

## 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:**                      25 DENE ROAD NORTHWOOD

**Development:**                Variation of Condition 2 (Approved Plans) of planning permission ref. 46479/APP/2020/3055 dated 29-01-2021 (and as amended under planning ref: 46479/APP/2021/2039) (Replacement of existing buildings with a 2.5 storey building comprising self-contained flats, parking, landscaping works and widening of vehicular crossover to front) (Revised description approved under non-material amendment application number 46479/APP/2021/1209 dated 12/04/21) to change the approved floor plans and elevations due to the addition of balconies and lower ground floor steps.

**LBH Ref Nos:**                **46479/APP/2023/2507**

**Drawing Nos:**                19-2751-303 A  
    19-2751-304 A  
    19-2751-300 C  
    19-2751-302 C  
    19-2751-306.1 A  
    19-J2751-307.1 D  
    19-2751-308.1 C  
    19-2751-205 A

**Date Plans received:**    23-08-23                              **Date(s) of Amendments(s):**    08-05-24

**Date Application valid**    23-08-23

## 1. SUMMARY

The application site is a generously sized plot, located on the southern side of Dene Road. It comprised of a modest detached dwelling dating to the 1970's. Planning permission was recently granted for the demolition of the existing building and the erection of 7 flats, with the current application seeking to vary the approved plans to facilitate the implementation of balconies on the rear elevation.

Revisions were sought to address privacy concerns and ensuring the proposed daylight and sunlight of the units are adequate. It is considered that the proposal would not give rise to a material loss of overlooking or privacy for neighbouring occupiers beyond that of the original approved scheme, in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020). In addition, subject to the full landscaping details, it is considered that proposed amendments would not unduly impact on the overall character, appearance or design quality of the development or the wider setting of the ASLC and would provide appropriate levels of parking and amenity space.

It is therefore is recommended for approval.

## 2. RECOMMENDATION

**APPROVAL subject to the following:**

### 1. RES3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of planning permission 46479/APP/2020/3055 granted on the 29th January 2021.

#### REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

### 2. RES4 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:

19-2751-300 C  
19-2751-302 C  
19-2751-303 A  
19-2751-304 A  
19-2751-205 A  
19-2751-306.1 A  
19-J2751-307.1 D  
19-2751-308.1 C

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), Part 2 (2020) and the London Plan (2021).

### 3. RES7 Materials (Submission)

The development hereby permitted shall not be carried out except in complete accordance with the material details approved in application reference: 46479/APP/2023/964 and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

### 4. RES13 Obscure Glazing

Notwithstanding the approved details, the side elevation windows facing Tormead and 25a Dene Road 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 policies DMHB 11 and DMHD 1-2 of the Hillingdon Local Plan Part 2 (2020).

#### 5. NONSC Balcony details

Prior to the implementation of minor amendment application ref:46479/APP/2023/2507, details of the balcony privacy screens shall be submitted to the Local Planning Authority for approval. Notwithstanding the approved drawings, the privacy screens shall be 1.8 metres high for its entire length and permanently obscure glazed to at least scale 4 on the Pilkington scale. The approved privacy screen shall be implemented prior to first occupation of the extension and retained for the lifetime of the development.

#### REASON

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

#### 6. RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

#### REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

#### 7. RES9 Landscaping (car parking & refuse/cycle storage)

Prior to the implementation of minor amendment application ref:46479/APP/2023/2507, a revised landscaping plan shall be submitted to the Local Planning Authority for approval. 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 (8 cycles)

2.c Means of enclosure/boundary treatments, including the provision of a 'no-dig' retaining wall to the edge of the front driveway

2.d Car Parking Layouts (including demonstration that 20% of all parking spaces are served by electrical charging points)

2.e Hard Surfacing Materials

2.f External Lighting

2.g Other structures (such as play equipment and furniture)

## 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

## 5. Other

5.a Existing and proposed functional services above and below ground

5.b Proposed finishing levels or contours

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 SI 7 of the London Plan (2021).

## 8. RES22 Parking Allocation

The development hereby permitted shall not be carried out except in complete accordance with the parking allocation details approved in application reference: 46479/APP/2024/527 and shall thereafter be retained/maintained for as long as the development remains in existence.

