

**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:**                      THE CASE IS ALTERED PH HIGH ROAD EASTCOTE

**Development:**                Erection of tent canopy structure over existing outdoor drinking terrace.  
(Related to Listed Building Consent App Ref. 38037/APP/2025/2908)

**LBH Ref Nos:**                **38037/APP/2025/2907**

**Drawing Nos:**                4479-01  
    Site Location Plan  
    4479-03  
    4479-02

**Date Plans received:**        18-11-25                              **Date(s) of Amendments(s):**

**Date Application valid**      18-11-25

## 1. SUMMARY

Planning permission is sought for the erection of a tent canopy structure to the side of The Case is Altered Public House, so as to provide cover for an existing area of outdoor seating. The proposal is considered to comply with all relevant Development Plan policies and is therefore recommended for approval.

## 2. RECOMMENDATION

**APPROVAL** subject to the following:

### 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. HO2 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details contained in the planning application hereby approved and plan numbers

Location Plan  
4479-01  
4479-02

4479-03

unless the Local Planning Authority otherwise first agrees in writing.

#### 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).

#### 3. COM7 Materials to Match

The materials to be used for the development, including canopy, supports and fixings, shall be of the same colour, type and texture as those specified in the submitted plans and application form, unless the Local Planning Authority otherwise first agrees in writing.

#### 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 or historic environment, in accordance with Policies DMHB 1, DMHB 2, DMHB 4 and DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

#### 4. COM22 Terrace Operating Hours

The patio terrace on which the development hereby permitted would be sited shall not be used except between the hours:

11:00 and 22:30 Mondays - Thursdays

11:00 to 23:30 Fridays - Saturdays

11:00 to 22:30 Sundays, Public or Bank Holidays.

#### REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties 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).

#### 2. I70 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. I99 BNG Exempt

For the avoidance of doubt, in accordance with Schedule 14 of The Environment Act 2021, paragraph 13 (General Condition of Planning Permission) of the Act requires a condition securing the submission of a biodiversity net gain plan to be approved by the local planning authority on the grant of every planning permission. However, paragraph 17 (Exceptions) of this Act states paragraph 13 (General Condition of Planning Permission) does not apply in relation to development for which planning permission is granted by a development order; under section 293A (urgent Crown development); or development of such other description as the Secretary of State may by regulations specify. Consequently, under current exemptions this proposal is exempt from the mandatory minimum 10% Biodiversity Net Gain requirement which was introduced by The Environment Act 2021.

### 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.

DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMHB 1	Heritage Assets
DMHB 2	Listed Buildings
DMHB 4	Conservation Areas
DMHB 11	Design of New Development
DMT 1	Managing Transport Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP HC1	(2021) Heritage conservation and growth
LPP SI12	(2021) Flood risk management
LPP GG2	(2021) Making the best use of land

LPP T6 (2021) Car parking

NPPF11 -24 NPPF11 2024 - Making effective use of land

NPPF16 -24 NPPF16 2024 - Conserving and enhancing the historic environment

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site comprises The Case is Altered Public House (PH), which occupies an approximately 0.26 hectare irregularly shaped plot located on the north corner of High Road and Southill Lane in Eastcote.

The PH comprises a predominantly late 19th century, two-storey building with an earlier attached timber framed barn to the west and more modern extensions to its east and to the rear. A pub garden, comprising a patio and grassed area, and car park is located to the front of the premises. There is also a smaller patio terrace to the western side of the PH, between the building and Southill Lane, in front of the barn structure. A private garden is located to the rear.

Tree screening around the rear garden in addition to specimen planting to the front of the building and within the car park, and a well maintained hedge along its boundaries with High Road and Southill Lane, provides an attractive setting for the building.

The site falls within a predominantly residential area and it is bounded by residential properties to the north, east and west. Public open space along the River Pinn corridor is located on the opposite side of High Road to the south. Eastcote Cricket Club lies beyond Southill Lane and residential properties to the west.

The PH is Grade II Listed. The entire site falls within the Eastcote Village Conservation Area as designated in the Hillingdon Local Plan.

