

# 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



**1. A1 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 plans, numbers:

25-0710 D01 REV 1  
25-0710 D05 REV 1  
25-0710 D10 REV 1  
25-0710 D01 REV 1  
25-0710 D03 REV 1  
25-0710 D12 REV 1  
25-0710 D08 REV 1

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. NONSC Materials to Match**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

**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 in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

**4. NONSC Details of Windows and Doors**

Prior to installation, product details of all external windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance to approved details.

**REASON**

To conserve the character and appearance of the Area of Special Local Character in accordance with Policy HE1 (Hillingdon Local Plan Part 1, November 2012) and Policies DMHB 1, DMHB 5, DMHB 6 and DMHB 11 (Hillingdon Local Plan Part 2, January 2020).

**5. NONSC Car Parking**

The approved dwellings shall not be occupied until the car parking spaces and vehicle turntable

have been provided in accordance with the approved plans. The car parking spaces shall be retained thereafter.

#### REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy DMT 6 of the Hillingdon Local Plan Part Two 2 (2020) and Policy T6 of the London Plan (2021).

#### 6. NONSC Parking Management Plan

No dwelling hereby permitted shall be occupied until a Parking Design and Management Plan ensuring that all car parking spaces are allocated and leased, not sold, to the dwellings to which they relate including drawings/documents addressing the demarcation of the shared surface have been prepared, submitted to and approved in writing by the Highway Authority. The measures shall thereafter be implemented in accordance with the approved Parking Design and Management Plan for the lifetime of the development.

REASON: To be in accordance with the London Plan 2021 Policy T6 Residential Parking.

#### 7. NONSC Landscaping

Prior to the first occupation of the development a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

##### 1. Details of Soft Landscaping

- 1.a Planting plans (at not less than a scale of 1:100),
- 1.b Written specification of planting and cultivation works to be undertaken,
- 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

##### 2. Details of Hard Landscaping

- 2.a Refuse Storage
- 2.b Cycle Storage
- 2.c Means of enclosure/boundary treatments
- 2.d Car Parking Layouts
- 2.e Hard Surfacing Materials
- 2.f External Lighting
- 2.g Ecological Enhancement Measures

##### 3. Details of Landscape Maintenance

- 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

##### 4. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policy G5 of the London Plan (2021).

#### **8. NONSC EVCP**

Prior to the first occupation of the development, details of a 7Kw active EVCP shall be submitted to and approved in writing by the LPA. The works shall be installed in accordance with the approved details prior to first occupation of the development and thereafter retained in accordance with the approved details.

#### **REASON**

In interests of promoting sustainable travel opportunities.

#### **9. NONSC Cycle Storage**

Prior to occupation of the development, details of covered and secure cycle storage, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be occupied or brought into use until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

#### **REASON**

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Part 2 Development Management Policies (2020) - Policy DMT 1, DMT 2 & DMT 6 and Policies T4 and T6 of the London Plan (2021).

#### **10. NONSC Obscure Glazing**

The first floor east facing windows in Flat 2 serving the bathroom and kitchen spaces shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

#### **REASON**

To prevent overlooking to adjoining properties in accordance with policy policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

#### **11. NONSC SuDS**

Prior to commencement of the hereby approved development, (excluding demolition and site clearance) a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how the approved development will incorporate sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.13 of the London Plan and will:

- i. provide information on all SuDs features including the method employed to delay and control the surface water discharged from the site and:
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate

details of Inspection regimes, appropriate performance specification.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

iii. provide details of water collection facilities to capture excess rainwater; and how water usage will be reduced in the development.

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

## REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding and is to be handled as close to its source as possible and Conserve water supplies in compliance with: Hillingdon Local Plan: Part 1- Strategic Policies Policy EM6 Flood Risk Management in (2012), Hillingdon Local Plan Part 2 Development Management Policies Policy DMEI 10 Water Management, Efficiency and Quality (2020), as well as relevant SuDs guidance contained within the London Plan (2021) and NPPF (2023).

