

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

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1. SUMMARY

The application seeks planning permission for the erection of a single-storey rear extension and a two-storey side extension to the hotel building.

The application is for a similar but amended scheme to the development refused under 4726/APP/2024/979 in 2024. Notably, the amendments include a reduction in height and overall scale, a reduction in intensity of use, provision of arboricultural details, and provision of a high-quality landscaping plan that achieves Biodiversity Net Gain.

The revised application has been reviewed and has addressed the previous 4726/APP/2024/979 refusal reasons.

With the application of conditions, the proposal is considered acceptable on balance.

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 this permission.

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 numbered:

A001 - Rev P1
A90 - Rev P2
A100 - Rev P2
A101 - Rev P2
A102 - Rev P2
A200 - Rev P1

A201 - Rev P1
LC-2971-03 RevB
A500 - Rev P2

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. COM8 Tree Protection

The development and works must be carried out in accordance with the recommendations of the submitted Arboricultural Impact Assessment and Method Statement CAS/2022/157DA prepared by Cantia Arboricultural Services.

No site clearance works or development shall be commenced until tree protection 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.

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)

4. COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan 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 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.

5. TL7 Maintenance of Landscaped Areas

Maintenance of the landscaped areas must be carried out in accordance with the submitted report 'Landscape and Biodiversity Enhancement Management Plan, Biodiversity 93481B Rev A' for the lifetime of the proposed development.

REASON

To ensure that the approved landscaping is properly maintained in accordance with Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part Two (2020).

6. HO4 Materials

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)

7. NONSC Non Standard Condition - Accessibility

The development hereby approved shall ensure that a minimum of one ensuite guestroom, within the approved purpose-built extension, is sized, designed, and fitted with a level access shower, in accordance with BS 8300-: 2018, subsection 19.2.1.2. The facility shall remain in place for the life of the building.

REASON

To ensure that London's visitor infrastructure is accessible and welcoming to all sections of the population, including older and disabled people, in accordance with London Plan Policy E10.

8. OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To protect amenity and ensure highways safety in compliance with Policies T7 of The London Plan (2021).

9. RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy SI5 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused 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 the development does not increase the risk of flooding in accordance with Policy SI5 of The London Plan (2021) and Policy DMEI 10 of the Hillingdon Local Plan Part 2 (2020).

10. NONSC Non Standard Condition - EVCPs

Prior to the first occupation/use of the development hereby approved, active electric vehicle charging facilities shall be installed and made available for use at three car parking spaces. The active electric vehicle charging infrastructure shall thereafter be permanently retained on site, maintained, and be kept available for use.

REASON

To ensure an appropriate level of onsite electric vehicle charging facilities are provided in accordance with Policy T6.1 of The London Plan (2021).

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 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. I47 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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).

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. I99 Equality Act

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

3. CONSIDERATIONS

3.1 Site and Locality

The site is located on the west side of Field End Road, south of its junction with Bridle Road and measures approximately 0.3 ha in area. It is occupied by Tudor Lodge Hotel, comprising three main, two-storey C1 use buildings finished in white render with mock Tudor details and a part gable, part hipped, tiled roof.

Tudor Lodge is a Grade II Listed building of 16th century origin with later additions from the 17th century up to the 21st century, located close to the meeting point of Field End Road, Bridle Road and St Lawrence's Drive. It was once located out in the fields to the east of Eastcote Village and was part of a scattered hamlet to the west of a track and open fields known as 'Field End'. During the 20th century, suburban development encircled it.

The site is not located in a Conservation Area but lies adjacent to Eastcote Park Estate Conservation Area to the north and can be seen within views looking out of the conservation area and, as such, makes a positive contribution to its setting. It is also in close proximity to Eastcote Village Conservation Area to the west.

The building was converted from a larger house into a hotel in the 1980s, and since then, two detached accommodation blocks have been added within the curtilage, and the garages have been converted into offices.

The application site is also subject to several other planning constraints, including a Tree Preservation Order (TPO) on trees located along the site's southwestern corner. There is Potentially Contaminated Land towards the southern boundary. The Site has a Public Transport Accessibility Level (PTAL) of 2 and is situated within Flood Zone 1.

3.2 Proposed Scheme

Planning permission is sought for the erection of single-storey rear extension and a two-storey side extension to hotel building.