## 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).

## 9. NONSC Non Standard Condition

Prior to the implementation of minor amendment application ref:46479/APP/2023/2507, details of step free access via the principal private entrance shall be submitted to, and approved in writing, by the Local Planning Authority. Such provision shall remain in place for the life of the building.

## REASON:

To ensure that an appropriate standard of housing stock, in accordance with Policy D7 of the

London Plan (2021), is achieved and maintained.

#### **10. NONSC Non Standard Condition**

Prior to the implementation of minor amendment application ref:46479/APP/2023/2507, a revised landscaping plan shall be submitted to the Local Planning Authority for approval, the details of 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 it manages water in the most sustainable ways and is in compliance with the strategy set out in the Flo Consult UK Ltd Basement Impact Assessment and Surface Water Management Report, project no. 656 dated October 2020 rev A, showing that a suitable sustainable scheme can be provided onsite, which sets out the site will:

- Achieve a minimum volume of storage of 57.60m<sup>3</sup>
- Provided through the following SuDs elements: permeable surfacing cellular crates and Flow control device.
- Be managed in accordance with Maintenance Plan Section 17 of the Flo Report.

Further details need to be provided on certain elements within the drainage design. Any changes to the strategy should be justified and evaluated and the final proposals must be integrated with provision of green infrastructure, air quality and urban greening requirements to justify the most sustainable final solution is provided. Additional information should be provided on:

- Achieve a greenfield run off rate from the site of 2.140 ha. site of to 0.5 l/s for the 1 in 1-year storm event; 1.5 l/s for the 1 in 30-year storm event, and 2.0 l/s for the 1 in 100-year storm event including 40% rainfall intensity increase.
- Achieving more sustainable methods to control water
- Confirmation of Thames Water approval to discharge to a Foul Sewer.
- Rainwater harvesting
- Methods to minimise the use of potable water through:
  - i. incorporating water saving measures and equipment.
  - ii. Collecting water for use and recycling.

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 contrary to:

Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic, Policies (2012); Policies SI 12 and SI 13 of the London Plan (2021); and the National Planning Policy Framework (2021).

#### **11. LB6 Inspection of the building prior to demolition**

A Level 1 photographic record of the existing building and site has been submitted to and approved in writing by the Local Planning Authority under planning application reference: 46479/APP/2022/1756.

Copies of the record shall also be deposited to the Borough's local archive and the Greater London Historic Environment Record.

## REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy DMHB 1 of the Hillingdon Local Plan Part 2 (2020).

### 12. OM14 Secured by Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted to and approved in writing by the Local Planning Authority before the development is occupied. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). The approved measures shall be implemented before the development is occupied and thereafter retained.

## REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with Policy D11 of the London Plan (2021).

### 13. COM8 Tree Protection

Prior to the implementation of minor amendment application ref:46479/APP/2023/2507, a revised tree protection shall have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
  - 2.b No materials or plant shall be stored;
  - 2.c No buildings or temporary buildings shall be erected or stationed.
  - 2.d No materials or waste shall be burnt; and
  - 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.
3. Where the arboricultural method statement recommends that the tree protection measures for a

site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

#### REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

#### 14. OM19 Construction Management Plan

The development hereby permitted shall not be carried out except in complete accordance with the demolition and construction management plan approved in application reference: 46479/APP/2022/1756 and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

To safeguard the amenity of surrounding areas in accordance with Policies DMT 2 and DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

### INFORMATIVES

#### 1. I15 Control of Environmental Nuisance from Construction Work

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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) 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.

#### 2. I47A Damage to Verge - For Private Roads:

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

### **3. I73 Community Infrastructure Levy (CIL) (Granting Consent)**

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at [planning@hillingdon.gov.uk](mailto:planning@hillingdon.gov.uk). The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at:  
[www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil)

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

### **4. I52 Compulsory Informative (1)**

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

### **I53 Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan (2021) and national guidance.

- DMH 1 Safeguarding Existing Housing
- DMH 2 Housing Mix
- DMH 4 Residential Conversions and Redevelopment
- DMHB 1 Heritage Assets