#### **3.2 Proposed Scheme**

The application proposes the erection of a freestanding, open tent canopy structure to the western side of the PH, covering the existing patio terrace on this side. The structure would comprise of a pvc triple ply fabric tent roof covering, finished in beige, supported by black metal posts. The canopy structure would replace an existing 'jumbrella' sited on the patio terrace, increasing the covered area from approximately 16 sqm to 44 sqm.

No additional seating areas or expansion of seating areas are proposed. The application would simply provide additional cover to an existing outdoor seating area.

#### **3.3 Relevant Planning History**

38037/APP/2025/2908 THE CASE IS ALTERED PH HIGH ROAD EASTCOTE

Erection of tent canopy structure over existing outdoor drinking terrace. (Listed Building Consent Application) (Related to Full Planning Application Ref.38037/APP/2025/2907)

38037/APP/2017/2375 THE CASE IS ALTERED PH HIGH ROAD EASTCOTE  
Erection of fencing around pub yard and installation of sedum roof over cold stores  
**Decision:** 24-01-2019 Refusal

38037/APP/2016/2912 THE CASE IS ALTERED PH HIGH ROAD EASTCOTE  
Minor alterations to existing elevations and minor reconfiguration of car park (Amended Plans received which include omission of previously proposed single-storey extension).  
**Decision:** 01-02-2017 Approval

38037/APP/2016/2913 THE CASE IS ALTERED PH HIGH ROAD EASTCOTE  
External alterations, internal reconfiguration and associated works (Application for Listed Building Consent) (Amended Plans received which include omission of previously proposed single-storey extension).  
**Decision:** 01-02-2017 Approval

38037/APP/2011/964 THE CASE IS ALTERED PH HIGH ROAD EASTCOTE  
Installation of covered structure with part fence panelling and oak posts to rear measuring 7.08m by 3.89m by 2.6m (Retrospective)  
**Decision:** 22-06-2011 Refusal

38037/APP/2011/966 THE CASE IS ALTERED PH HIGH ROAD EASTCOTE  
Installation of covered structure with part fence panelling and oak posts to rear measuring 7.08m by 3.89m by 2.6m (Retrospective application for Listed Building Consent).  
**Decision:** 22-06-2011 Refusal

38037/APP/2008/2631 THE CASE IS ALTERED PH HIGH ROAD EASTCOTE  
New door to front elevation and minor internal alterations.  
**Decision:** 12-12-2008 Approval

38037/APP/2008/2632 THE CASE IS ALTERED PH HIGH ROAD EASTCOTE  
New door to front elevation and minor internal alterations (Application for Listed Building Consent).  
**Decision:** 12-12-2008 Approval

38037/APP/2007/3570 THE CASE IS ALTERED PH HIGH ROAD EASTCOTE  
ERECTION OF A SINGLE STOREY PERGOLA AND SMOKING SHELTER TO FRONT OF PUBLIC HOUSE (APPLICATION FOR LISTED BUILDING CONSENT).  
**Decision:** 26-04-2012 No Further Action(P)

38037/APP/2007/3574 THE CASE IS ALTERED PH HIGH ROAD EASTCOTE

ERECTION OF A SINGLE STOREY PERGOLA AND SMOKING SHELTER TO FRONT OF PUBLIC HOUSE.

**Decision:** 26-04-2012      No Further  
Action(P)

38037/APP/2007/1333      THE CASE IS ALTERED PH HIGH ROAD EASTCOTE  
ERECTION OF A WOODEN CANOPY FOR USE AS A SMOKING SHELTER.

**Decision:** 12-07-2007      Refusal

38037/APP/2006/725      THE CASE IS ALTERED PH HIGH ROAD EASTCOTE  
INSTALLATION OF TWO MICROCELL MOBILE PHONE ANTENNAS ON FRONT AND SIDE  
ELEVATION OF THE PUBLIC HOUSE (APPLICATION FOR A CERTIFICATE OF  
LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT).

**Decision:** 05-04-2006      General Perm.Devt.

38037/APP/2006/630      THE CASE IS ALTERED PH HIGH ROAD EASTCOTE  
INSTALLATION OF TWO MICROCELL ANTENNAS, ONE EQUIPMENT CABINET AND  
ANCILLARY DEVELOPMENT (APPLICATION FOR LISTED BUILDING CONSENT).