## 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. IT05 Wildlife and Countryside Act 1981 - Bats

All species of bats and their roosts are protected under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended). Please note that, among other activities, it is a criminal offence to deliberately kill, injure or capture a bat; to damage, destroy or obstruct access to a breeding or resting place; and to intentionally or recklessly disturb a bat while in a structure or place of shelter or protection. Occasionally bats can be found during the course of development even when the site appears unlikely to support them. In the event that this occurs, work should stop immediately and advice should be sought from a suitably qualified ecologist. A European Protected Species Mitigation Licence (EPSML) may be required before works can resume.

### 3. IT05 Wildlife and Countryside Act 1981 - Birds

All wild birds, their nests and young are protected during the nesting period under The Wildlife and Countryside Act 1981 (as amended). Occasionally nesting birds can be found during the course of development even when the site appears unlikely to support them. If any nesting birds are present then the buildings works should stop immediately and advice should be sought from a suitably qualified ecologist.

### 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

LPP D14	(2021) Noise
LPP GG4	(2021) Delivering the homes Londoners needs
LPP H10	(2021) Housing size mix
LPP SD6	(2021) Town centres and high streets
LPP SD7	(2021) Town centres: development principles and Development Plan Documents
LPP SD8	(2021) Town centre network
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T7	(2021) Deliveries, servicing and construction
DMHB 1	Heritage Assets
DMHB 4	Conservation Areas
LPP HC1	(2021) Heritage conservation and growth
DMH 2	Housing Mix
DMEI 14	Air Quality
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 15	Planning for Safer Places
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMHB 18	Private Outdoor Amenity Space
DME 3	Office Development
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists

DMT 6	Vehicle Parking
LPP D1	(2021) London's form, character and capacity for growth
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
LPP H1	(2021) Increasing housing supply
LPP H2	(2021) Small sites
LPP SI13	(2021) Sustainable drainage
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF11 -24	NPPF11 2024 - Making effective use of land
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF15 -24	NPPF15 2024 - Conserving and enhancing the natural environment
NPPF16 -24	NPPF16 2024 - Conserving and enhancing the historic environment
NPPF2 -24	NPPF2 2024 - Achieving sustainable development
NPPF6 -24	NPPF6 2024 - Building a strong, competitive economy
NPPF8 -24	NPPF8 2024 - Promoting healthy and safe communities
NPPF9 -24	NPPF9 2024 - Promoting sustainable transport

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

Burr Hall is a two storey building which consists of a former church to the front of the site facing Chiltern View Road and a later linked extension constructed in the 1980's to the rear of the building.

The building is locally listed and therefore classed as a non-designated heritage asset. The building is located within a rectangular plot with the south elevation immediately adjoining Chiltern View Road. The curtilage area adjoining Burr Hall consists primarily of hardstanding used for parking and for manoeuvring of vehicles. There are trees surrounding the site to the east and north of the site.

The site is surrounded by residential dwellings to the west and east (Nos.44 and 45 Chiltern View Road respectively) and No.14 Burness Close to the north, alongside an area of parking associated with the residential dwellings at Burness Close.

The site is located within The Greenway Conservation Area.

### 3.2 Proposed Scheme

Permission is sought to convert the building into a total of 5 residential flats consisting of five, one bedroom flats alongside external alterations to the building including the replacement and removal of existing windows and doors and the insertion of new window and door openings, as well as the removal of a spiral staircase and ramped access located alongside the west elevation of the building.