DMHB 5	Areas of Special Local Character
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP GG2	(2021) Making the best use of land
LPP GG4	(2021) Delivering the homes Londoners needs
LPP D2	(2021) Infrastructure requirements for sustainable densities
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 D11	(2021) Safety, security and resilience to emergency
LPP H1	(2021) Increasing housing supply
LPP H10	(2021) Housing size mix
LPP HC1	(2021) Heritage conservation and growth
NPPF11 -23	NPPF11 23 - Making effective use of land
NPPF12 -23	NPPF12 23 - Achieving well-designed and beautiful places
NPPF16 -23	NPPF16 23 - Conserving and enhancing the historic environment
NPPF2 -23	NPPF2 2023 - Achieving sustainable development
NPPF5 -23	NPPF5 23 - Delivering a sufficient supply of homes
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking

### 3. CONSIDERATIONS

### 3.1 Site and Locality

The application site is a generously sized plot, located on the southern side of Dene Road. It comprised a modest detached dwelling dating to the 1970's. It has been built in a style in keeping with the surrounding area, with notable Arts and Crafts features. The front elevation is defined by a projecting gable end with mock Tudor timber detailing at first floor. The rest of the building is finished with hung tiles at first floor and exposed red brick at ground floor, which positively contribute to the traditional character of the property. The scale of the existing dwelling and built form comfortably sits within the site, and is appropriate to the suburban character of Northwood.

The pre-existing building was set back from the main road with mature soft landscaping that screens the building from the street scene. Planning permission was recently granted for the demolition of the pre-existing building and the erection of 7 flats, with the current application seeking to vary the approved plans to facilitate the implementation of balconies on the rear elevation.

The street scene is residential in character and appearance comprising primarily large, detached properties of varying design. The application site lies within the Dene Road Area of Special Local Character as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). It is also covered by TPO 781 and has a PTAL score of 2 (Poor).

### 3.2 Proposed Scheme

The application proposes a variation of Condition 2 (Approved Plans) of planning permission ref. 46479/APP/2020/3055 dated 28-01-2021 (and as amended under planning ref: 46479/APP/2021/2039) (Replacement of existing buildings with a 2.5 storey building comprising self-contained flats, parking, landscaping works and widening of vehicular crossover to front) to change the approved floor plans and elevations due to the addition of balconies and lower ground floor steps (23.04.24)

It should be noted that the proposal description for the original permission was amended under non-material application reference 46479/APP/2021/1209 to the following:

"Replacement of existing buildings with a 2.5 storey building comprising self-contained flats, parking, landscaping works and widening of vehicular crossover to front". This revised description is reflected in the proposal description wording for the current S.73 application.

The main amendments being proposed are the following:

- additional balconies to the rear elevation of the building.
- an additional light well is proposed to the west elevation to facilitate three high level windows to the lower ground floor.
- additional step to lower ground floor.

### 3.3 Relevant Planning History

46479/APP/2023/964          25 DENE ROAD NORTHWOOD

Details pursuant to the discharge of Conditions 3 (materials), 6 (landscape scheme), 8 (step free access) and 9 (sustainable water management) of planning permission ref.

46479/APP/2021/2039, dated 20-05-2021 (Variation of Condition 2 (Approved Plans) of planning permission ref. 46479/APP/2020/3055 dated 28/01/2021 (and as amended under planning ref: 46479/APP/2021/1461) (Replacement of existing buildings with a 2.5 storey building comprising self-contained flats, parking, landscaping works and widening of vehicular crossover to front)

(Revised description approved under non-material amendment application number 46479/APP/2021/1209 dated 12/04/21))

**Decision:** 19-06-2023      Approval

46479/APP/2022/1756      25 DENE ROAD NORTHWOOD

Details pursuant to the discharge of Conditions 10 (level 1 historic recording), 12 (tree protection measures) and 13 (demolition and construction management plan) of planning permission ref. 46479/APP/2021/2039 dated 12 November 2021.