3.3 Relevant Planning History

4726/APP/2024/979	TUDOR LODGE HOTEL, 50 FIELD END ROAD EASTCOTE PINNER
	Erection of a part two storey part single storey side and rear extension to hotel building.
Decision: 06-08-2024	Refusal
4726/APP/2024/983	TUDOR LODGE HOTEL, 50 FIELD END ROAD EASTCOTE PINNER
	Installation of sunken paving area, erection of temporary (3 year) pergola with associated paving and seating
Decision: 16-07-2024	Refusal
4726/APP/2024/984	TUDOR LODGE HOTEL, 50 FIELD END ROAD EASTCOTE PINNER
	Installation of sunken paving area, erection of temporary (3 year) pergola with associated paving and seating (Application for Listed Building Consent)
Decision: 16-07-2024	Refusal
4726/APP/2024/833	TUDOR LODGE HOTEL, 50 FIELD END ROAD EASTCOTE PINNER

Amendments to fenestrations of hotel building.

Decision: 13-08-2024 Approval

4726/APP/2024/834 TUDOR LODGE HOTEL, 50 FIELD END ROAD EASTCOTE PINNER
Listed Building Consent involving amendments to the fenestration of the hotel building.

Decision: 13-08-2024 Approval

4726/APP/2023/2216 TUDOR LODGE HOTEL, 50 FIELD END ROAD EASTCOTE PINNER
Alteration to car parking layout, resurfacing and expansion of hardstanding. Installation of a sunken paving area with pergola and a standalone outbuilding for WC and store. Installation of a staff cycle shelter. Erection of a boundary fence and planting against Field End Road. Various landscape planting and paving to external pergola sitting area. (Application for Planning Permission)

Decision: 07-11-2024 Non Determination **Appeal:** 07-11-24 Dismissed

4726/APP/2023/2218 TUDOR LODGE HOTEL, 50 FIELD END ROAD EASTCOTE PINNER
Alteration to car parking layout, resurfacing and expansion of hardstanding. Installation of a sunken paving area with pergola and a standalone outbuilding for WC and store. Installation of a staff cycle shelter. Erection of a boundary fence and planting against Field End Road. Various landscape planting and paving to external pergola sitting area. (Application for Listed Building Consent)

Decision: 07-11-2024 Non Determination **Appeal:** 07-11-24 Dismissed

4726/APP/2023/1694 TUDOR LODGE HOTEL, 50 FIELD END ROAD EASTCOTE PINNER
Alterations to existing Tudor Lodge Hotel building including the extension of existing dormer window on front elevation, replacement of existing French door with windows to match existing and the replacement of existing roof tiles with new tiles to match existing.

Decision: 21-02-2024 Approval

4726/APP/2023/1695 TUDOR LODGE HOTEL, 50 FIELD END ROAD EASTCOTE PINNER
Alterations to existing Tudor Lodge Hotel building including the extension of existing dormer window on front elevation, replacement of existing French door with windows to match existing and the replacement of existing roof tiles with new tiles to match existing (Application for Listed Building Consent)

Decision: 21-02-2024 Approval

4726/APP/2023/248 TUDOR LODGE HOTEL, 50 FIELD END ROAD EASTCOTE PINNER
Erection of 6 no. timber pergolas, rearrangement of car park, 1 no. outdoor bar, 2 no. outbuildings, 7 no. outdoor igloos, new boundary fence and planting against Field End Road, various privacy planting, paving to external pergola sitting area

Decision: 23-03-2023 Refusal

4726/APP/2023/249 TUDOR LODGE HOTEL, 50 FIELD END ROAD EASTCOTE PINNER
Demolition of two outbuildings (amended description) (Application for Listed Building Consent)

Decision: 31-03-2023 Withdrawn (P)

4726/APP/2022/3782 TUDOR LODGE HOTEL, 50 FIELD END ROAD EASTCOTE PINNER
Erection of a single storey extension to create a spa centre

Decision: 11-04-2023 Approval

4726/APP/2022/3783 TUDOR LODGE HOTEL, 50 FIELD END ROAD EASTCOTE PINNER
Replacement of existing side conservatory to solid masonry construction. Erection of a single storey rear extension to kitchen and a single storey side extension to Tudor room

