

**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**



The shopfronts hereby approved shall ensure that step-free access for wheelchair users is achieved via a suitably wide door of no less than 1000 mm wide, with all such provisions retained in perpetuity.

REASON: To ensure an Accessible and Inclusive development for everyone in accordance with London Plan policy D5.

## 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 (2016). 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. I99 Non Standard Informative

This application relates solely to the change of shopfront, installation of 2 shutters in front of shopfront and installation of 2 x retractable awnings. The applicant is reminded that an advertisement consent should be submitted for the advertisement fascia and exterior lighting.

### 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 4 Conservation Areas

DMHB 13 Shopfronts

DMHB 13A Advertisements and Shop Signage

DMT 2 Highways Impacts

## 3. CONSIDERATIONS

### 3.1 Site and Locality

The application site relates to a ground floor shop on Field End Road, Eastcote, Pinner. The application site is within Eastcote town centre and secondary shopping area, which comprises a three-storey terraced building, with accommodation on the first and second floor.

The surrounding area is mixed use, comprising retail/commercial units on the ground floor and residential units above.

The application site is not designated within a Conservation Area however the Eastcote (Morford Way) Conservation Area is located 140m south of the site, a locally listed building at Manor PH (No. 144 Field End Road) is located 60m to the south of the site and the Grade II Listed Building at Barn to south of Field End Farmhouse is located 124m north of the site. There are no trees subject to a Tree Protection Order within the site or on adjoining land.

### 3.2 Proposed Scheme

Planning permission is sought for the change of shopfront, installation of 2 shutters in front of shopfront and installation of 2 x retractable awnings (RETROSPECTIVE)

### 3.3 Relevant Planning History

3332/APP/2007/1376      122 - 124 FIELD END ROAD EASTCOTE, PINNER  
INSTALLATION OF 1 EXTERNAL AIR CONDITIONING CONDENSER UNIT ON THE REAR ELEVATION.

**Decision:** 31-07-2007      Approval

3332/APP/2000/697      122 - 124 FIELD END ROAD EASTCOTE  
INSTALLATION OF AN AUTOMATIC TELLING MACHINE

**Decision:** 12-07-2000      Approval

3332/C/98/3085      POST OFFICE, 122-124 FIELD END ROAD EASTCOTE PINNER  
Installation of an internally illuminated fascia sign and projecting sign

**Decision:** 12-11-1998      Approval

3332/B/90/3528      POST OFFICE, 122-124 FIELD END ROAD EASTCOTE PINNER  
Installation of internally illuminated fascia and projecting box sign

**Decision:** 16-08-1990      Approval

#### Comment on Planning History

The relevant planning history is listed above.

## 4. Advertisement and Site Notice

4.1 Advertisement Expiry Date: Not applicable

4.2 Site Notice Expiry Date: Not applicable

## 5. Comments on Public Consult

12 neighbouring properties and Eastcote Residents Association were consulted on 17-01-2024. No comments were received by the end of the consultation period.

### INTERNAL CONSULTEE COMMENTS

Highways - No objection.

Access Officer -This proposal seeks approval for what appears to be a retrospective application to replace the double shopfront of the unit formally occupied by the Post-Office. The application has been assessed against the requirements of London Plan policy D5 and its requirement to achieve the highest standards of Inclusive Design. The existing shopfront has been replaced with a double shopfront which has the appearance of two matching shop units. No internal floor plans support this application, so it is unclear whether the barbershop is accessed from adjacent menswear shop, or if it is accessed from the footway. The new shopfronts are recessed from the building line, with a gentle gradient provided into the menswear shop. The barbershop, if accessed from the footway, would be inaccessible to wheelchair users due to the step up: from historic street view images, the step is higher than it was with the previous shopfront installed. Conclusion: no objection is raised subject to the following condition attached to any approval. The shopfronts hereby approved shall ensure that step-free access for wheelchair users is achieved via a suitably wide door of no less than 1000 mm wide, with all such provisions retained in perpetuity. REASON: To ensure an Accessible and Inclusive development for everyone in accordance with London Plan policy D5

Contamination Officer - No comment.

## 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 4 Conservation Areas

DMHB 13 Shopfronts

DMHB 13A Advertisements and Shop Signage

DMT 2 Highways Impacts

In addition:

## **7. MAIN PLANNING ISSUES**

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

Policy DMHB 11 of The Local Plan: Part 2 - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The proposal relates to the alteration of an existing shopfront fronting onto a commercial strip on Field End Road. The nearest neighbours are located on the upper floors to the proposed ground floor shopfront. Given that the proposed is a redevelopment of an existing shopfront, it is considered that the proposed would not adversely impact on the amenity, daylight and sunlight of the adjacent properties and open spaces, and would therefore comply with Policy DMHB 11 of the Local Plan: Part 2 - Development Management Policies (2020).