**Decision:** 24-08-2022      Approval

46479/APP/2021/2039      25 DENE ROAD NORTHWOOD

Variation of Condition 2 (Approved Plans) of planning permission ref. 46479/APP/2020/3055 dated 28/01/2021 (and as amended under planning ref:46479/APP/2021/1461) (Replacement of existing buildings with a 2.5 storey building comprising self-contained flats, parking, landscaping works and widening of vehicular crossover to front) (Revised description approved under non-material amendment application number 46479/APP/2021/1209 dated 12/04/21)

**Decision:** 18-11-2021      Approval

46479/APP/2021/1461      25 DENE ROAD NORTHWOOD

Variation of Condition 11 (Secured by Design) of planning permission Ref: 46479/APP/2020/3055 dated 29/01/2021 (Replacement of existing buildings with a 2.5 storey building comprising 5 x 3-bed and 3 x 2-bed self contained flats, parking, landscaping works and widening of vehicular crossover to front)

**Decision:** 04-06-2021      Approval

46479/APP/2021/1209      25 DENE ROAD NORTHWOOD

Non Material Amendment to Planning Permission reference: 46479/APP/2020/3055 to change the existing description and amendments to condition 2

**Decision:** 12-04-2021      Approval

46479/APP/2024/527      25 DENE ROAD NORTHWOOD

Details pursuant to the discharge of Conditions 7 (Parking Allocation) of planning permission ref. 46479/APP/2021/2039, dated 18/11/2021 (Variation of Condition 2 (Approved Plans) of planning permission ref. 46479/APP/2020/3055 dated 28/01/2021 (and as amended under planning ref:46479/APP/2021/1461) (Replacement of existing buildings with a 2.5 storey building comprising self-contained flats, parking, landscaping works and widening of vehicular crossover to front) (Revised description approved under non-material amendment application number 46479/APP/2021/1209 dated 12/04/21))

46479/APP/2020/3055      25 DENE ROAD NORTHWOOD

Replacement of existing buildings with a 2.5 storey building comprising 5 x 3-bed and 3 x 2-bed self contained flats, parking, landscaping works and widening of vehicular crossover to front

**Decision:** 28-01-2021      Approval

- 46479/PRC/2020/130      25 DENE ROAD NORTHWOOD  
 Redvelopment of the site to provide a 3-storey development incorporating 8 x 2 bedroom flats with associated amenity space, car parking and associated works  
**Decision:** 19-08-2020      Objection
- 46479/PRC/2019/230      25 DENE ROAD NORTHWOOD  
 Erection of part two storey, part three storey building, with habitable roof space to provide 8 x 2 bedroom self-contained flats with associated vehicle parking, access, amenity space and landscaping (works involve the demolition of the existing dwelling and double garage)  
**Decision:** 21-02-2020      Objection
- 46479/91/1685              25 DENE ROAD NORTHWOOD  
 Erection of a detached double garage  
**Decision:** 25-03-1992      Approval
- 73874/APP/2018/2107      NO'S 5 & 6 FIRS WALK AND LAND TO THE REAR OF 25 DENE ROAD NORTHWOOD  
 Demolition of 5 & 6 Firs Walk, 6 new dwellinghouses with associated car parking, new access arrangements from Foxdell and removal of existing access from Firs Walk at Nos. 5 & 6 Firs Walk and land to the rear of No. 25 Dene Road (Outline application with some matters reserved).  
**Decision:** 22-07-2019      Non Determination              **Appeal:** 22-07-19      Dismissed

### Comment on Planning History

The relevant planning history attached to this site is referenced above.

## 4. Advertisement and Site Notice

- 4.1      Advertisement Expiry Date: Not applicable  
 4.2      Site Notice Expiry Date:      Not applicable

## 5. Comments on Public Consultation

14 neighbouring properties were consulted on 29th August 2023. The consultation period expired on 19th September 2023. One objection was received and their comments are summarised as follows:

- Loss of privacy and overlooking
- Proposed screening would not provide sufficient mitigation
- Failure to comply with the Local Plan's 21-metres separation distance
- Regard should be given to Human Rights Act

Northwood Residents Association:

The side elevation plans show only the small windows as being obscured glazing. Presumably it will be conditioned that all side windows are to be obscured glazing as per Condition 4 of application

46479/APP/2020/3055. The same condition should be specifically applied to the balconies even though shown as such on the new plans.

PLANNING OFFICER RESPONSE: The representation received has been duly noted. Section 7.1 of the delegated report considers the impact the proposed balconies would have on the residential amenities of neighbouring occupiers, including the matter of privacy and overlooking.

