

Report of the Head of Development Management and Building Control Committee Report

Case Officer: **Wai Hing Tse**

32658/APP/2026/195

Date Application Valid:	23-01-26	Statutory / Agreed Determination Deadline:	30-10-26
Application Type:	Full	Ward:	Uxbridge

Applicant: **Mrs Natasha M**

Site Address: **THE PIPEMAKERS ARMS PH
ST JOHN'S ROAD**

Proposal: **Replacement of existing pergolas with lightweight aluminium-framed external structures comprising a partially enclosed weather-protected seating area and three open-sided pergolas (Amended Description)**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 2 of the Planning Scheme of Delegation (Member call-in request)**



Summary of Recommendation:

GRANT planning permission subject to the conditions set out in Appendix 1.

1 Executive Summary

- 1.1 Planning permission is sought for the replacement of existing pergolas at The Pipemakers Arms PH, St John's Road, with lightweight aluminium-framed external structures comprising one partially enclosed weather-protected seating area and three open-sided pergolas, to provide ancillary customer seating in association with the existing public house use. The proposed structures would be freestanding within the existing garden area and would not involve a change of use of the site.
- 1.2 The proposal would support the continued operation and viability of a currently vacant public house. In design terms, the revised scheme has been broken into lighter-weight, detached elements and would read as ancillary garden structures rather than as a permanent extension to the host building.
- 1.3 In amenity terms, the nearest residential properties are located across St John's Road, and the proposal is not considered to result in any unacceptable loss of outlook, daylight, sunlight or privacy. While the use of the external seating area has the potential to give rise to noise and disturbance, the submitted information indicates that the proposed partially enclosed seating area would provide greater acoustic containment than the existing arrangement, and the use of the external covered seating areas can be appropriately controlled by condition.
- 1.4 Due regard has been given to the objection received in respect of the proposal. However, having regard to the development plan as a whole, it is considered that the proposal complies with the relevant provisions of the Hillingdon Local Plan, the London Plan (2021) and the NPPF (2026), and no material considerations indicate that a contrary decision should be taken. The planning application is therefore recommended for approval, subject to the conditions set out in Appendix 1.

2 The Site and Locality

- 2.1 The site is located on the west side of St John's Road, opposite its junction with St John's Close and adjacent to the River Colne to the west. It is occupied by the Pipemakers Arms Public House (currently vacant), a detached, two storey building with single-storey side and rear extensions. The building is painted light blue/grey with a tiled, gable roof over the two storey element and tiled, mono-pitch roofs over

the single-storey elements. The existing garden area to the northeast of the host building was previously used as a beer garden ancillary to the public house.

- 2.2 The area is in mixed use, with mainly commercial development to the north, residential development to the south and east and open land to the west which is designated as Green Belt.
- 2.3 River Colne is located to the west of the application site. The northern portion of the application site is in Flood Zone 2. The site is also in the Colne Valley Archaeological Priority Area, the Hillingdon Air Quality Management Area and the Uxbridge Air Quality Focus Area. The River Colne lies within the River Colne Nature Conservation Site of Metropolitan or Borough Grade I Importance and is a Nature Reserve. The site has a Public Transport Accessibility (PTAL) of 1a (very poor).

Figure 1: Location Plan (application site edged red)

