

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

1. SUMMARY

Planning permission is sought for the installation of new windows, doors and external decorations.

The proposed replacement windows and doors would not have an impact on the significant of the locally listed building, nor would it cause harm to the conservation area or the neighbouring properties amenities.

As such, the application is recommended for approval, subject to conditions.

A full assessment has been made in the below report.

2. RECOMMENDATION

APPROVAL subject to the following:

1. HO1 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2. HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers

CD/C410 -CD_01

CD/C410 -CD_02 Rev B

CD/C410 -CD_05

CD/C410 -CD_06 Rev A

CD/C410 -CD_07

Heron Joinery Order WA242078 dated 10/07/2024 pages 4-15

Heron Joinery Order WC242079 dated 24/09/2024 pages 4-13

Heron Joinery Order WC241080 dated 05/09/2024 pages 5-14

Heron Joinery Order WA241081 dated 10/07/2024 pages 4-13

EG58SB_001

DSIN_001

58CWEG_001

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

INFORMATIVES

1. I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

2. I47 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an old school house that has been converted into 4 residential flats. The building is locally listed and lies within Harmondsworth Village Conservation Area. The site is

located within an area covered by a tree preservation order.

The surrounding area is residential in character comprising a mixture of property types. To the west of the site lies Green Belt land.

3.2 Proposed Scheme

Planning permission is sought for the installation of new windows, doors and external decorations.

3.3 Relevant Planning History

29919/E/91/1505 FORMER SCHOOL HOUSE/CLINIC MOOR LANE
HARMONDSWORTH

Details of design, external appearance, landscaping and means of access in compliance with condition 2 of planning permission ref. 29919C/88/ 1866 dated 19.10.88; Conversion to provide 4 elderly persons dwellings and parking involving minor external alterations

Decision: 09-12-1992 Approval

29919/C/88/1866 FLATS 1-4, THE OLD SCHOOL HOUSE MOOR LANE
HARMONDSWORTH

Convert to provide 4 x dwellings for elderly & 2 parking.Minor external alterations & part demolish

Decision: 19-10-1988 Approval

29919/D/88/1892 FLATS 1-4, THE OLD SCHOOL HOUSE MOOR LANE
HARMONDSWORTH

Minor alterations and demolition of external wall & similar features. In connection with conversion.

Decision: 19-10-1988 Approval

29919/A/87/1155 HARMONDSWORTH OLD SCH AKA THE CLINIC MOOR LANE
HARMONDSWORTH

Erec. of 2-storey house, garage & parking spaces to be used in connection with Doc. surgery (O/A).

Decision: 18-01-1988 Withdrawn (P)

29919/B/87/1156 HARMONDSWORTH OLD SCH AKA THE CLINIC MOOR LANE
HARMONDSWORTH

Dem of building & front boundary wall (App for Conservation Area Consent)

Decision: 18-01-1988 Withdrawn (P)

Comment on Planning History

The planning history for the site is listed above.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date: **17th December 2024**

4.2 Site Notice Expiry Date: Not applicable

5. Comments on Public Consult

EXTERNAL CONSULTEES:

4 neighbouring properties, Harmondsworth and Sipson Residents Association, Harlington Village Residents Association and Heathrow Villages Conservation Area Advisory Panel were consulted on the application by letter dated 22-11-24. The consultation period expired 16-12-24. No representations have been received.

INTERNAL CONSULTEES:

Conservation and heritage officer:

This is a locally listed building which has a positive impact on the character of the conservation area. The proposed new windows would preserve the character of the listed building, are of an appropriate detail and reflect the character of the conservation area. Similarly the doors and decoration proposed is appropriate. Therefore we would support the proposals and recommend approval

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:

DMHB 1 Heritage Assets

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP D6 (2021) Housing quality and standards

LPP D3	(2021) Optimising site capacity through the design-led approach
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF16 -24	NPPF16 2024 - Conserving and enhancing the historic environment

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

The Development Plan for the London Borough of Hillingdon currently consists of the following 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)
 West London Waste Plan (2015)
 The London Plan (2021)

The National Planning Policy Framework (NPPF) (2024) and the London Borough of Hillingdon Domestic Vehicle Footway Crossover Policy 2022 are material considerations in the determination of this application.

7. MAIN PLANNING ISSUES

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

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.