### 3.3 Relevant Planning History

- 38571/APP/2005/2155 BURR HALL CHILTERN VIEW ROAD UXBRIDGE  
CHANGE OF USE OF EXISTING OFFICE (CLASS B1(a)) TO DENTAL SURGERY (CLASS D1)  
**Decision:** 27-09-2005 Approval
- 38571/APP/2005/1389 BURR HALL CHILTERN VIEW ROAD UXBRIDGE  
CHANGE OF USE OF EXISTING OFFICE (CLASS B1(a)) TO DENTAL SURGERY (CLASS D1)  
**Decision:** 11-07-2005 Refusal
- 38571/APP/2004/345 BURR HALL CHILTERN VIEW ROAD UXBRIDGE  
CHANGE OF USE FROM CLASS B1 (OFFICE) TO SUI GENERIS (STUDENT HOSTEL /  
ACCOMMODATION)  
**Decision:** 12-01-2005 Non Determination **Appeal:** 19-01-05 Dismissed
- 38571/APP/2003/2639 BURR HALL CHILTERN VIEW ROAD UXBRIDGE  
ELEVATIONAL ALTERATIONS TO REAR ELEVATION AND CHANGE OF USE FROM CLASS  
B1(a) (OFFICE) TO MULTI-OCCUPANCY (NO.20) STUDENTS ACCOMMODATION (CLASS  
C1) (HOTELS, BOARDING AND GUESTHOUSES)  
**Decision:** 02-02-2004 Withdrawn (P)
- 38571/G/99/3077 BURR HALL CHILTERN VIEW ROAD UXBRIDGE  
Installation of a wall mounted, non-illuminated fascia sign (retrospective application)  
**Decision:** 14-07-1999 Refusal
- 38571/D/88/1594 BURR HALL CHILTERN VIEW ROAD UXBRIDGE  
Demolition of existing building (Application for Conservation Area Consent)  
**Decision:** 16-09-1988 Refusal

38571/C/88/1347

BURR HALL CHILTERN VIEW ROAD UXBRIDGE

Demolition of existing building & erection of 2 storey & basement for use as 2 B1 business units.

**Decision:** 16-09-1988

Refusal

38571/A/87/2278

BURR HALL CHILTERN VIEW ROAD UXBRIDGE

New wing with connecting link to rear, provision of car parking & retention of existing building to be

**Decision:** 04-05-1988

Refusal

**Appeal:** 16-12-88 Allowed

### Comment on Planning History

The site planning history is listed below.

#### 4. Advertisement and Site Notice

4.1 Advertisement Expiry Date: **5th June 2025**

4.2 Site Notice Expiry Date: Not applicable

#### 5. Comments on Public Consult

##### PUBLIC COMMENTS

A total of six letters of objection were received in objection to the proposed development, the main points of objection are summarised below:

- Work has already commenced on site.
- The building is not large enough to accommodate residential use.
- The parking layout set out in the plans isn't feasible.
- The development would have a negative impact on the locally listed building.
- There are issues with parking capacity in the surrounding streets.
- Residents access to parking permits must be prevented.
- The GIA for the internal flats is small. Concern that the proposals are overdevelopment.
- Unclear what function the openings to the front of the building serve.
- Clarity needed on the number and placement of flues.
- Concern regarding insertion of roof windows and intended use of loft space.
- Lack of clarity regarding retention of fern trees.
- Concern regarding overlooking of 45 Chiltern Road from bedroom window.
- The recreational area proposed also appears undersized for five residential units.
- Impact of ivy growing on property needs assessment for ecological value.
- Increased noise, disruption and pollution during and after construction.
- Concern regarding overlooking of No.44a Chiltern View Road.
- Reassurance needed that the development will not impact on bats which may be present in the area.

Officer Comments:

The majority of the above matters are addressed below. For clarity, the proposals do not include the

provision of flues and no additional accommodation would be created in the loft space of the building.

The trees referenced above fall outside of the red line site area and the applicants have indicated that the trees would not be removed.

## INTERNAL CONSULTEES

### Waste Officer

Hillingdon Council is not a wheeled bin borough. Developer can purchase wheelie bins for waste storage however sacks must be presented loose at front boundary of property on collection day. Developer can instead input communal facilities for refuse, recycling and food waste, however it would need to be located within 10m of the collection point on the main road, and have a smooth path between collection point and bin store which is 2m wide and a gradient less than 1.2.

### Access Officer

This proposal has been reviewed against the requirements of the 2021 London Plan policy D7 which should not be applied to the change of use and alterations to this existing building, no objections raised from an accessibility perspective.

### Conservation Officer:

Burr Hall is an important building within the conservation area due to its links with the former brickworks and unusual construction. In addition it has architectural qualities and adds to the streetscape. The hall to the rear is of lesser interest. There have been some changes to reduce the impact of the conversion on the conservation area. We would still raise concerns about the conversion of the historic building to two properties rather than one as it still appears to be cramped. Otherwise we would recommend that all external materials and finishes including rooflights and windows be conditioned. Any vents to bathrooms or kitchens should be matt black in colour and not attached to the principle elevation. In conclusion we would not object provided that the points above are conditioned and that the officer is satisfied that the basement accommodation in the historic core is acceptable.

