

## 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.	ADVERTISEMENT 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:**                      58 HIGH STREET HAREFIELD

**Development:**                External works to property including replacement of windows, rainwater goods, fascia and soffit boards, and redecoration of external surfaces.

**LBH Ref Nos:**                **30250/APP/2025/1780**

**Drawing Nos:**                ADC428-58HS-102-Rev P1  
ADC428-58HS-201-Rev P2  
ADC428-58HS-202-Rev P1  
ADC428-58HS-100- Rev P1  
ADC428-58HS-101-Rev P1  
ADC428-58HS-200-Rev P2

**Date Plans received:**    27-06-25                      **Date(s) of Amendments(s):**

**Date Application valid**    27-06-25

## 1. SUMMARY

The property at 58 High Street is a two-storey terraced Victorian building. The site is not listed but is in the Harefield Village Conservation Area. The property is of masonry construction with a painted render finish and traditional timber windows. The area is split in character between a high street and residential.

The application seeks permission for external works to the property including replacement of windows, rainwater goods, fascia and soffit boards, and redecoration of external surfaces.

It is considered that the proposal, subject to conditions, would have an acceptable impact on the character and appearance of the area. Consequently, the proposal is considered to accord with Policies HE1 and BE1 of the Hillingdon Local Plan Part 1 (November 2012), Policies DMHB 1, DMHB 2, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policies D3 and HC1 of the London Plan, and Chapters 12 and 16 of the National Planning Policy Framework (2021).

## 2. RECOMMENDATION

**APPROVAL subject to the following:**

### 1. COM3 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. 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:

ADC428-58HS-201-Rev P2

ADC428-58HS-202 Rev P1

and shall thereafter be retained/maintained for as long as the development remains in existence.

## REASON

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

### 3. HO4 Materials

The materials and replacement of the windows must accord with the proposed drawings. The windows must be replaced with Timber Windows - Heron Joinery as set out in the windows schedule ADC428-56HS-202 Rev P1 .

## 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 and Conservation Area, in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (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 (2021) and national guidance.

### DMHB 1 Heritage Assets

DMHB 12 Streets and Public Realm  
DMHB 4 Conservation Areas  
DMHB 11 Design of New Development  
LPP HC1 (2021) Heritage conservation and growth  
NPPF11 -24 NPPF11 2024 - Making effective use of land  
NPPF4 -24 NPPF4 2024 - Decision making

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site is located on the high street in Harefield, in the city centre. The application site lies within the Harefield Village Conservation Area.

#### 3.2 Proposed Scheme

The application seeks permission for external works to the property including:

- New double glazed timber sliding sash and casement windows to match existing
- New uPVC rainwater goods, gutters and downpipes to replace existing.
- Full redecoration of previously painted external surfaces, colour white/black as existing.
- New uPVC fascia and soffit boards where applicable.

#### 3.3 Relevant Planning History

30250/TRE/2023/162 58 HIGH STREET HAREFIELD

Tree location - rear garden via Dovecoat Close

GRP1 - Approx. H13 S8 70+DBH - Multi stem Ash

Fell as close as possible to ground level

Remove Ivy

Apply appropriate herbicide

**Decision:** 25-07-2023 No Further  
Action(P)

30250/81/0589 58 HIGH STREET HAREFIELD

Householder dev. (small extension,garage etc) (P)

**Decision:** 04-08-1981 Refusal

#### Comment on Planning History

Relevant history listed above.

#### 4. Advertisement and Site Notice

4.1 Advertisement Expiry Date: **4th September 2025**

4.2 Site Notice Expiry Date: Not applicable

#### 5. Comments on Public Consult

3 neighbouring properties and consultees were consulted by letter dated 01-08-25. Consultation expired on 22-08-25

There were no objections.

Conservation Officer:

- Have NO objections 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.HE1 (2012) Heritage

Part 2 Polices:

DMHB 1	Heritage Assets
DMHB 12	Streets and Public Realm
DMHB 4	Conservation Areas
DMHB 11	Design of New Development
LPP HC1	(2021) Heritage conservation and growth
NPPF11 -24	NPPF11 2024 - Making effective use of land
NPPF4 -24	NPPF4 2024 - Decision making

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)

The West London Waste Plan (2015)  
The London Plan (2021)

The National Planning Policy Framework (NPPF) (2024) 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**

Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) states that all new development should seek to protect the amenity of surrounding land and buildings, particularly residential properties.

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

Given the nature of the proposal and the separation from residential properties, it is considered that the proposal would not adversely affect the amenities of neighbouring occupiers, in accordance with Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

### **7.2 Impact on Street Scene**

This section of the report considers the street scene and character impact of the development, including the impact on heritage assets.

#### **POLICY CONTEXT:**

Policy HC1 of the London Plan (2021) states, inter alia, 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 by integrating heritage considerations early on in the design process.'

Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that the Council will conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape (including locally and statutorily Listed Buildings, Conservation Areas, Areas of Special Local Character and Archaeological Priority Zones and Areas), and encourage the reuse, modification and regeneration of historic assets.

Policy DMHB 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that the Council will expect development proposals to avoid harm to the historic environment and to prevent the loss of significance or harm to the character, appearance and setting of heritage assets.

Policy DMHB 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) will only permit developments that retain the significance and value of Listed Buildings whilst being appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. In

addition, any alterations or additions to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship.

#### ASSESSMENT:

The application site is located within Harefield Village Conservation Area.

The application proposes the replacement of windows, rainwater goods, fascia and soffit boards, and redecoration of external surfaces.

The Conservation Officer has raised no concerns or objections to the replacement on this basis.

The proposals seeks these amendments to:

- Maintain the visual appearance of the property from the road and ensure it remains consistent with the overall street scene.
- Improve thermal efficiency through the provision of double-glazed units in place of existing single glazed windowpanes.

Having regard to the above, it is considered that the proposal would have an acceptable impact on the character and appearance of the area and also improve the energy performance of the windows while maintaining the character of the dwelling.

Consequently, the proposal is considered to accord with Policies HE1 and BE1 of the Hillingdon Local Plan Part 1 (November 2012), Policies DMHB 1, DMHB 2, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policies D3 and HC1 of the London Plan, and Chapters 12 and 16 of the National Planning Policy Framework (2021).

#### **7.3 Traffic Impact/Pedestrian Safety**

The parking provision and traffic generation would remain unaffected by the proposal, in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

#### **7.4 Carparking & Layout**

Discussed where relevant in other sections of this report.

#### **7.5 Urban Design, Access and Security Considerations**

Not applicable.

#### **7.6 Other Issues**

N/A

#### **8. Reference Documents**

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

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

The London Plan (2021)

National Planning Policy Framework (2024)

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