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57 Kingsend Front Facade

57 Kingsend Ruislip HA4 7DD Design Statement

Planning Application for Alterations at 57 Kingsend Ruislip HA4 7DD

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57 Kingsend Rear Facade

1.0 Site Description

Proposed Development	Planning permission is sought for the part change of use from garage to utility room, erection of a single-storey rear extension, ground floor door/window alterations, replacement windows and alterations to main roof
Conservation Area	The application site is located within the Ruislip Village Conservation Area, a designated heritage asset. The dwellinghouse is not statutory or locally listed.
Site Description	<p>The application site is located on the southern side of Kingsend, Ruislip. The site comprises a two-storey, with loft accommodation, detached dwellinghouse with off street parking to the front. To the rear is an enclosed rear garden as private amenity space.</p> <p>The surrounding area is residential in character comprising of detached properties of a similar style and age, as well as low-rise flatted developments.</p>

2.0 Planning Policy

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage
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 5	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP HC1	(2021) Heritage conservation and growth
NPPF12 -23	Achieving well-designed and beautiful places
NPPF16 -23	Conserving and enhancing the historic environment

Single Storey Rear Extension Planning Considerations - Impact on the Street Scene

Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, special attention must be given to preserving or enhancing the character or appearance of the area. The proposal is also assessed against Paragraph 135 of the NPPF (2023), which encourages high-quality, well-designed development that is sympathetic to local character.

Single Storey Rear Extension Planning Considerations - Impact on Neighbouring Amenity

The proposed single-storey rear extension has been designed to respect the amenity of neighbouring properties in line with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two (2020).

No Flood Risk

The flood risk of the land around the building yearly chance of surface water flooding is very low, the yearly chance of surface water flooding between 2040 and 2060 is very low, the yearly chance of flooding from rivers and sea is very low, the yearly chance of flooding from rivers and sea between 2036 and 2039 is very low. Flooding from groundwater is unlikely in this area.

Flooding from reservoirs is unlikely in this area.

3.0 The Conservation Area

Ruislip Village Conservation Area Overview:

Designated in 1969, expanded in 1973 and 2008.

Covers the medieval village core around Manor Farm and St Martin's Church, parts of the High Street, and surrounding residential areas.

Noted for its 16th and 17th century buildings, links to the Garden Suburb movement, and architectural styles from the 1920s–30s Metroland era.

The area has a distinctive village character, with many listed buildings around the High Street and Bury Street junction.

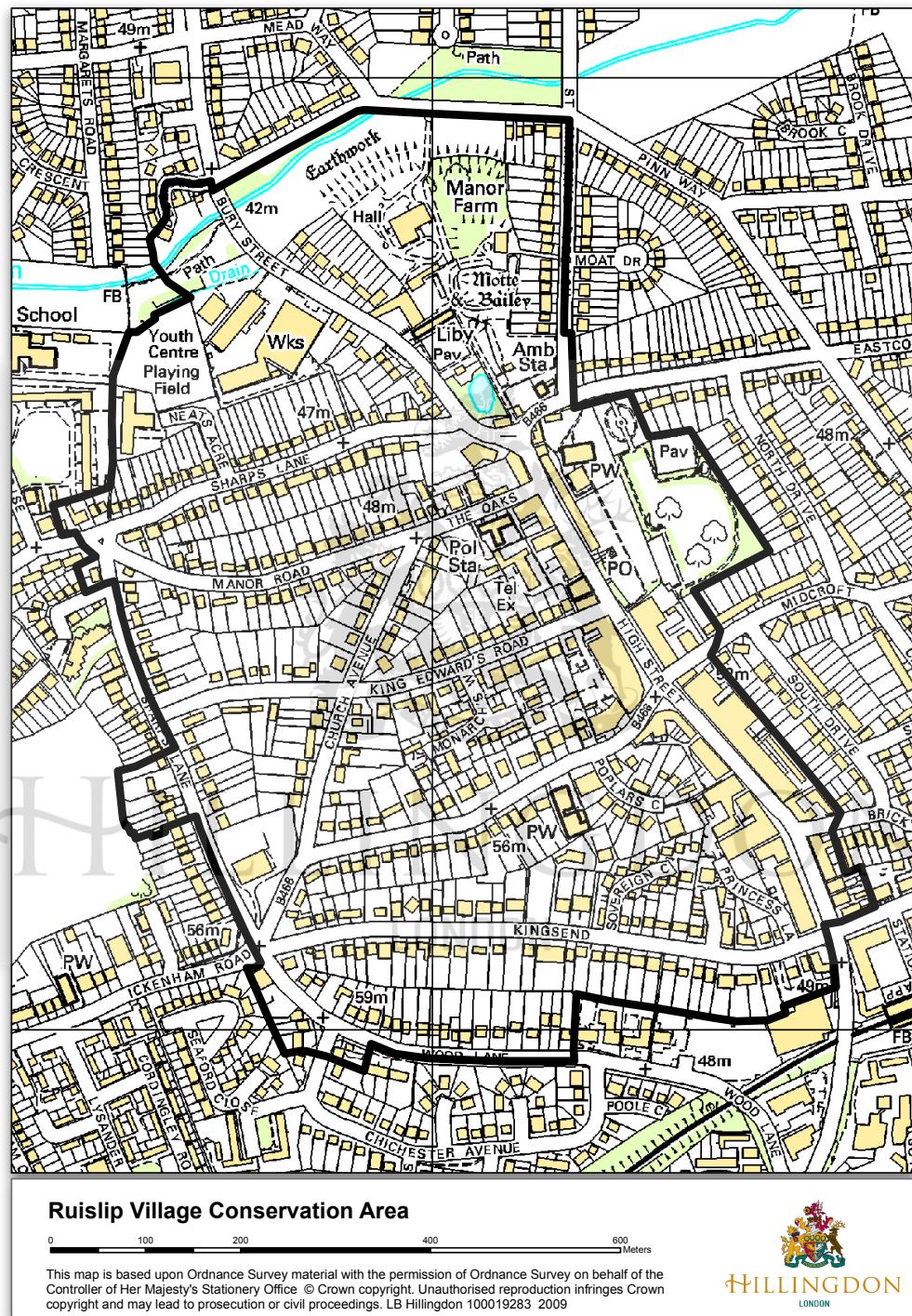
Planning Controls in the Conservation Area:

In Ruislip Village Conservation Area, normal permitted development rights are restricted, requiring planning permission for:

Side or multi-storey extensions, or rear extensions beyond the original house. Cladding in materials like stone, render, timber, or plastic. Loft extensions or roof alterations. Chimneys, flues, vents, satellite dishes on prominent elevations. Outbuildings or enclosures (e.g. sheds, pools) between side walls and boundaries. Solar panels visible from the highway or projecting over 200mm.

Design Guidance:

Alterations should respect the original scale and design of the property. Materials and detailing must match existing features (windows, eaves, brickwork). Side extensions should usually be set back from the main building line. Boundary treatments should be in keeping with the street scene.



Architectural Character:

High concentration of historic buildings, many of which are listed or of local importance. Mixture of 16th–17th century timber-framed houses, Edwardian and inter-war suburban homes, and village core buildings with historic shopfronts. Notable styles include Arts and Crafts, Neo-Tudor, and vernacular revival.

Public Realm and Streetscape:

Narrow lanes, green spaces, mature trees, and traditional street furniture contribute to character. High Street forms the heart of the area with shops, community buildings, and historic landmarks.

Spatial Character:

The area retains a village atmosphere with intimate scale, enclosure, and strong street hierarchy. Key views towards St Martin's Church and across the Manor Farm complex are important.

Conservation Issues Identified:

Some unsympathetic modern developments. Pressure for inappropriate changes to windows, doors, roofing materials. Loss of traditional detailing in shopfronts and boundary treatments.

Management Recommendations:

Preserve traditional architectural features and materials. Strengthen control over new development and alterations through design guidance and Article 4 Directions. Encourage use of traditional materials and historically appropriate detailing. Promote awareness of the area's heritage and improve maintenance of public spaces.

Conclusion:

Ruislip Village Conservation Area is of considerable architectural and historic interest, combining medieval village core elements with suburban garden suburb development. The appraisal underlines the need for careful management to retain its special character and guide sympathetic change.

4.0 Detailed Proposals

Single Storey Rear Extension Planning Considerations - Impact on the Street Scene

The proposed **single-storey rear extension** would have a flat parapet construction roof, with a maximum height of 3.4m and a depth of 4m. This complies with Policy DMHD 1 of the Hillingdon Local Plan Part 2, which allows extensions up to 4.0m in depth for detached dwellings. The extension would be constructed with materials to match the existing dwelling and is designed to appear subordinate to the host building. Due to its siting, it would not be visible from the public realm and would have no impact on the street scene or wider character of the Conservation Area.

Ruislip Village Conservation Area Appraisal (2010)

Purpose:

To define and assess the special architectural and historic character of the Ruislip Village Conservation Area. To guide future development and inform planning decisions.

Historic Significance:

The village has medieval origins with strong associations to the Manor Farm estate and St Martin's Church. Development expanded with the arrival of the Metropolitan Railway, creating a blend of historic and suburban Metroland character.

Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) states that:	<p>iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;</p> <p>iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;</p> <p>Given that the internal ceiling height at 57 Kingsend is 2560, we will not be able to comply with the requirement of 3m extensions as we need to allow for the warm roof build up and the parapet construction. The proposed extension height should not exceed 3.4m.</p>
Single Storey Rear Extension Planning Considerations - Impact on Neighbouring Amenity	<p>To the west, the extension will protrude by 1m beyond the existing garage. However No. 59 Kingsend, the neighbouring two-storey building to the west, is over 5.6m away from the proposed extension. Given this distance and the single-storey scale, no adverse impacts on light, privacy or outlook are anticipated. The new extension will not be visible from 59's ground floor side and rear windows/doors.</p> <p>To the east, No. 55 Kingsend the neighbouring detached house protrudes 8.9m beyond 57's existing rear wall. 57's proposed 4m extension will be set away from 57's side wall by 2.8m at its narrowest point (3m at its widest). 59's ground floor side window is already obscure glazed which would indicate that it may be a bathroom. We would hence anticipate that this room's outlook will not be adversely affected by the proposed extension - particularly as it is currently obscured by tall and heavy hedges. No flank wall windows are proposed on the extension.</p> <p>All proposed and existing habitable rooms will maintain suitable outlook and natural light, in accordance with Policy D6 of the London Plan (2021).</p> <p>The proposal retains over 65m² of private rear amenity space, in line with Policy DMHD 1, ensuring sufficient garden area for residents.</p> <p>There will be no guttering encroachment due to the parapet wall construction.</p> <p>The development would not alter the existing parking layout and would have no adverse effect on traffic, pedestrian safety, or parking demand, complying with Policy DMT 6 of the Hillingdon Local Plan.</p> <p>Overall, in our opinion, the development would not result in unacceptable impact on neighbouring amenity.</p>
Side door and window alterations Planning considerations and impact on neighbouring amenity	<p>The proposed blocking of the side door and the insertion of a new window on the western elevation will not impact the neighbours amenity as the new window will be behind substantial hedging along the boundary between the properties. This window will add outlook and ventilation to what will now become an 'inner' room.</p>
Windows Replacement?	Windows are proposed to be replaced 'like for like'.

Partial Garage Conversion Planning Considerations	<p>The application seeks planning consent for partial conversion of garage to habitable use. The provision on the drive for at least three parking spaces and the remainder of the unconverted garage retains sufficient parking provision. The conversion to a utility space will take place at the rear of the garage facing the back garden - hence will not impact the street scene. The development has been designed to preserve amenity space and maintain appropriate car parking arrangements. The proposed habitable room would maintain adequate outlook and natural light. The works are limited to the back of the property and do not affect the front elevation, ensuring sufficient private outdoor amenity space is retained.</p>
Partial Garage Conversion Character and Appearance	<p>The rear garage window will be replaced with a double glazed window/door. The conversion does not increase the garage's size and would not harm the appearance of the property.</p>
Partial Garage Conversion Residential Amenity	<p>The proposed partial garage conversion would remain within the existing footprint of the property and would not extend beyond site boundaries. It is located on the side of the property away from 55 Kingsend and would not be visible, resulting in no impact on their amenity.</p>
Roof alterations	<p>The existing rear dormer is proposed to be rebuilt to incorporate wider, taller windows that will enhance views of the landscape extending towards central London. The new dormer will remain proportionate to the windows on the elevation below. Its cheeks will be tiled to match the existing roof and dormer finishes. The dormer will be set down from the ridge and set up substantially from the eaves, maintaining subordination to the main roof form. The proposed Juliet balcony will have inward-opening doors, with no harmful overlooking or prolonged views towards neighbouring properties.</p>

5.0 Planning History

Garage conversions		
17859/APP/2025/343	14 KINGSEND	Conversion of existing garage to habitable space including amendments to the front fenestration
77225/APP/2022/1317	63 KINGSEND	Conversion of loft space to habitable use to include 3 gabled dormer windows. Removal of chimney stack to first floor level. Conversion of integral garage to habitable use.
Rear extensions		
54441/APP/2019/1249	6 KINGSEND	Single storey rear extension
54441/APP/2017/2233	6 KINGSEND	Single storey rear extension
17859/APP/2024/392	14 KINGSEND	Erection of a single-storey rear extension
55400/APP/2015/677	21 KINGSEND	Single storey rear extension

Rear extensions		
<u>72333/APP/2017/1791</u>	31 KINGSEND	Single storey rear extension, conversion of garage to habitable use with alterations to elevations, alterations to porch and dormers to rear
<u>18665/APP/2015/3180</u>	49 KINGSEND	Single storey side and rear extension involving demolition of existing side and rear elements, conversion of roof to habitable use to include three rear dormers and 4 front rooflights, involving alterations to front and side elevation

Roof extensions		
<u>54441/APP/2023/2861</u>	6 KINGSEND	Conversion of roofspace to habitable use to include rear dormer and 5no. rooflights
<u>26631/APP/2016/1909</u>	5 KINGSEND	Conversion of roofspace to habitable use to include side dormer and 5 side rooflights
<u>43150/APP/2007/420</u>	17 KINGSEND	Erection of a single-storey part rear extension, conversion of roofspace to habitable accommodation involving the installation of rooflights, replacement of existing flat roof with pitched roof and installation of solar panels to rear and east side roof areas (use as a single family dwelling)
<u>50388/APP/2007/3613</u>	22 KINGSEND	CONVERSION OF THE ROOFSpace TO PROVIDE HABITABLE ACCOMMODATION INCORPORATING A REAR DORMER AND FRONT ROOFLIGHT (APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT).
<u>72500/APP/2017/1324</u>	33 KINGSEND	Two storey rear extension with the addition of one dormer to the rear, single storey side extension and alterations to the roof on the front elevation in the form of two front dormers
<u>77225/APP/2022/1317</u>	63 KINGSEND	Conversion of loft space to habitable use to include 3 gabled dormer windows. Removal of chimney stack to first floor level. Conversion of integral garage to habitable use.