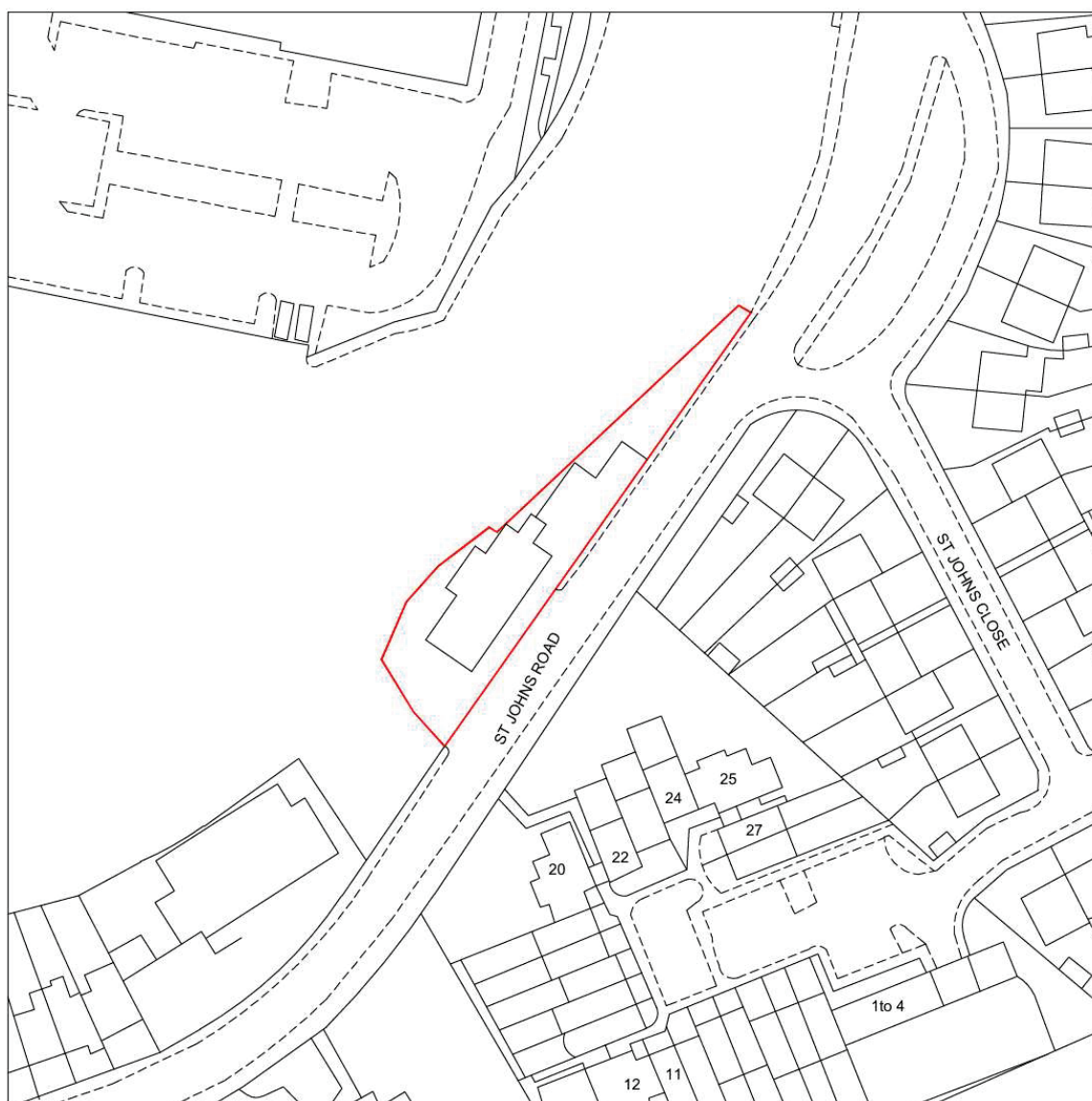


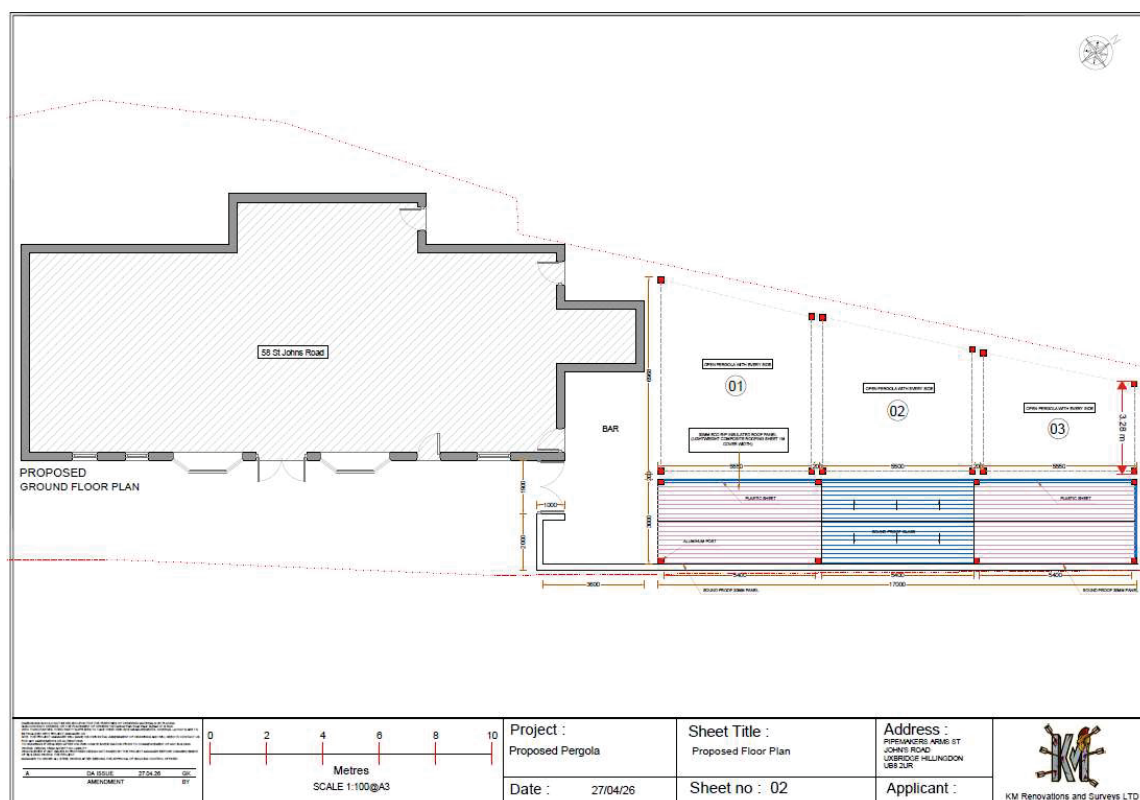
Figure 2: Street View Image of the Application Property



3 Proposal

- 3.1 Planning permission is sought for replacement of existing pergolas with lightweight aluminium-framed external structures comprising a partially enclosed weather-protected seating area and three open-sided pergolas.
- 3.2 The existing host building would remain as a public house. The proposed structures would provide ancillary customer seating area to the existing public house.
- 3.3 Following the removal of the existing pergolas, the proposed lightweight aluminium-framed external structures would be erected within the existing side garden space, detached from the host building. The proposed main aluminium-framed external structure would be 17m wide and 3m deep with a dual pitched sound-proof glass roof (2.4m eaves level and 2.8m max. height), sitting along the southeastern side boundary abutting St John's Road. Three proposed open-sided pergolas (5.5m wide each, 3.28m to 7m deep and 2.5m high) would be erected next to the proposed main structure.

Figure 3: Proposed Plan (please note – larger version of plan can be found in the Committee Plan Pack)



4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2.

5 Planning Policy

- 5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

Emerging Planning Policies

- 5.2 Policy DM4 of the National Planning Policy Framework (NPPF) 2026 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

- (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - (b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given);
- and

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(c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Draft London Plan (July 2026)

- 5.3 The GLA are consulting on a draft new London Plan between 16th July and 15th October 2026 with the intention of replacing the previous versions of the existing London Plan. Following the consultation, the draft London Plan will be subject to an independent Examination in Public before final adoption, expected in early 2028.
- 5.4 As the unresolved objections have not yet been submitted and published for decision-makers to review, limited weight can be afforded to the Draft London Plan (July 2026) at present.