The Planning Officer has considered and had due regard for the Human Rights Act 1998 (HRA) which at Article 1 ensures every natural or legal person is entitled to the peaceful enjoyment of his possessions and Article 8 which requires that decisions ensure respect for private and family life, and the home. The Planning Officer is satisfied that given the revisions the proposal would not unacceptably violate the nearby occupier's rights under the HRA.

It is noted that revisions were sought to include privacy screening. Following the revisions a revised consultation expired on 8th of May 2024. Two representations were received and their comments are summarised as follows:

- Concerns regarding construction and impact on traffic flow, including school buses, ambulances, and other essential service vehicles.
- Damage to the road surface, resulting in numerous potholes and sinking sections.
- Disruption from construction including noise and vibration concerns
- Concerns regarding privacy and overlooking
- Detract from the aesthetic and character of the neighbourhood
- Pollution concerns (dust, fumes, and debris)
- Health concerns

PLANNING OFFICER RESPONSE: The representation received has been duly noted.

It is noted that this application is a minor amendment application and that the parent permission granted consent for the approved works. A construction and demolition plan was conditioned and subsequently discharged under application reference 46479/APP/2022/1756.

Section 7.1 of the delegated report considers the impact the proposed balconies would have on the residential amenities of neighbouring occupiers, including the matter of privacy and overlooking. Section 7.2 of the delegated report considers the impact on the character and appearance of the area.

In the event of an approval, an informative will be attached with regard to Control of Environmental Nuisance from Construction Work.

Access:

Whilst this s73 application seeks to vary Condition 2 (Approved Plans), this will have an impact on the M4(2) layouts. In view of the above, the following Conditions should be attached to any new permission:

Prior to any works on site above damp proof course level, details of step free access via all points of entry and exit shall be submitted to, and approved in writing, by the Local Planning Authority. The measures implemented as approved shall be retained thereafter.

REASON To ensure housing of an inclusive design is achieved and maintained in accordance with Policies D5 and D7 of the London Plan (2021).

The dwellings hereby approved shall accord with the requirements of Policy D7 of the London Plan and shall not be occupied until certification of compliance with the technical specifications for an M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, has been submitted to, and approved in writing, by the Local Planning Authority. All such provisions must remain in place for the life of the building.

REASON: To not only allow the Building Control body to require the development to comply with the optional Building Regulations standards, but to also ensure the appropriate quantity and standard of accessible and adaptable housing is constructed and maintained in accordance with policy D7 of the London Plan.

**PLANNING OFFICER RESPONSE:**

The decision notice for the parent permission (46479/APP/2020/3055) did not include a condition requiring the development to meet Building Regulation M4(2) and M4(3). Consequently, imposing these Building Regulations for the current S.73 application would not be appropriate. However, Condition 8 from the parent permission does necessitate submission of step-free access details through the main entrances. This condition would be re-attached, if planning permission were approved.

A further representation was received after the consultation period expired with regard to loss of landscape screening and impact on privacy. In addition, there were concerns regarding the obscure glazing not being implemented.

**Planning Officer comments:**

- Landscaping details would be secured by condition to ensure they are of high quality with good levels of screening.
- The balconies would have 1.8m high privacy glass secured by condition.
- The obscure glazed windows would be secured by condition to ensure they are implemented fully.

## 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.H1	(2012) Housing Growth
PT1.HE1	(2012) Heritage

**Part 2 Policies:**

DMH 1	Safeguarding Existing Housing
DMH 2	Housing Mix
DMH 4	Residential Conversions and Redevelopment
DMHB 1	Heritage Assets
DMHB 5	Areas of Special Local Character

DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP GG2	(2021) Making the best use of land
LPP GG4	(2021) Delivering the homes Londoners needs
LPP D2	(2021) Infrastructure requirements for sustainable densities
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 D11	(2021) Safety, security and resilience to emergency
LPP H1	(2021) Increasing housing supply
LPP H10	(2021) Housing size mix
LPP HC1	(2021) Heritage conservation and growth
NPPF11 -23	NPPF11 23 - Making effective use of land
NPPF12 -23	NPPF12 23 - Achieving well-designed and beautiful places
NPPF16 -23	NPPF16 23 - Conserving and enhancing the historic environment
NPPF2 -23	NPPF2 2023 - Achieving sustainable development
NPPF5 -23	NPPF5 23 - Delivering a sufficient supply of homes
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking

In addition: Development Plan:

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

- The Local Plan: Part 1 - Strategic Policies (2012)
- The Local Plan: Part 2 - Development Management Policies (2020)
- The Local Plan: Part 2 - Site Allocations and Designations (2020)
- The West London Waste Plan (2015)
- The London Plan (2021)

Material Considerations:

The National Planning Policy Framework (NPPF) (2023) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

## **7. MAIN PLANNING ISSUES**

### **7.1 Impact on the amenities of the occupiers of neighbouring residential properties**

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that development should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The Committee Report for the original permission states the following, in regard to impact on neighbouring residential amenity:

"The proposed building maintains a similar front building line to the existing dwelling and would be set back from the front building line of both adjacent properties. To the rear the building will extend approximately 4.7m beyond the rear no. 25a, set back 5.9m from that property. To the other side it would project approximately 11.78m to the rear of no. 27 set back approximately 16.73m. Although the proposal would exceed normal policy guidance given the degree of separation and that the plans indicate the proposal would not compromise a 45 degree line of sight from the neighbouring properties, it is not considered that the proposal would significantly impact on the amenity of the neighbouring occupiers by virtue of visual amenity, overbearing or loss of light.

The principle windows serving the proposed units would face front and rear. The side windows would serve non-habitable rooms or as secondary windows and could be conditioned to be obscure glazed and non-opening below 1.8m. To the rear of the site no. 6 Firs Walk is set back by approximately 30m.

The layout shows that the nearest house would be sufficiently remote from adjoining properties with a separation distance in excess of 21m between habitable rooms and would not compromise a 45 degree line of sight from the nearest habitable windows."

As stated above, this current S.73 application does not seek to make any changes to the height and massing of the approved building, other than the addition of balconies to the rear and an additional light well with three high level windows to the west elevation. The side windows would serve non-habitable rooms or as secondary windows and would be conditioned to be obscure glazed and non-opening up to 1.8 metres of the finished floor level of the room they serve. Essentially, this recommended condition would have the same requirements of Condition 4 attached to permission refs: 46479/APP/2020/3055, 46479/APP/2021/1461 and 46479/APP/2021/2039.

The proposed light wells, balconies and private basement terraces would be set away from the respective mutual boundaries shared with Nos. 25a and 27 Dene Road. Three of the four balconies would benefit from 1.8m high obscured glazed glass privacy screens, secured by condition. The single lower balcony would benefit from screening from the boundary treatment. As such, it is considered that these aspects of the proposal would not result in overlooking issues or an unacceptable level of noise and disturbance for neighbouring occupiers.

Subject to the proposed conditions, it is considered that the proposal would not give rise to a material loss of overlooking or privacy for neighbouring occupiers beyond that of the original

approved scheme, in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

## 7.2 Impact on Street Scene

### CHARACTER AND APPEARANCE:

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) requires all new development to maintain the quality of the built environment including providing high quality urban design.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states 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.

Policy DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) emphasises the need for new development to be well integrated with the surrounding area and provides design criteria as to how this would be achieved.

Policy DMHB 5 states that within Areas of Special Local Character, new development should respect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area. Extensions should be subservient to and respect the architectural style of the original buildings.

It is worth reiterating that it is only the impact of the proposed minor changes that are for consideration under this S.73 application. The original scheme has already been approved under application reference 46479/APP/2020/3055, with the associated Committee Report stating that:

"The proposed building measures a maximum of 26.25m in width, 17.8 m in depth, set beneath a hipped roof of 10.05m in height. It comprises a staggered floor plan to all elevations, with two front gable features either side of the main entrance, a smaller central gable feature to each side and a deep cat-slide roof form to the rear which reduces as much bulk as possible and prevents a boxy appearance. The step-down of the built elements along the side elevations would create a commendable sense of hierarchy to the building allowing it to sensitively taper out to the side rather than sheer flat ends to the structure. Whilst noting the overall scale and bulk of the proposal, the Conservation Officer has advised that subject to the use of high quality materials and good finishes the proposal has the potential to enhance the appearance of the site and its contribution to the ASLC and wider Northwood Area."