**Decision:** 11-04-2006      Refusal

38037/ADV/2004/71      THE CASE IS ALTERED PH HIGH ROAD EASTCOTE  
RETENTION OF TWO DOUBLE-SIDED SIGN POST SIGNS

**Decision:** 14-12-2004      Approval

38037/APP/2004/2224      THE CASE IS ALTERED PH HIGH ROAD EASTCOTE  
RENEWAL OF TWO DOUBLE-SIDED EXISTING POST SIGNS (APPLICATION FOR LISTED  
BUILDING CONSENT)

**Decision:** 17-09-2004      No Further  
Action(P)

38037/ADV/2001/78      THE CASE IS ALTERED PH HIGH ROAD EASTCOTE  
INSTALLATION OF EXTERNALLY ILLUMINATED FREE STANDING SIGNS

**Decision:** 05-03-2002      No Further  
Action(P)

38037/APP/2001/1637      THE CASE IS ALTERED PH HIGH ROAD EASTCOTE  
INSTALLATION OF NEW SIGNAGE (APPLICATION FOR LISTED BUILDING CONSENT)

**Decision:** 05-03-2002      No Further  
Action(P)

38037/P/93/0531      THE CASE IS ALTERED PH HIGH ROAD EASTCOTE  
Erection of a single-storey extension for toilet facilities

**Decision:** 12-07-1993      Approval

38037/R/93/0535 THE CASE IS ALTERED PH HIGH ROAD EASTCOTE  
Erection of a single-storey extension for toilet facilities (Application for Listed Building Consent)  
**Decision:** 12-07-1993 Approval

38037/L/91/0108 THE CASE IS ALTERED PH HIGH ROAD EASTCOTE  
Rebuilding of existing concrete and flat roof stores, including provision of a pitched roof to the kitchen  
**Decision:** 04-04-1991 Approval

38037/M/91/0109 THE CASE IS ALTERED PH HIGH ROAD EASTCOTE  
Rebuilding of existing concrete and flat roof stores, including provision of a pitched roof to the kitchen (Application for Listed Building Consent)  
**Decision:** 04-04-1991 Approval

38037/J/90/1878 THE CASE IS ALTERED PH HIGH ROAD EASTCOTE  
Refurbishment and change of use to dining area of existing barn, erection of side extension to create a lobby and creation of a new car parking area  
**Decision:** 09-08-1991 Approval

38037/K/90/1881 THE CASE IS ALTERED PH HIGH ROAD EASTCOTE  
Refurbishment and change of use to dining area of existing barn and erection of a side extension to create a lobby (Application for Listed Building Consent)  
**Decision:** 09-08-1991 Approval

### **Comment on Planning History**

The site has an extensive planning history, however none is directly applicable to this application. A separate listed building application (ref: 38037/APP/2025/2908) has been submitted in tandem with this application.

## **4. Advertisement and Site Notice**

**4.1** Advertisement Expiry Date: **3rd January 2026**

**4.2** Site Notice Expiry Date: Not applicable

## **5. Comments on Public Consult**

Ten neighbouring properties were consulted on the proposal, as well as the Eastcote Residents Association, Northwood Hills Residents Association and Eastcote Conservation Panel. This neighbour consultation period expired on 17.12.2025. Two letters of representation were received, objecting to the proposal based on concerns over:

- Parking/highway safety

- Noise
- Impact on listed building

Officer Comments: The concerns raised by the neighbours are addressed below within the report. It should be noted that the application does not increase the size/capacity of the Public House - the canopy would simply cover an existing outdoor patio area which is already available to patrons.

#### INTERNAL CONSULTEES:

Conservation/Listed Buildings Officer:  
No Objection.

"The site is to the side of the listed pub and located in front of what appears to be a timber clad barn/ storage area. The location is adjacent to the road and adds to the general ambiance of the pub and wider area. Community facilities and diversity of use is most important in conservation area. Therefore whilst not ideal we understand that since Covid and further pressures on the hospitality industry that it is important to provide sheltered outside seating. The application would replace a jumbo umbrella and would not be physically attached to the listed building. Therefore we believe that the overall impact would be of a nominal nature. As such we would not object and advise approval. External finishes as per approved drawings unless otherwise agreed".