6 Consultations and Representations

- 6.1 Twelve neighbouring properties were consulted on 3rd February 2026.
- 6.2 Following receipt of amended drawings, re-consultations were issued on 22nd May 2026 to all original neighbours / consultees and those who had commented during the application process.
- 6.3 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
Four public representations of objection have been received (two of them are from the same individual, one from the original consultation and one from the re-consultation).	1. Objection on the proposed painting of the host building to black and orange	The concerned painting was proposed under the original submission. Following the officers' comments, such painting has been omitted in the revised proposal. The external appearance of the host building would remain unchanged. Further assessment on design and appearance is provided between paragraphs 7.5 to 7.10.

	2. Concern that the premises licence application sought live music and operation until 04:30am.	The application for a new premises licence seeking operation until 04:30 has been withdrawn and therefore carries no weight in the determination of this planning application. The premises would continue to operate under its existing licence, which permits opening until 02:30. However, planning conditions would separately restrict the use of the proposed external structures and seating area to between 10:00 and 22:00 and prohibit amplified music within those structures, thereby preventing their late-night use. Further assessment on amenity impact is provided between paragraphs 7.11 to 7.18.
	3. The submitted noise assessment does not adequately reflect local conditions. Although road traffic contributes to daytime noise, background noise levels reduce significantly during the evening and night-time	The concerns regarding late-evening and night-time noise are acknowledged. To protect neighbouring amenity, conditions would restrict the use of the proposed external structures to between 10:00 and 22:00, irrespective of the later

	periods. Noise generated within the external seating area would carry towards nearby residential properties.	hours permitted under the premises licence. Further assessment on amenity impact is provided between paragraphs 7.11 to 7.18.
	4. The proposal could result in noise and disturbance from large numbers of customers using the garden and external seating areas late at night. Further noise mitigation should be provided.	The proposed structures would replace existing external structures within the established pub garden. The partially enclosed seating area would incorporate acoustic glazing and panels, providing greater acoustic containment than the existing arrangement. Conditions would also restrict the structures to ancillary customer seating, control their hours of use and prevent late-night activity within the external areas. Subject to these controls, the proposal is not considered to result in unacceptable noise or disturbance. Further assessment on amenity impact is provided between paragraphs 7.11 to 7.18.
	5. The site is predominantly residential and close to open countryside, rather than being representative of a typical urban environment. A substantial number of residential properties are located nearby.	The presence and proximity of surrounding residential properties are acknowledged and have been taken into account. While the locality contains residential development, it also contains commercial uses, a hotel, the established public house, St John's Road and open land to the west. It is

		therefore appropriately characterised as a mixed-use area. Irrespective of that characterisation, the impact on nearby residential occupiers has been assessed and would be controlled through conditions. Further assessment on amenity impact is provided between paragraphs 7.11 to 7.18.
Three Ward Councillors	Submitted a joint representation that raised concerns with regards to the previously proposed black and orange external finish.	Noted, revisions have been received removing the black and orange external finish from the proposals.

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
Access Officer No objection. Informative should be attached to advise the applicant to follow The Equality Act 2010.	Noted. Relevant informative has been attached.
Highways Officer No objection.	Noted.
Noise Officer Based on the information provided I consider it unlikely that any significant adverse noise impact would be caused by the proposed development.	Noted and a condition is recommended to be attached should the application be determined for approval to restrict the use of the outdoor area.