The main amendments being proposed within this application are the inclusion of new balconies to the rear elevation of the building. Given the design and location of the proposed balconies, which would be located to the rear, it is considered that they would not unduly impact on the overall character, appearance or design quality of the development or the wider setting of the ASLC.

The additional light well to the west elevation would facilitate three high level windows to the lower ground floor to improve the daylight to Unit 2. It is noted that the recent S.73 application (ref: 46479/APP/2021/2039) considered the addition of lightwells to the front and side elevations of the building with opaque glazed balustrade at ground floor level. The Council's Conservation Officer commented on the previous application that the use of glazing would be a contrasting feature when considering the principal design aesthetic of the new development. The Conservation Officer has recommended planting to be used to soften the appearance of the lightwell enclosures. The agent

has been informed about this matter, and full landscaping details will be covered by the re-attachment of Condition 6 attached to decision notice ref: 46479/APP/2020/3055.

Subject to the above condition, it is considered that proposed amendments would not unduly impact on the overall character, appearance or design quality of the development or the wider setting of the ASLC. The proposal would therefore accord with Policy BE1 of the Hillingdon Local Plan: Part One-Strategic Policies (2012), Policies DMHB 5, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policies D1, D3 and D4 of the London Plan (2021).

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

Covered in the following section of this report.

### **7.4 Carparking & Layout**

Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) require the Council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy DMT 6 states that new development will only be permitted where it accords with the Council's adopted parking standards, unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

The site access and on-site car parking provision would remain the same as that originally approved under application reference 46479/APP/2020/3055. In accordance with Policy T6 of the London Plan, three active and 10 passive electric charging points would be secured by condition. Also, full details of the cycle store would be covered by way of a condition. The Council's Highways Officer was consulted and has raised no objection to this S.73 application.

The parking allocation scheme for the parent permission has been discharged and given the minor changes, compliance with the parking allocation scheme would be secured by condition.

Having regard to the above, it is considered that the proposal would not exacerbate congestion, parking stress or prejudice highway safety beyond that deemed acceptable under the originally approved scheme (Ref: 46479/APP/2020/3055 & 46479/APP/2021/2039). The proposal would therefore be in accordance with Policies DMT 1, DMT 2, DMT 5 and DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policies T5, T6 and T6.1 of the London Plan (2021).

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

INTERNAL AMENITY SPACE:

Policy DMHB 16 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment.

Policy D6 of the London Plan (2021) sets out the requirements for the gross internal floor area of new dwellings at a defined level of occupancy. Table 3.1 of the London Plan (2021) requires a 2 bedroom 4 person flat to have a minimum floor area of 70 square metres and a 3 bedroom 6 person flat to have a minimum floor area of 95 square metres.

As demonstrated by the figures below, the proposed flats would by far exceed the minimum internal space standards set out in Policy D6 of the London Plan.

Unit 1 (2B, 4P) - 191 sqm  
Unit 2 (2B, 4P) - 141 sqm  
Unit 3 (3B, 6P) - 163 sqm  
Unit 4 (3B, 6P) - 163 sqm  
Unit 5 (3B, 6P) - 158 sqm  
Unit 6 (3B, 6P) - 155 sqm  
Unit 7 (3B, 6P) - 208 sqm

All the proposed bedrooms would exceed the minimum floor area standards set out in the Technical housing standards - nationally described space standard (2015).

Concerns were raised regarding the levels of illuminance afforded to Unit 2 due to the addition of balconies above the windows. Revisions were sought to show three windows and a lightwell added to the west side elevation on the lower ground floor in order to improve the daylight and sunlight received by the living room/kitchen in Unit 2.

The baseline position for the living room/kitchen of Unit 2 without the balconies, which was deemed acceptable in the previous application, was 27%. Following design amendments, the daylight levels afforded to the same room would be 31% with the balconies. The proposed design amendments therefore show an improvement above the existing baseline figure for the room without balconies, despite it falling slightly short of the daylight targets.

Regarding sunlight, the sunlight exposure assessment demonstrates that four out of six assessed rooms achieve a minimum of 1.5 hours of sunlight on March 21 with the proposed balconies in place. The rooms that fall below the sunlight threshold are the bedroom within Unit 1 and the LKD within unit 2 on the lower ground floor. The report concluded that both Unit 1 and 2 likely have at least one habitable room that achieves the minimum sunlight requirement, as accepted by the BRE.

