

22nd April 2026

Hillingdon Borough Council
PLANNING

[Electronic submission via Planning Portal]

Dear Sir / Madam,

S73 Planning Application for Variation of condition 2 (approved plans) of planning permission 42197/APP/2024/2782, to allow for building relocation 2m North, inclusion of dormer windows in roof space and amendments to materials of internal walls of courtyard

At: Weybeards Farm, Hill End Road, Harefield

Introduction

On behalf of my client, please find enclosed a S73 planning application for minor alterations to planning approval 42197/APP/2024/2782.

This application is submitted under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 (Approved Plans) associated with planning permission ref. 42197/APP/2023/1670, as amended by ref. 42197/APP/2024/2782.

The purpose of the application is to secure approval for design development amendments that have arisen during the technical and delivery stages, following confirmation of the principle of development. The application does not seek to alter the description of development, the number of residential units, or the established residential use of the site.

The principle of residential redevelopment on this site has been firmly established through multiple permissions and s73 approvals and is not revisited by this application.

Principle of Development

The Officer's Report for ref. 42197/APP/2024/2782 confirms that the principle of the redevelopment of the barns to provide five dwellings is acceptable and that subsequent amendments have been consistently assessed as minor, policy-compliant refinements to an already acceptable scheme.

The earlier PDAS (May 2023) clearly set out that:

- residential use on the site is established;
- redevelopment would not have a greater impact on Green Belt openness than the fallback conversion position; and
- the scale, massing and footprint are key determinants rather than detailed architectural expression alone.

This s73 application sits squarely within that accepted framework.

Rationale for Change

Previous planning advice confirmed that design refinements could be explored once the principle of development was secured. This application represents that next logical step.

During detailed design development, a brick-and-flint façade option was tested but has proved increasingly unviable due to current construction costs and programme risk. The revised scheme therefore adopts a more cost-effective cladding strategy while continuing to deliver a coherent architectural identity consistent with the approved barn-led approach.

Architectural Language

The amended design introduces a clearer architectural hierarchy and articulation, comprising:

- Vertical timber boarding at ground-floor level, reinforcing robustness and agricultural references;
- Horizontal boarding at first-floor level, visually lightening the upper storey;
- A two-brick-course band at first-floor slab level, limited to the internal courtyard elevation only, providing texture and legibility without increasing perceived mass.

The Delegated Report previously accepted material changes and fenestration revisions as compatible with Policies DMHB 11 and DMEI 4, provided scale and footprint remained consistent, which continues to be the case here.

Dormers, Fenestration and Internal Quality

Dormer windows have been introduced to first-floor habitable rooms to improve daylight, outlook, and usability. These are modest in scale, carefully proportioned, and subservient to the roof form, maintaining compliance with:

- Policy DMHB 11 (Design of New Development), and
- London Plan Policies D3 and D4 (Good Design).

The rationalisation of window sizes and spacing establishes a clearer rhythm across elevations, an approach the Council has previously welcomed where changes result in a more legible and coherent building form.

Building Repositioning (≈2 metres)

The building has been repositioned by approximately 2 metres. As confirmed in earlier officer assessments, such adjustments are acceptable where:

- there is no increase in footprint or site coverage;
- visual effects are negligible; and
- there is no increased encroachment into the Green Belt.

In this case:

- the repositioning has no material visual impact;
- surrounding separation distances are maintained well in excess of policy minimums;
- the change assists in meeting technical and safety requirements without introducing planning harm.

The principle that modest positional shifts can be accommodated within s73 amendments has already been clearly endorsed by the Local Planning Authority.

Fire Safety and Technical Matters (Planning Context)

Fire safety considerations have informed certain aspects of the revised design. As previously acknowledged by officers, matters such as: external fire spread, detailed fire-stopping strategies, and appliance access standards are matters that sit primarily within the remit of Building Control, not planning, provided that no new land-use impacts arise. Nevertheless, the amendments: improve clarity of escape routes; rationalise window positioning between units; and appear to satisfy access requirements following the minor building repositioning.