Officer Comment: Comments noted.

Access Officer:  
No Objection.

"The detail of this planning application for the erection of a tent canopy structure has been considered, with no accessibility issues raised. However, the following informative should be attached to any grant of planning permission: The Equality Act 2010 aims to safeguard individuals accessing goods, facilities, and services from discrimination based on a 'protected characteristic', including disability. In accordance with the Act, service providers must enhance access to and within their premises, especially when reasonable adjustments are feasible and straightforward to implement. The Act mandates that service providers proactively identify and eliminate barriers hindering disabled people.

Officer Comment: Comments noted.

Noise Planning Specialist Team:  
Comment.

"The design and operation of the proposed development should be consistent with taking all reasonably practicable measures to avoid a noise nuisance being caused. Should the council receive allegations of noise nuisance it has a statutory duty to investigate these so far as is reasonably practicable and may require the owner of the facility to take further measures".

Officer Comment: Comments noted.

## 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:

DMEI 7 Biodiversity Protection and Enhancement  
DMEI 9 Management of Flood Risk  
DMHB 1 Heritage Assets  
DMHB 2 Listed Buildings  
DMHB 4 Conservation Areas  
DMHB 11 Design of New Development  
DMT 1 Managing Transport Impacts  
DMT 5 Pedestrians and Cyclists  
DMT 6 Vehicle Parking  
LPP D3 (2021) Optimising site capacity through the design-led approach  
LPP D4 (2021) Delivering good design  
LPP D5 (2021) Inclusive design  
LPP HC1 (2021) Heritage conservation and growth  
LPP SI12 (2021) Flood risk management  
LPP GG2 (2021) Making the best use of land  
LPP T6 (2021) Car parking  
NPPF11 -24 NPPF11 2024 - Making effective use of land  
NPPF16 -24 NPPF16 2024 - Conserving and enhancing the historic environment

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:

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

The National Planning Policy Framework (NPPF) 2024 is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance. The proposed development has been assessed against development plan policies and all relevant material considerations.

## **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 on the amenity, daylight and sunlight of adjacent properties and open space.

Given the nature of the proposal and its siting, there would be no adverse impact on the amenities of neighbouring properties in terms of light, outlook or privacy.

In terms of noise, the area of patio terrace to which the canopy structure would be located is pre-existing and would not be enlarged by the proposal. There are also currently no restrictions on the use of this terrace area by patrons, with it following the same opening hours as the pub itself.

Notwithstanding the above, given that the canopy structure may attract more patrons to this area (which is closer to neighbouring properties) than existing, it is considered reasonable that following the development, a condition is imposed restricting its use to no later than 30 mins before the PH closes each day. This would equate to Mon - Thurs 11.00am until 10.30pm, Fri-Sat 11.00am until 11.30pm and Sunday 11.00am until 10.30pm. As above, this would be an improvement on the existing situation, as there are currently no restrictions in place so patrons are allowed at present to use the terrace until closing time each day.

On this basis, whilst the canopy may attract more patrons to this area, given the recommended restriction on its use it is considered that a proportionate compromise has been reached, and that when taking into account the existing, unrestricted situation, levels of noise would not be discernibly increased by the proposal over and above what is already possible at the site.

Should any future noise disturbance arise from the conduct of patrons, this would then be a matter for the Council's Environmental Health team to investigate and resolve, as appropriate.

Overall, in light of the above, it is considered that the proposed development would conform to the requirements of Policy DMHB 11 and in and of itself have no adverse impact on the amenities of adjacent neighbours.

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

The Case is Altered PH is a Grade II Listed Building, situated within the Eastcote Village Conservation Area.

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

respectively detail the obligations of Local Planning Authorities to pay special attention to the desirability of

preserving the architectural or historic interest of the Listed Building, and preserving or enhancing the character or appearance of the Conservation Area in exercising planning functions.

Paragraphs 212 and 213 of the NPPF (2024) state that great weight should be given to the conservation of a designated heritage asset and that any harm to the significance of such an asset (from its alteration....or from development within its setting) should require clear and convincing justification.