### Highways

In response to the HA's comments dated 23 May 2025, the applicant has submitted a revised design and access statement which the HA has reviewed and has the following comments to make:

The provision of car parking is down to 2 spaces and there is a vehicle turnaround facility too to ensure vehicles enter and egress in forward gear, 4 x 2 cycle parking space cupboards are shown as previously in the entrance hall of the building however there is a ramp to ensure ease of access for people with cycles.

Also the applicant has shown raised pedestrian footway with kerb alongside the access road and the building, this is accepted however the staircase and in particular someone coming down and in the line of a vehicle path is shown without any physical protection from possible vehicle hit or inconsiderate driver behaviour, however the HA feels this can be addressed as a condition by installing a bollard/post 1m at either ends of the staircase.

Lastly as previously mentioned the site is within a zone of streets controlled by a resident parking management scheme U5 (permit holders only - Monday to Friday between 9AM to 5PM), therefore any approval would be subject to a s106 legal agreement which will be required to prohibit tenants of the development from requesting resident parking permits as any additional demand on the limited on-street parking would be detrimental to the area, and to encourage greater use of sustainable modes of transport.

The HA has no objection subject to applicant entering into a Section 106 legal agreement that prohibits future residents of the development from applying for a permit to join any parking management scheme in the vicinity of the site.

## 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.E4	(2012) Uxbridge
PT1.H1	(2012) Housing Growth

### Part 2 Policies:

LPP D14	(2021) Noise
LPP GG4	(2021) Delivering the homes Londoners needs
LPP H10	(2021) Housing size mix
LPP SD6	(2021) Town centres and high streets
LPP SD7	(2021) Town centres: development principles and Development Plan Documents
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DMHB 17	Residential Density
DMHB 18	Private Outdoor Amenity Space
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NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF15 -24	NPPF15 2024 - Conserving and enhancing the natural environment
NPPF16 -24	NPPF16 2024 - Conserving and enhancing the historic environment
NPPF2 -24	NPPF2 2024 - Achieving sustainable development
NPPF6 -24	NPPF6 2024 - Building a strong, competitive economy
NPPF8 -24	NPPF8 2024 - Promoting healthy and safe communities
NPPF9 -24	NPPF9 2024 - Promoting sustainable transport

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) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Paragraph 5.38 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that the Council will aim to ensure that there is sufficient privacy for residents and it will resist proposals where there is an unreasonable level of overlooking between habitable rooms of adjacent residential properties, schools or onto private open spaces. A minimum of 21 metres separation distance between windows of habitable rooms will be required to maintain levels of privacy and to prevent the possibility of overlooking.

Paragraph 5.40 of the Hillingdon Local Plan: Part 2 (2020) states: "For the purposes of this policy, outlook is defined as the visual amenity enjoyed by occupants when looking out of their windows or from their garden. The Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook."

Paragraph 5.41 of the Hillingdon Local Plan: Part 2 (2020) states: "The Council will aim to minimise the impact of the loss of daylight and sunlight and unacceptable overshadowing caused by new development on habitable rooms, amenity space and public open space. The Council will also seek to ensure that the design of new development optimises the levels of daylight and sunlight. The Council will expect the impact of the development to be assessed following the methodology set out in the most recent version of the Building Research Establishments (BRE) "Site layout planning for daylight and sunlight: A guide to good practice". A daylight and sunlight assessment should be provided in support of the planning application in order to understand the amount of natural light that will be provided to the internal living accommodation proposed.

The proposals do not involve any extensions to the building and there would not be any impact on the levels of daylight/sunlight enjoyed by adjoining residential occupiers.

There is a distance of 19 metres between the rear elevation of Burr Hall and the residential development at 14 Burness Close located to the north, although the existing rear facing windows of Burr Hall primarily face an area of car parking. There is also dense tree and vegetation screening. The proposals utilise existing window openings and notwithstanding the proposed change to a residential use, this would not result in a significant increase in overlooking or loss of privacy. Two east facing windows currently face the front elevation and front garden of No.45 Chiltern View Road. One of these windows serves a bathroom, the other serves a kitchen/dining space also served by a west facing window. Accounting for the potential for these windows to overlook this adjoining property, a condition is attached requiring that these windows are fitted with obscure glazing up to a height of 1.8 metres. The two west facing first floor windows face an access and driveways and do not directly overlook the windows or private amenity spaces of the properties to the west of the site.