Conservation Officer We believe that the scheme has addressed our previous concerns with regards to the external works to the garden. The pergolas have been broken up and the structure is now light weight and reduces the visual impact. In addition, it is not connected to the public house. We welcome the revised proposals submitted 27/04/26 which shows no additional signage or other changes to the facade. We now believe that the proposals are acceptable and do not object. External materials and finishes of pergolas subject to approval.	Noted. Noted. Relevant conditions are recommended to be attached should the application be determined for approval.
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7 Planning Assessment

Principle of Development

- 7.1 The application relates to an established public house. The principle of retaining and enhancing public houses is supported by national, regional and local planning policy.
- 7.2 The National Planning Policy Framework (2026), particularly Policies HC4 and HC6, supports the improvement and retention of community facilities. Public houses are expressly identified as key community facilities, and substantial weight should be given to the benefits of improvements that support social interaction within the local community. The proposal would support the continued operation of the established public house by improving the usability of its external seating area. At regional level, London Plan Policy HC7 (2021) seeks to protect and promote the continued operation of public houses where they contribute to the social, cultural or heritage value of a local area. The policy recognises that appropriate physical adaptations may be necessary to ensure their long-term viability. At local level, Policy DMC11 of the Hillingdon Local Plan: Part 2 (2020) encourages the retention and improvement of existing community facilities, including pubs, particularly where proposals strengthen their long-term use and accessibility.
- 7.3 The proposed works involve replacing existing pergolas with lightweight aluminium-framed external structures comprising a partially enclosed weather-protected seating area and three open-sided pergolas represent operational enhancements to support year-round use of the existing beer garden. They do not involve a change of use or intensification that would conflict with the existing lawful pub use.

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- 7.4 The principle of development is therefore acceptable, subject to detailed consideration of design, neighbour amenity and highways impacts.

Design / Character and Impact on the Area

- 7.5 Policies D3 of the London Plan (2021), BE1 of the Hillingdon Local Plan Part 1 – Strategic Policies (2012), DMHB 11, DMHB 12 of the Hillingdon Local Plan Part 2 – Development Management Policies (2020) are all directly relevant to the proposal. In summary, seek to secure a high quality of design 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. These aims are also supported by Policies DP1 to DP4 of the National Planning Policy Framework (2026), which seek to achieve well-designed places.
- 7.6 Whilst the public house building is not a locally listed building, it sits on a prominent location along St John's Road, contributing positively to the character and appearance of the area. The proposed main aluminium-framed structure (2.8m high max.) would be visible along St John's Road frontage with the partial screening by the existing boundary fence (approx. 1.8m high).
- 7.7 The proposed structures would be detached from the public house building with a separation of approx. 3.3m in between. Although the total width of the proposed structures would be comparable (i.e. 17m wide) to that of the public house building (i.e. approx. 22m with the existing extensions), they would be lightweight and freestanding, reading as ancillary garden structures and not as permanent extensions to the building. The main structure abutting St John's Road would comprise of acoustic glazing panels to maintain the sense of openness in the beer garden. The submitted structural information indicates that the structures would be lightweight and independently supported, using discrete support foundations rather than a continuous traditional building foundation system. Given the separation and light-weight nature, the proposed structures are considered subservient to the host building, without significant visual impact to the host building and the surroundings.
- 7.8 Compared to the existing pergolas to be removed, the proposed combined width would be largely similar to that of the existing one whilst the proposed maximum height would be approx. 1m lower than that of the existing one. Therefore, when viewing from the street scene, the proposed structures would not give rise to a significantly greater visual impact than the existing arrangement.

Figure 4: Comparison between Existing Elevation and Proposed Elevation



- 7.9 No additional signage or changes to the façade of the public house would be proposed, therefore no harm would arise to the appearance of the public house.
- 7.10 Given the above, the proposed structures are considered to comply with the objectives of the relevant planning policies cited above and would not give rise to any significant harm to the character and appearance of the host building and the streetscene.

Neighbouring Amenity

- 7.11 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.
- 7.12 The closest residential properties to the application site are located to the east across St John's Road, including Nos. 20 to 26 Lambourne Court (approx. 27m away) and No. 32 St John's Close (approx. 15m away).
- 7.13 The site is, however, situated within a busy roadside environment, and the submitted noise information states that the existing acoustic environment is already influenced by vehicular traffic, pedestrian activity and the general day-to-day activity associated with a mixed-use urban setting.
- 7.14 In terms of outlook, daylight and sunlight, the proposed structures would be contained within the existing pub garden and would not project toward or adjoin any residential boundary. Given the separation created by St John's Road, together with the siting of the works within an established commercial/public house

setting, the development would not give rise to any material loss of outlook, daylight or sunlight to neighbouring residential occupiers. Likewise, the proposal would not result in any undue sense of enclosure or overbearing impact when viewed from the nearest dwellings.