Decision: 23-03-2023 Approval

4726/APP/2022/3784 TUDOR LODGE HOTEL, 50 FIELD END ROAD EASTCOTE PINNER
Replacement of existing side conservatory to solid masonry construction, erection of a single storey rear extension to kitchen, single storey side extension and removal of internal wall to Tudor Room (Application for Listed Building Consent)

Decision: 24-03-2023 Approval

4726/APP/2015/2713 TUDOR LODGE HOTEL, 50 FIELD END ROAD EASTCOTE PINNER
Erection of conservatory to south facade

Decision: 21-09-2015 Refusal

Comment on Planning History

The relevant planning history is listed above.

4726/APP/2024/979 was refused on 06-08-2024 for a similar but larger proposed extension. The application was refused for five reasons summarised as:

1. The principle of the loss of garden land is unacceptable.
2. Less than substantial harm to the heritage asset of the listed building.
3. Insufficient car parking arrangements.
4. Failure to satisfactorily secure the protection of retained trees.
5. Failure to demonstrate at least ten per cent Biodiversity Net Gain.

The amended proposal is considered to satisfactorily address the previous reasons for refusal, as discussed in the report below.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date: Not applicable

4.2 Site Notice Expiry Date: Not applicable

5. Comments on Public Consult

PUBLIC CONSULTATION

Letters were sent to neighbouring properties, the Eastcote Residents Association, and the Eastcote Conservation Panel on 10-12-2024.

The consultation period expired on 03-01-2025.

Four objections from neighbours and the Eastcote Conservation Panel were received. The matters raised are summarised below:

- Impact on neighbouring properties amenity from loss of light and privacy, visual impact, noise, light pollution;
- Overdevelopment, scale and appearance; impact on listed building;
- Garden grabbing, historical loss of trees, impacts to spaciousness and openness, cramped, loss of green space/separation between hotel and dwellings;
- Impact on wildlife;
- Insufficient lighting for staff to safely access rear storage;
- No sustainable drainage solution provided.

OFFICER COMMENTS

The matters raised in the representations received are noted. The points are discussed in the relevant sections of this report.

CONSULTEE RESPONSES (SUMMARISED):

LBH Access Officer: No objection subject to a condition requiring the provision of an accessible bedroom on the ground floor.

LBH Conservation Officer: No objection subject to conditions requiring materials and finishes to match the existing building.

LBH Highway Officer: No objection. Given the reduced scale of the proposal from the previously refused proposal, the established provision of car parking on the site is deemed sufficient to resolve the previous reason for objection of insufficient car parking provision.

LBH Trees Officer: Identified concern with the extent of pruning proposed to one retained tree. The applicant subsequently amended the proposal to duly address this concern.

Cadent Gas: No objection.

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.EM8 (2012) Land, Water, Air and Noise

PT1.HE1 (2012) Heritage

Part 2 Polices:

DME 5 Hotels and Visitor Accommodation

DME 6 Accessible Hotels and Visitor Accommodation

DMEI 7 Biodiversity Protection and Enhancement

DMEI 9 Management of Flood Risk

DMEI 10 Water Management, Efficiency and Quality

DMHB 1 Heritage Assets

DMHB 2 Listed Buildings

DMHB 11 Design of New Development

DMHB 14 Trees and Landscaping

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

DMT 5 Pedestrians and Cyclists

DMT 6 Vehicle Parking

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D5 (2021) Inclusive design

LPP D14 (2021) Noise

LPP E10 (2021) Visitor infrastructure

LPP G6 (2021) Biodiversity and access to nature

LPP HC1 (2021) Heritage conservation and growth

LPP SI12 (2021) Flood risk management

LPP T4 (2021) Assessing and mitigating transport impacts

LPP T5 (2021) Cycling

LPP T6 (2021) Car parking

NPPF11 -24 NPPF11 2024 - Making effective use of land

NPPF12 -24 NPPF12 2024 - Achieving well-designed places

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

NPPF2 -24 NPPF2 2024 - Achieving sustainable development

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) (2024) 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

IMPACT ON NEIGHBOURING AMENITY

Policy D3 of the London Plan (2021) seeks to optimise design capacity through a design-led approach. Among other considerations, this also requires new development to 'achieve safe, secure and inclusive environments' and 'help prevent or mitigate the impacts of noise and poor air quality'.