Policy HC1 of The London Plan (2021) states development proposals affecting heritage assets and their settings should conserve their significance by being sympathetic to the assets' significance and appreciation within their surroundings. Councils should actively manage the cumulative impacts of incremental change from development on heritage assets and their settings.

Policy DMHB 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that the Council will expect all development proposals to avoid harm to the historic environment. Along with Policy DMHB 2, it is expected that buildings and structures within the curtilage of a listed building, or in close proximity to it, do not compromise its setting.

Policy DMHB 4 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that new development within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. Development should sustain and enhance its significance and make a positive contribution to local character and distinctiveness.

In general design terms:

Policy D3 of The London Plan (2021) states that developments should enhance the local context, be of high quality, and respond to a place's existing character. They should also respect, enhance, and utilise architectural features that contribute to the local character.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) seeks a quality of design in all new development 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.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping.

In this instance, the proposed tent canopy structure would be located to the side of the PH, on a patio terrace in front of the existing barn. The patio is located adjacent to the road and adds to the general ambiance of the pub and wider area. The canopy structure is conventional and understated in appearance, similar to other semi-permanent structures used by pubs and other venues to provide cover for outdoor seating. It would replace an existing 'jumbrella' which is of no visual merit. When viewed in the context of the Listed Building, the canopy structure would be subservient in size and scale, and given its single storey height, would appear as subservient and proportionate. Furthermore, whilst covering a larger area than the existing 'jumbrella', it would continue to remain open to all sides, allowing for views through to the Listed Building

The canopy structure would be appropriate for its function and would not be physically attached to the Listed Building, with an adequate separation distance retained. It would respect the existing build line of the property and overall have no discernible impact on the overall setting or appearance of the Listed Building, or Conservation Area more generally. This is concurred by the Council's Conservation Officer, who has raised no objections to the scheme subject to use of specified materials, which will be secured by condition. The proposal would have a neutral impact on the Listed Building and Eastcote Village Conservation Area, and therefore accordingly preserves the character and appearance of the historic environment as required.

The proposal is considered to accord with the policies of the Development Plan in

character/appearance terms, as well as the National Planning Policy Framework (2024), and is therefore acceptable in this regard.

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

Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) require consideration of whether traffic generation is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

The application is for a canopy structure only. No changes to the outdoor or overall capacity of the PH are proposed. As such, the proposal would have no adverse impact on traffic or pedestrian safety beyond the existing arrangement, given that customer capacity is unchanged.

### **7.4 Carparking & Layout**

The Council's parking standards for this use are determined by gross floorspace. As above, the proposal makes no alterations to the customer capacity of the site, given that it simply covers an existing patio terrace. To this extent, the proposal would have no impact on parking beyond the existing arrangement, given that the gross floorspace would remain as existing and the proposal would make no change to the overall capacity of the PH beyond what it can already theoretically accommodate.

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

Principle of Development:

In urban areas outside of the Green Belt, such as in this instance, minor extensions and alterations to existing commercial properties, including the erection of freestanding structures, would be considered acceptable in principle subject to complying with all other relevant Development Plan Policies.

Access:

The proposal would not affect the fire escape arrangements nor any other existing access arrangements in/out or to other parts of the building. As per the comments of the Council's Access Officer, no accessibility concerns are raised.

### **7.6 Other Issues**

Flooding and Drainage:

The site is located within Flood Zone 2 and a Critical Drainage Area. Notwithstanding this, given the nature of the proposal (a canopy structure located within an area of patio hardstanding), its modest extent, and that no alterations to the size of the existing patio are proposed, the development would not be considered to result in any discernible change to flood risk either on or off the site.

Biodiversity and Ecology:

In England, Biodiversity Net Gain ("BNG") is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is required to meet the biodiversity net gain objective of 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat.

In this case, the proposal would only involve the erection of a canopy structure within an area of pre-existing patio hardstanding. As such, the proposal would meet the 'de minimis' exemption to biodiversity net gain which, as defined in the statutory guidance, allows for a maximum loss of on-

site habitat of 25 sqm. As such the proposal would not have to satisfy the biodiversity net gain objective.

Given the nature of the proposal, the development would not be considered to be prejudicial to site biodiversity, and no further ecology concerns are raised.

**Contact Officer:**

Christopher Lamb

**Telephone No:**