

DELEGATED HOUSEHOLDER 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

Item No. **Report of the Head of Development Management and Building Control**

Address: 37 LAWN AVENUE WEST DRAYTON

Development: Installation of 8 solar panels on the rear extension.

LBH Ref Nos: 41150/APP/2022/3829

Drawing Nos: Location Plan
 37 001 Existing Floor Plan, Roof Plan & Elevations
 37 Lawn Avenue, West Drayton UB7 7AQ
 VDV Mounting Design Project Report
 FlatGrid_product_sheet_V1_400407EN
 Flatgrid-mount-solar-system Photo
 Report Feb 2023 - Ballast Analysis-Next Day Solar-Alessia

Date Plans received:	16-12-22	Date(s) of Amendments(s):	08-10-24
			03-02-23
Date Application valid	16-12-22		03-02-23
			07-02-23

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached dwelling located on the south-eastern side of Lawn Avenue. 35 Lawn Avenue is located along the eastern site boundary whilst 39 Lawn Avenue is located along the eastern site boundary. To the south, the rear of the site backs onto the rear gardens of 48 and 50 Frays Avenue. 2 Colne Avenue and 22 Lawn Avenue are located to the north, on the opposite side of the road.

The application site is located within the Colne Valley Archaeological Priority Area and within the Garden City, West Drayton, Area of Special Local Character, as identified within the Local Plan: Part One - Strategic Policies (November 2012). The application site is also located within Flood Zone 2.

1.2 Proposed Scheme

Planning permission is sought for the installation of 8 solar panels to be provided on the flat roof of the single storey rear extension.

The original proposal was for installation of 12 solar panels; 6 on the rear extension and 6 on the rear dormer. However, after discussions with the Council, the applicant submitted the amended

proposal for 8 solar panels on 08/10/2024.

1.3 Relevant Planning History

41150/APP/2022/1651 37 LAWN AVENUE WEST DRAYTON

Erection of a single storey rear/side extension and replacement roof over existing extension following demolition of existing conservatory

Decision: 15-07-2022 Approved

41150/D/95/1456 37 LAWN AVENUE WEST DRAYTON

Erection of a rear dormer window

Decision: 11-01-1996 No Further Action(P)

41150/87/2364 37 LAWN AVENUE WEST DRAYTON

Single storey rear extension (Section 53)

Decision: 15-01-1988 General Perm.Devt.

Comment on Planning History

The site planning history is listed above.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: Not applicable

2.2 Site Notice Expiry Date: Not applicable

3. Comments on Public Consultations

EXTERNAL

Consultation letters were sent to 5 local owners/occupiers. No responses were received.

West Drayton Conservation Area Advisory Panel:

We do not want to stop moves towards a more self-sufficient electricity supply for this property but do not believe the solar panels would work efficiently at the very shallow angles shown in the submitted plans and elevations. In particular we are concerned by the proposal to erect an array of solar panels on the roof of the dormer as if they were set at the normal angle, they would be visible from the road - which we consider highly undesirable in this Area of Special Local Character. The panels proposed for the single-storey flat roof would probably also be visible from the road through the gap to the adjoining house if they were set at the usual angle. If permission is to be granted, there must be a condition imposed to ensure construction must be in exact compliance to the submitted plans.

INTERNAL

Conservation and Urban Design Minor Apps:
No response received.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 5	Areas of Special Local Character
DMHD 1	Alterations and Extensions to Residential Dwellings
LPP HC1	(2021) Heritage conservation and growth
LPP SI2	(2021) Minimising greenhouse gas emissions
NPPF12 -23	NPPF12 23 - Achieving well-designed and beautiful places

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area and the impact on neighbouring residential amenity. The environmental benefits of the proposal also carry significant weight in this decision.

Policy context:

Policy HC1 of the London Plan (2021) seeks to conserve and enhance the historic environment and heritage assets. Development proposals affecting historic assets and their settings should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings, and avoiding harm.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires that new developments achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.

Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that the Council will conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape (including locally and statutorily Listed Buildings, Conservation Areas, Areas of Special Local Character and Archaeological Priority Zones and Areas), and encourage the reuse, modification and regeneration of historic assets.

Policy DMHB 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that the Council will expect development proposals to avoid harm to the historic environment and to prevent the loss of significance or harm to the character, appearance and setting of heritage assets (Listed Buildings, Conservation Areas, Scheduled Ancient Monuments and Areas of Special Local Character).

Policy DMHB 5 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states within Areas of Special Local Character, new development should reflect the

character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires all development to be designed to the highest standards and incorporate principles of good design, either complementing or improving the character and appearance of the area. Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to protect and improve the public realm, including streets.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

With respect to solar panels, the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) Appendix A specifically references these in paragraph A1.29 and states:

"Planning permission may be required for the installation of solar panels. While the Council acknowledges the environmental benefits of solar panels, their size and placement should be carefully located to ensure there is no adverse visual impact on the building or surrounding area. Solar panels should not be placed in a position where they can be seen over a great distance or from a public place. Planning permission will be required for solar panels on properties situated within or affecting a Conservation Area, Area or Special Local Character and on Listed Buildings; a proposal considered to impact detrimentally on a heritage asset or its setting will not be supported. Solar panels should be removed when no longer in use".

Assessment:

The application site is located within the Garden City, West Drayton, Area of Special Local Character. The initially proposed scheme included solar panels on the rear roof dormer that would likely be visible above the main roof ridgeline from the street frontage. The Council objected to these panels on the basis this would harm the visual amenity of the streetscape and Special Local Character.

The revised scheme removes the proposed solar panels from the rear roof dormer and instead located 8 panels on the roof of the rear extension. These panels will be screened behind the original existing dwelling and will not be readily visible from the street scene, ensuring there is no adverse visual impact on the original dwelling or the surrounding area, avoiding harm to the heritage asset.

Due to the nature of the proposal which lacks any meaningful bulk, there would be no adverse impact on residential amenity (either for neighbours or the occupiers of the host dwelling). Furthermore, no highway or other significant issues are raised.

As such, the amended scheme is considered in accordance with Policy H1 of the London Plan (2021), Policies BE1 & HE1 of the Hillingdon Local Plan Part 1 (2012) and Policies DMHB 1, DMHB 5, DMHB 11 and DMHD 1 of the Hillingdon Local Plan Part 2 (2020).

Conclusion:

The application is recommended for approval.

6. 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

The development hereby permitted shall not be carried out except in complete accordance with the details shown in the 'Feasibility Study' dated August 2024 and Drawing Numbered:

Location Plan, received 12/10/2022;

Un-numbered Plan titled: 37 Lawn Avenue, West Drayon UB7 7AQ, received 08/10/2024;

ValkPV Planner Project Report dated 16th December 2022; and,

Planning documentation for the bearing system pitched roof system for solar modules dated February 2023.

and shall thereafter be retained/maintained for as long as the development remains in existence.

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. On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2021). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.
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.

DMHB 1 Heritage Assets

DMHB Design of New Development
11

DMHB 5 Areas of Special Local Character

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP HC1 (2021) Heritage conservation and growth

LPP SI2 (2021) Minimising greenhouse gas emissions

NPPF12 NPPF12 23 - Achieving well-designed and beautiful places
-23

Standard Informatives

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 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. 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.

Part 1 Policies

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 11 Design of New Development

DMHB 5 Areas of Special Local Character

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP HC1 (2021) Heritage conservation and growth

LPP SI2 (2021) Minimising greenhouse gas emissions

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3. You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
4. You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control that is considered to cause harm to local amenity.

5. Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).
6. You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
7. The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM.
8. Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
9. Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
 - A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.
 - B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
 - C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

10. You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
11. To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
12. You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Mitchell Heaven **Telephone No:** 01895 250230