Policy D14 of the London Plan (2021), in part, requires development proposals to mitigate and minimise 'the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses'.

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

Policy DME 5 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states the Council will support a range of visitor accommodation, conference, and related uses in accessible sustainable locations, subject to no adverse impact on nearby land uses or on the amenity of either adjoining occupants or proposed occupants by virtue of noise, lighting, emissions, privacy, overlooking, any other potential nuisance, parking or traffic congestion.

The two-storey element would have minimum separation distances of 18 metres to the rear elevation of 52 Field End Road and 19 metres to the rear elevations of 18-20 The Sigers. There would be an increased visibility of the subject building due to the additional massing of the proposed extension, however, there would not be any significant worsening of residential amenity relative to the existing situation. There are no first-floor side windows proposed to face towards 52 Field End Road.

Whilst rear first-floor windows are proposed to face towards 18-20 The Sigers, only one of these would be a habitable room window, and it would be 20.4 metres from the neighbouring rear elevation. While this is less than 21 metres guidance, on balance, the 60cm shortfall is considered to be acceptable as it would not create a discernibly greater increase in overlooking or harm to the

privacy of the neighbouring properties than a separation of 21 metres. It is also noted that extensive soft landscaping is proposed along the boundary between the two properties, which would further screen views. The separation distance between the development and the rear elevations of 18-20 The Sigers is similar to the existing situation and would be sufficient to ensure no undue loss of outlook.

Given the nature of the development proposal and the site context, being the creation of additional rooms in association with the hotel use, noise is not considered to have a material impact in this instance. Comments have been received regarding the noise impacts of air-conditioning units; however, this element is not included in the proposal. Notwithstanding, any noise/nuisance associated with the wider hotel use would, however, fall under environmental/public protection legislation.

The proposal would not cause undue harm to the amenity of neighbouring occupiers and it would comply with the aims of Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 11 and DME 5 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policies D3 and D14 of the London Plan (2021) and the National Planning Policy Framework (2024).

7.2 Impact on Street Scene

IMPACT UPON LISTED BUILDING AND CONSERVATION AREA

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority 'shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that Local Planning Authorities must pay 'special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.'

Paragraph 131 of the NPPF (2024) states that the creation of high quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 of the NPPF (2024) expands on the expectations set for new developments.

Paragraph 214 of the NPPF (2024) states that where a proposal will substantially harm a designated heritage asset, local planning authorities should refuse consent unless it can be demonstrated that substantial harm is necessary to achieve substantial public benefits that outweigh that harm.

Paragraph 215 of the NPPF (2024) states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 216 of the NPPF (2024) states that Councils should also consider the effect of an application on the significance of non-designated heritage assets. 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 D3 of The London Plan (2021) states that developments should enhance the local context, be high quality, and respond to a place's existing character. They should also respect, enhance, and utilise architectural features that contribute to the local character.

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

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that both enhances and contributes to the area in terms of form, scale and materials, is appropriate to the identity and context of the townscape and would improve the quality of the public realm and respect local character.

Policy HE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks to conserve and enhance Hillingdon's distinct and varied environment, its settings and wider historic landscape.

Policy DMHB 1 of the Local Plan Part 2 (2020) states that 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 it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation; 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; it makes a positive contribution to the local character and distinctiveness of the area; any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset; the proposal would relate appropriately in terms of siting, style, scale, massing, height, design, and materials; buildings within the curtilage of a heritage asset, or close to it, do not compromise its setting; and opportunities are taken to conserve or enhance the setting, so that the significance of the asset can be appreciated more readily.

Policy DMHB 2 of the Local Plan Part 2 (2020) states that applications for Listed Building Consent and planning permission to alter, extend, or change the use of a statutorily Listed Building will only be permitted if they are considered to retain its significance and value and are appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. Any additions or alterations to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship. It clarifies that planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building.

Policy DMHB 4 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that 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.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design.

The main hotel building dates from the 16th century but has been altered and extended throughout its history with significant additions in the 17th, 19th, and early and late 20th centuries. The building is Grade II Listed and is situated on a prominent corner site where Field End Road meets Bridle

Road and St. Lawrence Drive.