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 proposed replacement windows and doors would provide the same views as existing windows and given the nature of the proposed changes, there would be no adverse impact to any neighbouring property in terms of daylight/sunlight, outlook and overbearing effect. There would be no privacy concerns to neighbouring properties as there are no additional windows proposed.

Overall, it is considered that the proposed alterations would not adversely effect the amenities of neighbouring occupiers, in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

7.2 Impact on Street Scene

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

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

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.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extensions to dwellings should not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

Policy DMHB 3 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states:

A) There is a general presumption in favour of the retention of buildings, structures and features included in the Local List. The Council will take into account the effect of a proposal on the building's significance and the scale of any harm of loss when considering planning applications, including those for major alterations and extensions. Proposals will be permitted where they retain the significance, appearance, character or setting of a Locally Listed Building.

B) Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the structure and the impact of the proposals on the significance of the Locally Listed Building.

C) Replacement will only be considered if it can be demonstrated that the community benefits of such a proposal significantly outweigh those of retaining the Locally Listed Building.

Policy DMHB 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states:

that new development, including alterations and extensions to existing buildings in Conservation Areas, 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.

The proposed development involves the replacement of windows and doors to the locally listed flats within the Old School House. The applicant has provided specifications of the windows and door replacements. The windows would be replaced with like for like sliding sash windows finished in laminated redwood timber with hardwood external architrave. All of the windows are double glazed to be finished in white to match the existing.

The proposed windows and doors have been designed to respect the original architecture of the building and it is not considered that these would harm the character and appearance of the locally listed building, nor the conservation area. The Council's heritage officer has been consulted on the application and has no objection to the development.

As such the development complies with Policies BE1 of the Hillingdon Local Plan Part 1 (2012), Policies DMHB 3, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part 2 (2020).

7.3 Traffic Impact/Pedestrian Safety

The proposed development would not impact the existing parking arrangement at the site, nor would it lead to highway safety concerns. As such the development complies with Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan Part 2 (2020).

7.4 Carparking & Layout

See above section

7.5 Urban Design, Access and Security Considerations

N/A

7.6 Other Issues

INTERNAL AND EXTERNAL AMENITY SPACE:

The internal and external amenity space will remain unchanged from the proposed development. As such, no concerns are raised and the development complies with Policies DMHB 16, and DMHB 18 of the Hillingdon Local Plan Part 2 (2020).

BIODIVERSITY NET GAIN:

In England, Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). It became mandatory for major developments on 12 February 2024 and small sites on 2 April 2024. Developers must deliver a BNG of at least 10%. This means a development will result in more or better-quality natural habitat than there was before development. The land owner is legally responsible for creating or enhancing the habitat and managing that habitat for at least 30 years to achieve the target condition.

Policy 15 of the National Planning Policy Framework (2023) states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity.

Paragraph 8.6.6 of Policy G6 of The London Plan (2021) states that biodiversity net gain is an approach to development that leaves biodiversity in a better state than before. Losses should be avoided, and biodiversity offsetting is the option of last resort.

Policy EM7 of Hillingdon Council's Local Plan Part One Strategic Policies (2012) states that Hillingdon's biodiversity and geological conservation will be preserved and enhanced, with particular attention given to improving biodiversity from all development.

Paragraph 6.28 of Policy DME1 7 (Biodiversity Protection and Enhancement) of Hillingdon Council's Local Plan Part Two Development Management Policies (2020) states it is important that planning decisions are appropriately informed by the right level of survey and information on ecology features. The Council will apply Natural England's standing advice at the validation stage. Applications will only be validated if they have the appropriate information. Where initial assessments recommend further surveys, these will be expected to be provided as part of a planning submission. All ecological reports or information submitted should adhere to nationally accepted best practice survey standards and be consistent with the British Standard BS 42020: 2013 Biodiversity - Code of Practice for Planning and Development or an updated variation. Where appropriate, the Council will require the use of the approved DEFRA biodiversity impact calculator (as updated) to inform decisions on no net loss and net gain.

The proposed development would fall under the de-minimus exemption, and as such, no further information regarding BNG is required.

CONCLUSION:

The application is recommended for approval, subject to conditions.

8. Reference Documents

National Planning Policy Framework (2024)

London Plan (2021)

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

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

Contact Officer:

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