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

Policy BE1 of the Hillingdon Local Plan: Part One- Strategic Policies (2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policy HE1 of the Hillingdon Local Plan: Part One- Strategic Policies (2012) states that the Council will conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all 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 DMHB 13 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

A) New shopfronts and alterations to existing shopfronts should complement the original design, proportions, materials and detailing of the building of which it forms a part and the surrounding street scene.

B) The Council will resist the removal of shopfronts of architectural or historic interest, particularly those listed on the Register of Locally Listed Buildings.

C) New shopfronts must be designed to allow equal access for all users.

D) Inset entrances on shopfronts should be glazed and well-lit to contribute to the attractiveness, safety and vitality of the shopping area and avoid blank frontages to the street.

E) Blinds, canopies and shutters, where acceptable in principle, must be appropriate to the character of the shopfront and its setting. External security grilles will not normally be permitted, unless they are of good quality design.

F) In order to improve and maintain the quality of the public realm, the design of shopfronts should be of a high quality, taking into consideration:

i) retention and maintenance of active shopfronts at all times;

ii) the relationship between the shopfront and upper floors;

iii) the relationship with surrounding shopfronts and buildings;

iv) the use of materials which are appropriate to and enhance the character of the local area; and

v) the value of existing architectural and historic features.

The application seeks consent for a retrospective replacement shopfront (retrospective).

Based on the historical street view information available, it appears that since the post office ceased operation circa 2012, the site was vacant until approximately 2020 where it appears that works had begun on site for the proposed shopfront. It is acknowledged that prior to 2020 the front elevation of the application site had deteriorated and was an eye-sore within the immediate surrounding area.

The proposed shopfront includes:

- Two recessed front doors;
- Replacement stall riser
- Windows replaced with glazed openings
- Black stainless steel security shutter with black metal framing;
- Two black retractable awnings
- Existing pier, coping and detailing retained and painted grey;
- Fascia signage in black acrylic
- Signage lighting along the fascia.

The proposed shopfront utilises black acrylic and grey painted timber for the doors, windows and paneling. The proposed shopfront is considered to be designed of a relatively high quality and represents an improvement on the existing configurations. It is noted that Paragraph B1.16 of the Hillingdon Local Plan (2020) states that solid roller shutters (including punched, perforated or microperforated shutters) should be avoided unless there are exceptional circumstances. When allowed, the design of the solid shutter should be appropriate to the area and to the shop. The application proposes black steel security shutters with black metal framing, whilst the shutters extend from the fascia to the ground level, there are instances of similar shutters within the area and the proposal does not appear incongruous within the street scene. Whilst the overall solid design of the roller shutters is not ideal, it would be finished in similar colour to the shop front design. The photographs that accompany the application show its finish. The black coated finish reduces the visual impact and on balance would be acceptable in this instance.

It is acknowledged that the surrounding street scene has a variety of styles and finishes to which there is no consistency. Following a review of the surrounding area, there are a number of units which has utilised similar colours of black and grey, and have included paneling and retractable awning. Given the separation distances from the heritage assets, and the present character of the street scene and shop fronts, it is considered that the character and appearance of these heritage assets is preserved.

Given the above considerations, the scheme would not be considered contrary to Policy BE1 of the Hillingdon Local Plan:

Part 1 (2012), Policies DMHB 11, DMHB 12 and DMHB 13 of the Hillingdon Local Plan: Part 2 (2020).

Conclusion:

The main body of the report demonstrates that the constructed development complies with the objectives of the relevant policies set out in the Hillingdon Local Plan: Part One Strategic Policies (2012) and Part Two - Development Management Policies (2020). It is therefore concluded, taking all matters into account, that planning permission should be granted subject to conditions.

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

Policies DMT 2 and DMT 5 of the Hillingdon Local Plan: Part 2 (2020) states that development proposals will be required to ensure that safe, direct and inclusive access for pedestrians.

The proposed shop front would not give rise to any adverse impact on traffic, pedestrian safety or car parking provision. Accordingly, the proposal is not considered contrary to Policies DMT 2 and DMT 5 of the Hillingdon Local Plan: Part 2 (2020).

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

Not relevant in the consideration of this application.

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

Please see comments on impact on street scene.

#### **7.6 Other Issues**

This application relates solely to the change of shopfront, installation of 2 shutters in front of shopfront and installation of 2 x retractable awnings. The applicant is reminded that an advertisement consent should be submitted for the fascia and exterior lighting.

### **8. Reference Documents**

National Planning Policy Framework (2023)

The London Plan (March 2021)

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

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

Accessible Hillingdon Supplementary Planning Document (September 2017)

Planning Obligations Supplementary Planning Document (July 2014)

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