- 7.15 The main neighbouring amenity issue in this case is noise and general disturbance arising from use of the external seating areas. The proposed partially enclosed dining structure, incorporating acoustic glazing/panel systems, would provide improved sound attenuation over the existing arrangement, whilst the three open pergolas would disperse activity across the site rather than concentrate it in a single enclosed space. Having regard to the existing lawful pub use, the roadside setting, the proposed acoustic treatment and conditions to restrict hours of use, the proposal is not considered to result in unacceptable harm.
- 7.16 Given the established use of the site as a public house, the proposal is not considered to result in a material intensification of operations or an extension to existing hours of activity. The proposed structures would primarily improve comfort for existing customers rather than increasing capacity.
- 7.17 The submitted Noise Impact Assessment refers to a proposal to increase the external operating hours to 01:00. However, the document is not sufficiently detailed enough for Officers to accept this extension of hours and given that there would be an intensification of use for those external areas it does raise valid concerns regarding the safeguarding of neighbour amenity. The report fails to provide sufficient site-specific evidence to demonstrate that the proposed late evening and night-time use of the external seating areas would not give rise to unacceptable noise disturbance to nearby residential occupiers. The assessment relies heavily on assumptions regarding customer behaviour, occupancy, dispersal and music levels, without providing robust acoustic modelling, validated calculations or empirical evidence to substantiate the conclusions reached. Furthermore, insufficient information has been provided regarding the acoustic performance of the proposed enclosure, the cumulative impact of customer activity and dispersal, and the potential effects of intermittent and characterful noise associated with patrons during the late evening and early morning period.
- 7.18 Notwithstanding the shortfalls within the report, the existing operating hours need to be afforded reasonable weight in the assessment. Officers have considered this and determined that a condition to restrict the use of the external hours to between 10:00 and 22:00 hours would be acceptable and ensure neighbour amenity remains protected. These controls will ensure that the additional seating and activity will avoid any undue disturbance to surrounding properties. Whilst the points raised by residents regarding the licence application are noted, this licence application has since been withdrawn. Notwithstanding this point Officers have recommended that a condition be imposed which would require an application to vary if the occupiers were to propose extending the hours of external operation beyond 22:00. This also provides the Council with a means to take enforcement action if the operating hours are breached. Given the above, the development is not considered to give rise to an unacceptable loss of amenity. The scheme therefore complies with Policy D14 of the London Plan (2021), Policies DMHB 11

and DMTC 4 of the Hillingdon Local Plan: Part 2 (2020), and the relevant provisions of the NPPF (2026).

Highways and Parking

- 7.19 The site benefits from an existing vehicular access from St John's Road, leading to a hard-standing car park area. There would be no change in parking and access arrangement. The proposal is not considered to result in a material intensification of operations.
- 7.20 Given the nature of the proposal and given the pub use is already established, it is not considered that the proposed development would result in any significant adverse impacts to traffic or pedestrian safety.

Trees, Landscaping and Biodiversity Net Gain

- 7.21 The application site has been hard paved without any existing tree. Whilst it is noted that there are existing trees along River Colne to the west of the application site, the proposed structure would be lightweight and free standing. Therefore, the proposed development would not have any impact to the existing trees in the surroundings.
- 7.22 In terms of biodiversity net gain (BNG), the proposed development would fall under the de-minimis exemption, and as such, no further information regarding BNG is required.

Air Quality

- 7.23 The site lies within the Hillingdon Air Quality Management Area and Uxbridge Air Quality Focus Area, however the proposal raises no significant issues in this regard due to the ancillary nature of the proposed structures which would not result in a material intensification of operations.