The site is not within a Conservation Area but is adjacent to Eastcote Park Estate Conservation Area to the north and can be seen within views looking out of the Conservation Area. As such, it makes a positive contribution to its setting. It is also close to Eastcote Village Conservation Area to the west.

There are three other buildings on site, including a separate guest house, former garages now converted to offices to the southwest, and a detached two-storey guest block to the northwest. Despite these later additions, the principal Listed building still dominates the site, and its setting is enhanced by a spacious plot with mature verdant trees and planting.

The vast majority of buildings that surround the site are 20th century residential properties that date from the early part of the 20th century to the early 21st century. The most attractive of these houses, seen in close proximity to the hotel, are those located on the Eastcote Park Estate to the north.

Currently, the Listed building is surrounded by large areas of hard standing for car parking and, a small area of lawn on the south side and an outdoor decked area on the north side.

The development would extend the existing converted garage (marked as Hotel building 3 on the plans) with a part two-storey part single-storey extension. The extension has been reduced in scale from the previous similar application 4726/APP/2024/979. This reduction in scale duly minimises the impact on the surrounding heritage assets in comparison to the previous proposal. It would measure 9.5 metres in width and would be set back two metres from the front elevation. The second storey would match the existing rear building line, and the ground floor would project 2.4 metres to four metres beyond the existing rear building line. The two-storey extension would be set down below the existing roofline and finished with a green roof. The materials are proposed to match the existing building.

The applicant has submitted a Heritage Assessment prepared by a suitably qualified and experienced professional supporting the proposal. The assessment identifies the impact of the works as negligible to minor on the Grade II Listed building, with the overall impact being slight due to the high significance of the building, and the overall impact of works on all other heritage assets in the area as neutral/no change.

The Council's Conservation Officer has reviewed the revised proposal and considers that due to the smaller scale of the proposed extension, the proposal would be appropriate with regard to its impact on the Listed building and surrounding Conservation Areas.

The extension has been reduced in size and significantly reduced in height compared to the previously refused application. The current proposal would be a more subservient extension to the converted garage building. The proposed design would prevent the development from appearing overly cramped. It would reinforce a desirable sense of hierarchy on the site, with the extension being smaller than the converted garage, which is smaller than the Grade II Listed main hotel building. The proposal for the materials to match the existing converted garage building would ensure the extension would not appear incongruous. An appropriate condition is attached regarding the materials.

In line with the NPPF (2024), the public benefit of the proposal must be weighed against any harm. The proposal would facilitate economic benefits through construction spending and employment and creating additional visitor accommodation. The economic benefits are small-to-moderate in terms

of weighting.

In contrast to the previously refused application (4726/APP/2024/979), there would be moderate biodiversity benefits resulting from the proposed works as there would be a 10.7 per cent Biodiversity Net Gain achieved onsite as part of the development.

In terms of planning balance, it is considered that the small-to-moderate economic and biodiversity benefits are sufficient to outweigh the less than substantial harm to the setting of the Grade II Listed building.

As such, it is considered the amended application has addressed the previous reason for refusal reason two under application reference 4726/APP/2024/979. The proposal complies with the aims of Policies HE1 and BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012), Policies DMHB 1, DMHB 2, DMHB 4, and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policies D3 and HC1 of the London Plan (2021), and the National Planning Policy Framework (2024).

7.3 Traffic Impact/Pedestrian Safety

HIGHWAY SAFETY AND PARKING:

Policy T2 of the London Plan (2021) states that development proposals should deliver patterns of land use that facilitate residents making shorter, regular trips by walking or cycling.

Policy T4 of the London Plan (2021) states that the cumulative impacts of development on public transport and the road network capacity including walking and cycling, as well as associated effects on public health, should be taken into account and mitigated and development proposals should not increase road danger.

Policy T5 of the London Plan (2021) states that development proposals should help remove barriers to cycling and create a healthy environment in which people choose to cycle.

Policy T6 of the London Plan (2021) states that the maximum car parking standards set out in Policy T6 .1 Residential parking to Policy T6 .5 Non-residential disabled persons parking should be applied to development proposals and used to set local standards within Development Plans.

Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part Two - 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 5 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals will be required to ensure that safe, direct and inclusive access for pedestrians and cyclists is provided on the site connecting it to the wider network.

