

**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:** 201 FIELD END ROAD EASTCOTE PINNER

**Development:** Installation of a new fabric canopy to shopfront.

**LBH Ref Nos:** 3742/APP/2025/1297

**Drawing Nos:** TQ1187NW  
FE-0705-BP  
FE-1504-EPES

**Date Plans received:** 08-05-25 **Date(s) of Amendments(s):**

**Date Application valid** 08-05-25

## 1. SUMMARY

The application site comprises a ground-level commercial unit located in a parade of two-storey mixed-use shops on the eastern side of Field End Road high street in Pinner. The site is within the Eastcote Town Centre and a Secondary Shopping Area. It is within a Critical Drainage Area and on Potentially Contaminated Land.

The surrounding area consists of Field End Road high street, predominantly commercial uses at ground floor and residential and offices above.

The application seeks planning permission for the installation of a new fabric canopy on the shopfront. The canopy would be retractable.

In conclusion, the proposed new fabric canopy would be acceptable in visual terms. The proposal complies with the aims of Policies BE1 and HE1 of the Hillingdon Local Plan: Part One: Strategic Policies (2012) and Policies DMHB 4, DMHB 13, and DMHB 13A of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

The application is recommended for approval, subject to conditions.

## 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 be undertaken in accordance with the details shown on approved plans:

TQ1187NW  
FE-1504-EPES

### 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. 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 11 Design of New Development

DMHB 13 Shopfronts

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

LPP D5 (2021) Inclusive design

NPPF7 -24 NPPF7 2024 - Ensuring the vitality of town centres

NPPF12 -24 NPPF12 2024 - Achieving well-designed places

## 3. CONSIDERATIONS

### 3.1 Site and Locality

The application site comprises a ground-level commercial unit containing a bakery/patisserie

located in a parade of two-storey mixed-use shops on the eastern side of Field End Road high street in Pinner.

The site is within the Eastcote Town Centre and a Secondary Shopping Area. It is within a Critical Drainage Area and on Potentially Contaminated Land.

The surrounding area consists of Field End Road high street, predominantly commercial uses at ground floor and residential and offices above.

### 3.2 Proposed Scheme

The application seeks planning permission for the installation of a new fabric canopy to shopfront. The canopy would be retractable.

### 3.3 Relevant Planning History

ENF/681/24

Unlawful changes to a business premises

**Decision:** No Further  
Action(P)

3742/ADV/2021/22 201 FIELD END ROAD EASTCOTE PINNER

1 externally illuminated fascia sign

**Decision:** 15-09-2021 Approval

3742/APP/2021/2606 201 FIELD END ROAD EASTCOTE PINNER

Change of use from dry cleaners (Class E) to takeaway (Sui Generis) with extraction flue to rear elevation

**Decision:** 15-09-2021 Approval

ENF/418/21

Intended material change of use

**Decision:** No Further  
Action(P)

3742/APP/2004/194 201 FIELD END ROAD EASTCOTE PINNER

CHANGE OF USE FROM CLASS A1 (SHOP) TO CLASS A3 (FOOD AND DRINK) FOR USE AS A RESTAURANT, SINGLE STOREY REAR EXTENSION AND RELOCATION OF EXTERNAL STAIRCASE

**Decision:** 11-03-2004 Refusal

3742/D/90/1323 201 FIELD END ROAD EASTCOTE PINNER

Erection of ventilation duct to rear elevation

**Decision:** 13-11-1990 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

Neighbouring properties, the Eastcote Residents Association and three local councillors were consulted by letter dated 16-05-2025.

The consultation period expired on 07-06-2025.

No comments were received during the consultation period.

INTERNAL CONSULTATION:

LBH Access Officer: No objection.

Highways Officer: No objection.

### 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

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 13 Shopfronts

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

LPP D5 (2021) Inclusive design

NPPF7 -24 NPPF7 2024 - Ensuring the vitality of town centres

NPPF12 -24 NPPF12 2024 - Achieving well-designed places

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)

Material Considerations

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

The surrounding area is predominantly commercial and within a Secondary Shopping Area. Given the siting, scale, and design of the proposal, it would not harm the amenity of neighbouring properties in terms of access to daylight, sunlight, outlook, or overbearing effect.

The proposal complies with the requirements of Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

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

Policy D3 of the London Plan (2021) states, inter alia, that 'development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.'

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions.'

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

i) harmonising with the local context by taking into account the surrounding: scale of development, considering the height, mass and bulk of adjacent structures; building plot sizes and widths, plot coverage and established street patterns; building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and

to the site; and impact on neighbouring open spaces and their environment.

- ii) ensuring the use of high quality building materials and finishes;
- iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;
- iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and
- v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

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 planning permission for the installation of a new retractable fabric canopy to be sited above the bakery/patisserie shopfront. The awning would extend up to 1.5m over the public footpath and would have a minimum height of 2.7m from the footpath, leaving sufficient space for passersby to walk underneath.

Retractable awnings in a variety of colours are commonplace throughout Field End Road high street, including at Numbers 190, 195, 197, 199, 205, 207, and 210 Field End Road. Following a review of historical street view imagery, most of these appear to have been installed more than four years before the date of the application. The proposed awning would respect the parade's established character and appearance.

The canopy would be green in colour to match the existing green colour of the shop front, which is supported, ensuring the canopy remains in keeping with the existing building.

In conclusion, the proposed fabric canopy would be in keeping with the existing character and appearance of the building and surrounding area and would be acceptable in visual terms.

The proposal would comply with the aims of Policy BE1 of the Hillingdon Local Plan: Part One: Strategic Policies (2012) and Policies DMHB 11 and DMHB 13 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

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

The Council's Highways Officer has reviewed the proposal and confirmed they have no concerns or objection to the proposal.

On this basis, the proposal would be considered to be in accordance with the relevant transport policies of the London Plan and Hillingdon Local Plan: Part Two - Development Management Policies (2020).

### **7.4 Carparking & Layout**

Please see Traffic Impact / Pedestrian Safety Section above.

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

Urban Design:

Please refer to Section 07.2 of the report.

Access:

The Council's Access Officer has been consulted on the application. They stated that the 2.7m minimum height of the canopy from the footway would be sufficient to continue to allow for unimpeded access along the footway. They did not raise any concerns or objections

On this basis, the proposal would accord with the aims of Policy D5 of the London Plan (2020).

Security:

The shopfront is not considered to compromise the security of the site or wider street scene.

### **7.6 Other Issues**

Conclusion:

The application is recommended for approval, subject to conditions.

## **8. Reference Documents**

National Planning Policy Framework (2024)

The London Plan (2021)

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

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

Hillingdon's Local Plan Part 2 Site Allocations and Designations (2020)

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