORGE P H HIGH STREET RUISLIP
Decision: 15-03-1985	Approval
27336/E/84/3021 Advertisement (P)	THE GEORGE P H HIGH STREET RUISLIP
Decision: 01-05-1984	Approval
27336/C/84/0014 Mixed dev. on 0.1038 hectares (full)(P)	THE GEORGE P H HIGH STREET RUISLIP
Decision: 18-04-1984	Approval

Comment on Planning History

The relevant planning history is listed above.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date: **4th May 2023**

4.2 Site Notice Expiry Date: Not applicable

5. Comments on Public Consult

PUBLIC CONSULTATION:

48 neighbours and Ruislip Residents Association were consulted by letter dated 03-04-23. Two letters of objection were received, copied below:

1) It's not clear if this is a retrospective planning permission as new lighting in the car park was installed as part of the recent refurbishment. The new car park lights installed currently are extremely bright and point and shine into houses and living rooms. There is no objection to having lighting in the car park but can these lights be directed downwards into towards the car park and not almost horizontal as they currently are towards sharps lane and other roads.

2) I am writing to follow up on this application. Following my initial statement, the light in question that shines directly into my house (front right of the car park), was switched off. Therefore causing no disturbance or security concerns. However this light has now been switched back on following several months on being turned off. It is clear that the car park operates perfectly well without this single light which causes much inconvenience and poses a security risk to my property. Please

could this application be reviewed with immediate effect. I am unsatisfied with the installation of the new car park lights that were installed as part of the renovation of The George Harvester. My property is directly opposite the car park and the change has meant one of the newly installed lights now shines directly into my house. This illuminates my garden and the back of my house unnecessarily which is inconvenient during late hours and reduces the safety of my property. Whilst the lights may use existing locations, these are much brighter than the previous lights. One light is of particular concern, on the back quadrant of the carpark. We wrote to Browns group after the installation to discuss but have not had any response. In the absence of the group resolving this locally, I hope Hillingdon Council can support with resolving this concern.

Officer comments:

The residents comments are duly noted. A lighting assessment has been submitted by the applicant and the matter of light intrusion is discussed in the 'Impact on Neighbours' section of this report.

CONSULTEES:

Access:

I have considered the detail of this planning application and consider this proposal to have no impact on accessibility.

Conservation:

No objection.

Highways:

There is no opposition to the proposal.

6. Local Plan Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D8 (2021) Public realm

LPP HC1 (2021) Heritage conservation and growth

DMHB 1 Heritage Assets

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

In addition: Development Plan:

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)
The Local Plan: Part 2 - Development Management Policies (2020)
The Local Plan: Part 2 - Site Allocations and Designations (2020)
The West London Waste Plan (2015)
The London Plan (2021)

Material Considerations:

The National Planning Policy Framework (NPPF) (2023) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

7. MAIN PLANNING ISSUES

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

Paragraph 135f) of the National Planning Policy Framework (2023) states - Planning policies and decisions should ensure that developments: 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 users.

Policy D3 of the London Plan (2021) states Part D7) that development proposals should deliver appropriate outlook, privacy and amenity.

Policy D8 of the London Plan (2021) states - Lighting, should be carefully considered and well-designed in order to minimise intrusive lighting infrastructure and reduce light pollution.

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. The supporting text for this policy states that the Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook.

A lighting impact assessment has been submitted in support of the application. The report indicates the development would have an illumination level between 0.1lux and 57.1lux. The average illumination level is indicated as being 11.5lux.

Table 3 of the Institute of Lighting Professionals Guidance Notes for the Reduction of Intrusive Light states that for a Suburban site, obtrusive light intrusion levels into windows should be limited to a

maximum of 10 lux and 2lux (after 23:00pm).

It is noted that there is street lighting directly outside the site on Sharps Lane which is closer to the neighbouring residential properties opposite the site. Further, the lighting is directional and due to the aiming and tilt angles of the lighting, light spillage is contained within the site and does not unduly spill out onto neighbouring properties.

The light spillage diagram provided in Section 2.3 demonstrates that the light intrusion levels at the rear of the neighbouring property at No.9 Sharps Lane and towards Nos.1 and 3 Bury Street would not exceed 10lux. Further detail is provided in the summary at Section 3.0 of the report which states the highest level of vertical illumination on adjacent properties to be 8.42lux (No.9 Sharps Lane). Based on the submitted lighting assessment, the levels of maximum illumination on neighbouring properties would not exceed the guidance.

The lighting assessment indicates that the car park lighting would be disabled between 23:00 - 07:00. A suitable condition to ensure the lighting is switched off outside of these hours would be attached in the event of an approval to minimise light pollution and to safeguard the amenity of the area.

Officers have undertaken a site visit and reviewed the lighting during darker hours. Upon visiting site it was noted that there are 2 street lamps which light spillage extends across Bury Street and have a greater coverage of area than the lighting within the car park. It was observed that none of the lighting columns within the car park are angled towards Bury Street.

Subject to the above condition, the development is considered not to harm the residential amenity of nearby neighbours. As such, the application accords with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policies D3 and D8 of the London Plan (2021).

7.2 Impact on Street Scene

Policy D3 of the London Plan (2021) states that: Development proposals should: D1) 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 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 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states 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. In order to achieve this, the Council will: A) Require proposals for new development, including any signage or advertisement, 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.

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.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.

The replacement lighting columns are of a suitable scale and design and would replace pre-existing lighting columns. The new lighting would be more energy efficient which is positive and the installation would be read in the context of the restaurant car park. It is noted that LBH conservation manager has not raised an objection.

The development is considered to preserve the character and appearance of the building and premises and the wider conservation area. As such, the application accords with Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and Policies DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy D3 of the London Plan (2021).

7.3 Traffic Impact/Pedestrian Safety

Not applicable to this application.

7.4 Carparking & Layout

Not applicable to this application.

7.5 Urban Design, Access and Security Considerations

Not applicable to this application.

7.6 Other Issues

No other issues are identified.

8. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (2012)

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

London Plan (2021)

National Planning Policy Framework (NPPF) (2023)

Institute of Lighting Professionals Guidance Notes for the Reduction of Intrusive Light

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