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that all development is in accordance with the car parking standards set out in Appendix C, Table 1 unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

The Local Highway Authority has been consulted. Based on the reduced scale of the proposal compared to the previously refused application, the Highway Authority are satisfied that the existing provision of car parking is appropriate to accommodate the lower-intensity proposal and, therefore,

raises no objection to the proposal. The application, therefore, addresses the previous reason for refusal reason three under 4726/APP/2024/979.

The Highway Authority's stated that the site consists of a Hotel (C1 use class) located on the edge of Eastcote district town centre. The surrounding area is predominantly residential in character, and the locality, including Field End Road (FER), is encompassed within a controlled parking zone (CPZ) operating from Monday to Saturday - 8am to 6.30pm. The address exhibits a public transport accessibility level (PTAL) of 2, which is considered below average and, therefore, raises dependency on the use of private motor transport to and from the address.

It is now proposed that the number of hotel bedrooms be increased by two with the addition of a new staff room by extending building 3. It would appear that the existing car parking facilities would not be increased from 31 spaces but would involve reconfiguration/relocation of five spaces near building 3.

An earlier application (4726/APP/2023/248) for a marginal extension of Hotel operations by the provision of an outdoor bar/store and dining area catering for both Hotel guests and external customers necessitating seven new staff together with an uplift to 22 on-plot parking spaces was refused last year for several reasons including one relating to the possible inadequacy of car parking arrangements due to lack of a detailed appraisal.

Two subsequent and comparable applications (4726/APP/2023/2216 and 4726/APP/2024/983) regarding an increase in the capacity of the outdoor seating area with an increase in parking provision were also recommended for refusal by the Highway Authority earlier this year for similar reasoning to the above. It is noted that the former application is now being appealed based on non-determination.

The most recent application for an extension to provide five additional guest rooms (4726/APP/2024/979) was refused in August 2024 for a number of reasons, including insufficient data submitted on the adequacy of on-plot car parking capacity.

Car Parking Provision and Vehicular Trip Generation

No prescriptive local or regional parking standards can be applied to this proposal; therefore, it is assessed on its own merits.

It is clear that this application aims to attract additional patronage to the establishment, and the applicant has satisfactorily demonstrated that the relatively minor increase of two bedroom units would not impose undue stress in terms of parking accumulation on the available on-plot parking provision or, indeed, create measurable traffic generation to and from the address. Therefore, the Highway Authority considers that the established provision of 31 spaces is acceptable to cater to this proposal.

The provision and placement of four new long and short-term cycle parking spaces together with three motorcycle bays is acceptable.

Electric Vehicle Charging Points (EVCP's)

Policy DMT6 of Hillingdon's Local Plan: Part 2 regards electric vehicle charging points (EVCPs). The applicant proposes three 'active' spaces which conform to Policy DMT6's requirements.

Operational Refuse Requirements

As there is an existing hotel use in place, general servicing and refuse arrangements and collection would continue and be organised by way of a private contractor.

Highways Conclusion

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress. It would not raise any measurable highway safety concerns and complies with Policies T4, T5, and T6 of the London Plan (2021) and Policies DMT 1, DMT 2, and DMT 6 of the Local Plan: Part 2 Development Management Plan (2020).

7.4 Carparking & Layout

See 'Traffic Impact/Pedestrian Safety' section.

7.5 Urban Design, Access and Security Considerations

ACCESS

Policy D5 of the London Plan (2021) states that development proposals should achieve the highest standards of accessible and inclusive design.

Policy E10 of the London Plan (2021) states the development proposal should ensure sufficient choice for people who require an accessible bedroom.

Policy DME 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires that proposals for hotels and visitor accommodation to ensure that inclusive access has been incorporated into the proposal from the onset.

The Council's Access Officer has reviewed the submission and provided the following comments:

The applicant seeks planning permission to expand the existing Tudor Lodge hotel building to provide additional bedroom accommodation. This application is subject to compliance with Policy E10 of The London Plan. Lift access to the first floor will not be provided. While the size of the extension makes this acceptable in planning terms, there should be at least one accessible bedroom on the ground floor that meets the standards set out in BS 8300-2:2018.