Green Belt Considerations

The Delegated Report for ref. 42197/APP/2024/2782 makes clear that modest increases in height and internal floorspace were acceptable where visually discreet; and changes that do not increase footprint or broader openness impacts do not give rise to Green Belt harm.

The current amendments:

- do not increase the number of dwellings;
- do not materially enlarge the building in plan form; and
- do not introduce sprawl or encroachment.

Accordingly, the proposal remains compliant with Policy DME1 4 (Hillingdon Local Plan) London Plan Policy G2 and the Framework.

Planning Balance and Conclusion

This Section 73 application seeks to approve a logical and proportionate evolution of a scheme whose principle, scale, and impact have already been accepted multiple times.

Having regard to the fallback position; the extant permissions; the Council's own previous officer conclusions; and the absence of any new planning harm, the proposed amendments are fully consistent with the Development Plan and material considerations. Planning permission should therefore be granted.

We would welcome early engagement and collaboration with the Council during the course of the application and are of course happy to clarify or supplement any part of the submission should it assist Officers in reaching a timely and well-informed decision.

We look forward to working positively with the Council.



Yours faithfully,

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APPENDIX I

Submitted Documents

Arboriculture

- Arboricultural Statement prepared by LandArb Solutions

Archaeology

- Archaeological Written Scheme of Investigation prepared by Groundworks Archaeology
- County Archaeologist WSI Approval (Ms. Green)

Architectural

- Design and Access Statement prepared by Code Architects
- Location and Block Plans prepared by Code Architects
- Northern Plot Proposed Floor Plans prepared by Code Architects
- Northern Plot Proposed North-South Elevations prepared by Code Architects
- Northern Plot Proposed Roof Plan prepared by Code Architects
- Northern Plot Proposed West-East Elevations prepared by Code Architects
- Proposed Combined Elevations prepared by Code Architects
- Proposed Entrance Elevations prepared by Code Architects
- Proposed Site Plan prepared by Code Architects
- Proposed Street Elevation and Cross Sectional Elevation prepared by Code Architects
- Southern Plot Proposed Floor Plans prepared by Code Architects
- Southern Plot Proposed North-South Elevations prepared by Code Architects
- Southern Plot Proposed Roof Plan prepared by Code Architects
- Southern Plot Proposed West-East Elevations prepared by Code Architects

Biodiversity Enhancement, Ecology and External Lighting

- Biodiversity Enhancement Plan and Sensitive External Lighting Strategy prepared by the applicants with oversight from Sam Watson Ecology
- Council Great Crested Newts District Licence Reauthorisation granted by West Oxfordshire District Council
- Great Crested Newts Impact Plan issued by NatureSpace

- NatureSpace Great Crested Newts Certificate issued by NatureSpace
- Preliminary Ecological Appraisal prepared by Sam Watson Ecology

Drainage

- Drainage Details prepared by Flow Drainage Design
- Drainage Layout prepared by Flow Drainage Design
- Surface Water and Foul Drainage Scheme prepared by Flow Drainage Design

Landscaping

- Landscaping Scheme prepared by LandArb Solutions

Legal Agreements

- Northern Plot Draft Unilateral Undertaking prepared by the applicants
- Southern Plot Draft Unilateral Undertaking prepared by the applicants

Planning

- Appendix I – Council Pre-Application Response Letter (Ms. Eldridge)
- Appendix II – Council Pre-Application Self-Build Register Response (Mr. Burnett)
- Appendix III – Council Pre-Application Unilateral Undertaking Response (Mr. Nelson)
- Appendix IV – Ownership Notice (Oxford Mail – 14 July 2025)
- Planning Statement prepared by AC-PC

Site Investigation

- Geotechnical Site Investigation Report prepared by Earth Environmental and Geotechnical
- Topographical Survey prepared by Surveybase
- Radon Risk Assessment prepared by Earth Environmental and Geotechnical

West Oxfordshire District Council Forms

- Biodiversity Net Gain Statement
- Biodiversity Self-Assessment
- Sustainability Statement