The building was previously used as dental surgery which would have attracted a degree of activity, albeit that patterns of activity would differ compared with a residential use. Notwithstanding this, it is considered that the introduction of five dwellings would not have a demonstrably adverse impact on the residential amenity of adjoining occupiers with regards to noise and general activity/disruption. The scale and type of use proposed is commensurate with what would typically be expected within an urban location close to a town centre.

In summary, it can be concluded that the development would not have an adverse impact on the amenity of any adjoining properties and the development would comply with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

## **7.2 Impact on Street Scene**

### **DESIGN AND HERITAGE IMPACT**

Burr Hall is located within the Greenway Conservation Area and the building is locally listed and would therefore be classed as a non-designated heritage asset.

Policy DMHB 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states: The Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where: i) it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation; ii) it will not lead to a loss of significance or harm to an asset, unless it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF; iii) it makes a positive contribution to the local character and distinctiveness of the area; iv) any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset; v) the proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials; vi) buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting; and vii) opportunities are taken to conserve or enhance the setting, so that the significance of the asset can be appreciated more readily. B) Development proposals affecting designated heritage assets need to take account of the effects of climate change and renewable energy without impacting negatively on the heritage asset. The Council may require an alternative solution which will protect the asset yet meet the sustainability objectives of the Local Plan. C) The Council will seek to secure the repair and reuse of Listed Buildings and monuments and improvements to Conservation Areas on the Heritage at Risk Register, through negotiations with owners, the provision of advice and guidance, the use of appropriate legal action, and through bids for external funding for improvement works.

Policy DMHB 4 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states: New development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will: A) Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area. B) Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification. C) Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plans. The London Plan (2021) similarly seeks to preserve and enhance heritage assets.

In line with Paragraph 212 of the NPPF 2024 consideration must be given to the impact of a proposed development on the significance of this designated heritage asset and great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 outlines that in the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Paragraph 216 of the NPPF 2024 sets out that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Policy DMHB 3 of the Local Plan Part 2 states that there is a general presumption in favour of the retention of buildings, structures and features included in the Local List. The Council will take into account the effect of a proposal on the building's significance and the scale of any harm of loss when considering planning applications, including those for major alterations and extensions. Proposals will be permitted where they retain the significance, appearance, character or setting of a Locally Listed Building.

Paragraph 135 of the NPPF (2024) states 'Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

Burr Hall is an important building within the conservation area due to its links with the former brickworks and unusual construction. In addition it has architectural qualities and adds to the streetscape. The extent of external changes required to facilitate the change of use to a residential use would not be substantial and are limited to the insertion of new window openings. A total of four rooflights are proposed within the front section of the building, this has been reduced from six rooflights. Subject to the appropriateness of the design of the roof lights that would be secured by condition, it is considered that these relatively small openings would be non-obtrusive and would not result in harm to the character of the locally listed building. Openings are also proposed on the north and west elevation, which is a later addition to the building and the insertion of the window

openings would not be harmful to the appearance and historic significance of the locally listed building. A section of window openings along the north elevation would be infilled with matching brickwork. Details of all replacement windows would be required by condition to ensure that the windows are appropriate in terms of their design and relate appropriately to historic character of the locally listed building.

In summary it is considered that the development would not result in harm to the significance of the locally listed building. Owing to the minor extent of the design changes and the general appropriateness of the design approach it is also considered that the development would not result in harm to the setting and significance of the Greenway Conservation Area and would preserve its significance.

The development is therefore considered to be acceptable, where assessed against Policies DMHB 1; DMHB 4; DMHB 11; DMHB12; of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020); Hillingdon Local Plan Part 1: Strategic Policies (2012) Policy BE1; Policies D1, D3 and D4 of the London Plan (2021); and the relevant provisions of the NPPF.

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

See section below.

### **7.4 Carparking & Layout**

The National Planning Policy Framework (NPPF) (2023) states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. This is supported by Policy T4 of the London Plan (2021).