Flooding and Drainage

- 7.24 The northern portion of the application site is in Flood Zone 2. There would be no increase in impermeable surfacing within the application site upon the proposed development. Given the modest scale and lightweight construction of the proposed structures, no additional flood risk nor drainage impact is anticipated compared to the existing condition.

Archaeology

- 7.25 The application site lies within the Colne Valley Archaeological Priority Zone. Given the modest scale and light weight construction of the proposed development, no significant archaeological impact is anticipated.

8 Other Matters

Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

Local Finance Considerations and CIL

- 8.3 Not applicable as the proposed development is not CIL liable. Please note, this commentary has been provided for the purpose of assisting in the determination of the planning application only. If approved, the final CIL liability would be set out in the CIL Liability Notice following determination of the application in line with the CIL Regulations. This would be issued following a full review of all the material available to the Council's Planning Obligations Team at that time.

9 Conclusion / Planning Balance

- 9.1 The application seeks planning permission for lightweight aluminium-framed external structures within the existing beer garden of The Pipemakers Arms PH, comprising one partially enclosed weather-protected seating area and three open-sided pergolas. The proposal would support the ongoing use and viability of the public house by improving the quality and usability of the existing external seating area, without involving a change of use of the premises.
- 9.2 In assessing the application, regard has been had to the principle of supporting an existing community facility, the visual effect of the structures on the host building and surrounding streetscene, the impact on neighbouring amenity, and all other material considerations. The revised scheme would comprise lightweight, detached and subordinate structures which, by reason of their siting, scale, appearance and ancillary function, would not cause unacceptable harm to the character and appearance of the site or surrounding area. Subject to conditions controlling matters including materials and hours of use of the external seating area, the proposal would also not result in unacceptable harm to the living conditions of nearby occupiers.

- 9.3 The proposal is considered to comply with the relevant policies of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012), the Hillingdon Local Plan: Part Two - Development Management Policies (2020), the London Plan (2021) and the National Planning Policy Framework (2026). No material considerations, including the objection received, indicate that a contrary decision should be taken. Consequently, the application is recommended for approval subject to the conditions set out in Appendix 1 below.

10 Background Papers

- 10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingsdon.gov.uk.
- 10.2 This report has been prepared with reference to background papers including those listed below, which have been relied upon to a material extent in its preparation and are available for public inspection, subject to any necessary redaction for exempt or confidential information:
- 10.3 Internal consultee comments:
- Noise Officer
 - Highways Authority
 - Conservation Officer
 - Access Officer

APPENDICES

Planning Application

32658/APP/2026/195

Appendix 1: Recommended Conditions and Informatives

Conditions

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. COM4 Accordance with Approved Plans

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

02 Proposed Floor Plan

03 Existing Elevations

04 Proposed Elevations

05 Proposed Site Block Plan

S-01 Proposed Structural Details;

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).

3. COM5 General compliance with supporting documentation

The development hereby permitted shall be carried out in accordance with the following approved supporting documents:

Planning Statement

Structural Report

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

REASON

To ensure that the development complies with the objectives of Policies DMHB 11, DMHB 12 and DMTC 4 Hillingdon Local Plan Part 2 (2020).

4. NONSC Hours of use

The partially enclosed weather-protected seating area and the three open-sided pergolas hereby permitted shall not be used by customers outside the hours of 10:00 and 22:00 on any day. All customers shall vacate those areas by 22:00.

REASON

To safeguard the living conditions of nearby residential occupiers from noise and disturbance during noise-sensitive periods, in accordance with Policy D14 of the London Plan (2021) and Policies DMHB 11 and DMTC 4 of the Hillingdon Local Plan: Part Two (2020).

5. NONSC **Materials**

Prior to installation of the external structures hereby permitted, details and samples, where appropriate, of all external materials and finishes, including the aluminium framing, roof coverings, glazing, solid panels and any screening, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be completed in accordance with the approved details and permanently retained thereafter.