Therefore, all the proposed flats would be dual aspect with habitable rooms being served by windows in the front or rear elevations of the building, with a reasonable level of natural light and outlook. While not strictly in compliance, given the previous permissions and benefits of the proposed private amenity space (balconies) it would be acceptable.

The windows fitted in the side elevations of the building would be secondary windows. As such, the condition requiring these windows to be obscure glazed and non-opening would not prejudice the overall quality of internal amenity space provision afforded to future occupants.

Accordingly, the proposed development would provide adequate internal living conditions for future occupants, in accordance with Policy DMHB 16 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy D6 of the London Plan (2021).

#### EXTERNAL AMENITY SPACE:

The proposal would provide new balconies to serve ground and first floor flats (i.e. Units 3 to 6) , whereas, these particular units were originally served by Juliet balconies under the scheme approved by the parent permission (46479/APP/2020/3055). Each of the new balconies would measure approximately 10 sqm

As approved under the parent permission (46479/APP/2020/3055), a communal garden measuring approximately 623 square metres would be provided as part of this current S.73 application. The basement flats labelled Units 1 and 2 would continue to be provided with a private terraces measures 51 square metres and 34 square metres, respectively. Unit 7, which is located within the

loft space, would be provided with two balconies totalling 7.8 metres, as per the scheme approved under the parent permission.

It is worth noting that there was no objection raised under the parent permission (46479/APP/2020/3055) with the ground and first flats not being afforded with any private amenity space, due to the generous sized of the communal garden and the internal layout of these particular units being oversized to accommodate for the lack of private amenity space.

The current proposal would provide sufficient quantity and quality of external amenity space to serve the flats proposed.

#### INCLUSIVE DESIGN:

The decision notice for the parent permission (46479/APP/2020/3055) did not include a condition requiring the development to meet Building Regulation M4(2) and M4(3). Consequently, imposing these Building Regulations for the current S.73 application would not be appropriate. However, Condition 8 from the parent permission does necessitate submission of step-free access details through the main entrances. This condition would be re-attached, if planning permission were approved.

### 7.6 Other Issues

#### PRINCIPLE OF DEVELOPMENT:

The principle of the development has already been established through the granting of application reference 46479/APP/2020/3055 (the parent permission) and the variation application reference 46479/APP/2021/2039.

#### FLOOD RISK AND DRAINAGE:

The site does not lie in a flood plain or a critical drainage area. The applicant submitted a Basement Impact Assessment and Surface Water Drainage Report as part of the planning submission for application reference 46479/APP/2020/3055. The report concluded that the site has a low risk of flooding, in terms of fluvial, pluvial and artificial sources; there is a low ground water level at the development site with no/ negligible risk of groundwater flooding; there are no aquifers below the development site; and there are no below ground streams or watercourses near the new basement.

This current S.73 application does not propose alterations to the basement design approved under S.73 permission 46479/APP/2021/2039. In the event of an approval, Condition 9 from the parent permission (46479/APP/2020/3055) would be re-attached. Subject to this condition, the proposal would not pose a significant flood risk for existing or future occupiers at or adjoining the site. The proposal therefore accords with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policies SI 12 and SI 13 of the London Plan (2021).

#### ENERGY EFFICIENCY:

Policy DMEI 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) requires all developments to make the fullest contribution to minimising carbon dioxide emissions in accordance with London Plan targets.

The decision notice for the parent permission (ref: 46479/APP/2020/3055) does not include a condition requiring the proposed development to achieve a CO2 improvement over Building Regulations requirements Part L 2013 (TER Baseline). It would therefore not be appropriate to

secure a condition of this nature if planning permission were to be granted for this current application.

#### COMMUNITY INFRASTRUCTURE LEVY:

The Council adopted its own Community Infrastructure Levy (CIL) on 1st August 2014. 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 square metre. CIL rates are index linked. The proposal involves the erection of new dwellings and would therefore be liable to pay CIL.

#### 8. Reference Documents

National Planning Policy Framework (2023)

The London Plan (2021)

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

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

Hillingdon Local Plan Accessible Hillingdon Supplementary Planning Document (September 2017)

Technical Housing Standards - Nationally Described Space Standard (March 2015)

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