Policy T6 of the London Plan (2021), meanwhile, sets out that car parking should be restricted in line with levels of existing and future public transport accessibility and connectivity.

Policy DMT 1 of the Hillingdon Local Plan: Part 2 (2020) states that development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner.

Policy DMT 2 of the Hillingdon Local Plan: Part 2 (2020) puts forward that proposals must ensure that safe and efficient vehicular access to the highway network is provided, schemes do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents. Also, that impacts on local amenity and congestion are minimised and there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and roads.

The immediately adjoining streets are subject of parking restrictions, which restrict on-street parking to permit holders only or for short stay parking of no more than 2 hours. The site has a PTAL rating of 2, for sites within PTAL 2 Policy T6.1 of the London Plan permits a maximum of 0.75 parking spaces per unit for one and two bedroom dwellings. A total of 2 parking spaces, which has been revised from the previously proposed 5 spaces. This would equate to a ratio of 0.4 spaces per unit, which is below the London Plan maximum parking standards.

Noting existing parking pressures within the area, it is considered reasonable to require the applicants to enter into a Unilateral Undertaking to remove residents access to obtain parking permits within the surrounding streets. Approval is subject to the completion of this undertaking which would limit potential overspill parking from occurring. Accounting for these matters and the buildings prior use as a dental surgery which included parking it is considered that the development would not have an adverse impact on highway safety or amenity. The Highways Authority have

advised that the proposed would be acceptable subject to the completion of a UU for the reasons highlighted above.

The published London Plan (2021) requires that an active 7kw EVCP is provided for 20% car parking spaces with 80% spaces being provided with 7Kw passive EVCPs. Details relating to the provision of an EVCP would be secured by planning condition.

Policy T5 of the London Plan sets out minimum cycle parking standards for residential dwellings. For the proposed mix of dwellings there would be a requirement to provide a minimum of 6 cycle parking spaces for residents and 2 visitor cycle parking spaces. Cycle parking is proposed for 8 bicycles within the entrance hall of the building, revised plans have been submitted to include a gully/ramp adjoining the stairs so that cycles do not need to be carried up the stairs. The quantity of cycle storage is considered acceptable and compliant with Policy T5 of the London Plan.

In summary the proposals are considered acceptable from a highway safety and amenity perspective and comply with Policies Policy DMT 2, DMT 5 and DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020) and Policies T4, T5, T6.1 of the London Plan (2021).

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

### **INTERNAL AMENITY**

Policy DMHB 16: Housing Standards of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states: All housing development should have an adequate provision of internal space in order to provide an appropriate living environment. To achieve this all residential development or conversions should meet or exceed the most up to date internal space standards, as set out in Table 5.1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). Minimum space standards are also set out under Policy D6 of the London Plan. The submitted floor plans indicate compliance with the minimum internal space standards relative to the size of individual units and would therefore be acceptable where assessed against Policy DMHB 16: Housing Standards of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy D6 of the London Plan.

The size of the proposed units has been assessed and each would comply with minimum space standards set out within Policy DMHB 16 of the Local Plan Part 2; and Policy D6 of the London Plan.

All of the units would be dual aspect and would benefit from appropriate light and outlook accounting for the retention of existing window openings and the provision of additional window openings where appropriate.

### **EXTERNAL AMENITY**

Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020): Private Outdoor Amenity Space states: All new residential development and conversions will be required to provide good quality and usable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3.

Flat 3, which is a ground floor one bedroom flat would benefit from private amenity space in the form of a patio area measuring 8.8sqm. A communal garden area would also be provided adjoining the two parking spaces and turntable covering a limited area of approximately 9sqm, although the quality of this space would be relatively low.

The provision of the external amenity space would fall short of the standards set out within Policy DMHB 18 of the Hillingdon Local Plan: Part 2 which would require the provision of 100sqm of private outdoor amenity space. It is however noted that there are areas of public open space in close proximity to the site, namely Manor Waye Recreation Ground (460 metres) and Rockingham Recreation Ground (650 metres). On this basis it is considered that the external amenity space provided would be acceptable on balance accounting for the size of the units, all of which would be 1 bedroom flats.