REASON

To ensure that the development is of a satisfactory appearance and respects the character and appearance of the host building and surrounding area, in accordance with Policies BE1 of the Hillingdon Local Plan: Part One (2012), DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two (2020), and Policy D3 of the London Plan (2021).

6. NONSC **Use Restriction**

The partially enclosed weather-protected seating area and the three open-sided pergolas hereby permitted shall be used only for customer seating and dining ancillary to the public house use of the premises and shall not be used as an independent restaurant, cafe, bar, event or function venue, nightclub, shisha lounge, hookah lounge or for any other separate use.

REASON

The application has been assessed on the basis that the external structures would provide seating and dining ancillary to the established public house use. A separate or more intensive use could result in unacceptable noise, disturbance and other impacts and should be subject to further assessment, in accordance with Policies DMHB 11 and DMTC 4 of the Hillingdon Local Plan: Part Two (2020).

7. NONSC **No Amplified Music**

No amplified music, amplified speech, public address system, television audio or any similar amplified sound shall be played or broadcast within the external seating areas hereby permitted, including the partially enclosed weather-protected seating area and the three

open-sided pergolas, at any time, unless otherwise first agreed in writing by the Local Planning Authority.

REASON

To protect the living conditions of neighbouring occupiers from noise nuisance and to ensure the proposal does not give rise to unacceptable harm to residential amenity in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020).

8. NONSC **Acoustic Installation**

Prior to the first use of the partially enclosed weather-protected seating area hereby permitted, the acoustic glazing and/or acoustic panel systems shown on the approved plans shall be fully installed and made available for use. The acoustic glazing and/or acoustic panel systems shall thereafter be permanently retained and maintained for so long as the approved development remains in use.

REASON

The acceptability of the development in respect of neighbouring amenity has been assessed on the basis that acoustic enclosure elements would be incorporated into the partially enclosed seating area in order to provide improved acoustic containment. The condition is therefore necessary to safeguard residential amenity in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020).

9. NONSC **External Lighting**

No external lighting, or lighting affixed to the approved structures which would be visible from outside the site, shall be installed unless details of such lighting, including its siting, design, luminance, hours of operation and the direction of light spill, have first been submitted to and approved in writing by the Local Planning Authority. The lighting shall thereafter be installed and operated only in accordance with the approved details.

REASON

To safeguard the visual amenities of the area and the amenities of nearby residential occupiers in accordance with Policies DMHB 11 and DMHB 12 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).

2. 170 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. 125 Consent for the Display of Adverts and Illuminated Signs

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. . For further information and advice, contact - Residents Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

4.

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

153 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.

DMCI 1	Retention of Existing Community Sport and Education Facilities
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMTC 4	Amenity and Town Centre Uses
LPP D14	(2021) Noise
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D5	(2021) Inclusive design
LPP HC7	(2021) Protecting public houses

Appendix 2: Relevant Planning History

32658/APP/2001/935 The Pipemakers Arms Ph St John'S Road Uxbridge
ERECTION OF FENCING TO PERIMETER OF BEER GARDEN

Decision: 20-06-2001 Approved

32658/APP/2007/2243 The Pipemakers Arms Ph St John'S Road Uxbridge
ERECTION OF AN OPEN, COVERED SMOKING AREA FOR CUSTOMERS

Decision: 14-09-2007 Approved

32658/C/92/0931 Forming Part Of The Pipemakers Arms P.H. St John'S Road
Uxbridge

Use of open space for additional car parking for public house

Decision: 04-09-1992 Refused

Appendix 3: List of Relevant Planning Policies

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMTC 4 Amenity and Town Centre Uses

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

LPP D5 (2021) Inclusive design

LPP D14 (2021) Noise

LPP HC7 (2021) Protecting public houses

DMCI 1 Retention of Existing Community Sport and Education Facilities