## 7.6 Other Issues

### PRINCIPLE OF DEVELOPMENT

Paragraph 124 of the National Planning Policy Framework (NPPF, 2024) states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land.

Policy H1 of the London Plan (Increasing housing supply) sets the 10-year housing targets for each London borough, and this places a 10-year housing completions target for the London Borough of Hillingdon of 10, 830 homes (starting in 2019/20 and continuing through to 2028/29). This equates to an average completion target of 1,083 homes a year, although Policy H1 makes clear that some variations in yearly targets will be acceptable as long as the overall delivery strategy for new homes is not compromised.

Policy H1 of the London Plan further sets out boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites, especially for sites with existing or planned public transport access levels (PTALs) of 3-6, or sites which are located within 800m of a station or town centre boundary. PTALs are determined by a range of factors affecting accessibility to public transport, and are scored from 0-6b, where 0 is the worst and 6b is the best.

Subject to compliance with the wider development framework the site would represent an acceptable location for the provision of housing, particularly given the sustainability of the location in relation to accessibility to public transport and local facilities. A total of 5 homes would be provided which would make a small contribution towards meeting the Council's housing needs.

The buildings existing use as a private dental surgery would not be afforded statutory protection in policy terms and therefore the reuse of the building for a residential use would be considered acceptable and would represent the effective use of a currently vacant building providing additional residential accommodation to meet local housing needs.

### MIX OF UNITS

Policy DMH 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that the Council will require the provision of a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need. Paragraph 4.6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that the Council's current information on housing need indicates a substantial borough-wide requirement for larger affordable and private market units, particularly three bedroom properties. Applicants proposing residential schemes will be required to demonstrate that this need has been taken into account.

The proposals do not provide any 3 bedroom dwellings and therefore the proposed mix deviates from the aims of Policies H10 and DH 2 of the Hillingdon Local Plan: Part 2 in providing smaller units rather than family sized housing. Officers however note that the site is constrained in size, which limits the potential and appropriateness of delivering larger units. The proposal would increase the density of development on a brownfield site and would not result in the loss of any family sized housing and the housing mix is therefore considered to be acceptable on balance.

## CONTAMINATED LAND

Policy DMEI 12 of the Local Plan: Part Two (2020) requires proposals for development on potentially contaminated sites to be accompanied by at least an initial study of the likely contaminants. Conditions will be imposed where planning permission is given for development on land affected by contamination to ensure all the necessary remedial works are implemented, prior to commencement of development.

## DRAINAGE

Policy DMEI 10 of the Local Plan also states that developments are required to include a drainage assessment demonstrating that appropriate sustainable drainage systems (SuDS) have been incorporated in accordance with Policy 5.13 of the London Plan. The site is in Flood Zone 1, the area of lowest flood risk and there is no increased flood risk or vulnerability. There will be a net reduction in hardstanding such that subject to implementation of SuDS details by condition, there are unlikely to be any adverse flooding or drainage concerns.

## BIODIVERSITY

From 2nd April 2024 delivery of mandatory 10% biodiversity net gain on all small developments (except householder planning applications) is required except where specific exemptions apply as set out in the NPPG. This includes development subject to the de minimis exemption, where development that does not impact a priority habitat and impacts less than 25 square metres of on-site habitat.

In the case of the application site, this consists of concrete hardstanding and an existing building and therefore the habitat value of the site is judged to be de-minimis and delivery of mandatory biodiversity net gain would not be required.

The extent of alterations to the roof would be limited and in this instance it is considered acceptable to proceed without the need for specific ecological surveys to be carried out. Notwithstanding this, a precautionary informative is attached and the applicants attention is drawn to the requirement to ensure that protected species including bats and roosts are not harmed during the course of the works. The implementation of ecological enhancement measures are recommended by condition and should be installed prior to first occupation of the development.

## CIL

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £60 per sq metre. The proposed development does not involve the creation of any additional floorspace and would not therefore be liable for CIL.

## CONCLUSION AND PLANNING BALANCE

Accounting for the above assessment the development would comply with the relevant provisions of the Hillingdon Local Plan Part 1 and Part 2; the London Plan; and NPPF 2024.

## 8. Reference Documents

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.

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