The following condition should therefore be attached to any approval:

'The development hereby approved shall ensure that a minimum of one ensuite guestroom, within the approved purpose-built extension, is sized, designed, and fitted with a level access shower, in accordance with BS 8300-: 2018, subsection 19.2.1.2. The facility shall remain in place for the life of the building.

REASON To ensure that London's visitor infrastructure is accessible and welcoming to all sections of the population, including older and disabled people, in accordance with Policy E10 of The London Plan.'

This condition is attached. Subject to adherence to this condition, the proposal complies with Policies D5 and E10 of the London Plan (2021) and Policy DME 6 of the Hillingdon Local Plan: Part Two (2020).

FLOODING AND DRAINAGE

Policy SI12 of the London Plan (2021) states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed.

Policy DMEI 9 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that proposals that fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused.

Policy DMEI 10 of the Hillingdon Local Plan: Part 2 (2020) states that applications for all new build developments (not conversions, change of use, or refurbishment) are required to include a drainage assessment demonstrating that appropriate sustainable drainage systems (SuDS) have been incorporated in accordance with the London Plan Hierarchy (Policy 5.13: Sustainable drainage).

The application site lies within Flood Zone 1 of the Environment Agency's Flood Risk Map. This means that the site is classified as being at low risk and defined as having a less than 1 in 1,000 probability of fluvial and tidal flooding. As such, there are no restrictions to development, including vulnerable uses such as residential accommodation, in the location, in terms of fluvial and tidal flood risk.

Officers are satisfied that there is no change to the classification of the use such that there is no flood risk within the site or impacts elsewhere.

Given the proposal includes a notable increase in hardstanding on the site, the provision of sustainable drainage details is required by condition.

Overall, with the application of conditions, the proposal is considered to accord with Policy SI12 of the London Plan (2021) and Policies DMEI 9 and 10 of the Hillingdon Local Plan: Part 2 (2020).

TREES AND LANDSCAPING

Policy G7 of The London Plan (2021) states development proposals should ensure that, wherever possible, existing trees of value be retained.

Policy DMHB 14 of the Hillingdon Local Plan: Part 2 (2020) requires the retention and enhancement of existing landscaping, trees, biodiversity or other natural features, landscaping that supports and enhances biodiversity and amenity and replanting of new trees.

The site is covered by Tree Preservation Orders (TPOs) 461 and 801. The application has submitted an Arboricultural Impact Assessment prepared by a suitably qualified and experienced professional supporting the proposal.

The report confirms the removal of one category C group trees and other tree works, including pruning, are proposed to facilitate the development. The report provides an Arboricultural Method Statement for undertaking the work to ensure the retained trees are protected.

The Council's Trees Officer has reviewed the proposal and raised no objection. Upon their review, they recommended a reduction in pruning to a Category B tree, which the applicant has updated the tree report to reflect. They also identified that while some works are proposed within the Root Protection Areas of existing trees, these works only propose relatively minor encroachment in comparison to the existing built development on the site and therefore are acceptable. A condition is attached requiring all works to be undertaken in accordance with the submitted Arboricultural Impact Assessment and Arboricultural Method Statement to minimise the risk of harm to the retained trees.

While the loss of any trees is regrettable, the proposed trees are Category C, which is considered to be of lower value, and the applicant has submitted an extensive soft landscaping plan for the area around the extension, which includes the provision of several new trees and would achieve a 10 per cent onsite Biodiversity Net Gain. As such, on balance, the loss of the Category C trees is acceptable.

The application has addressed the previous refusal reason four under application reference 4726/APP/2024/979. The proposal complies with the aims of Policy G7 of The London Plan (2021) and Policy DMHB 14 of the Hillingdon Local Plan: Part Two (2020).

7.6 Other Issues

BIODIVERSITY NET GAIN:

Section 15 of the NPPF and Policy DMEI 7 of the Local Plan aim for the retention of existing features of biodiversity or geological value within the site and enhancement and net gain of biodiversity within a proposed development. Policy DMEI 7 requires appropriate surveys and assessments to demonstrate that the proposed development will not have unacceptable effects.

Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.

In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10 per cent increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat.

Policy G6 of the London Plan (2021) states that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.

Policy EM8 of the Hillingdon Local Plan: Part 1 (2012) states - Hillingdon's biodiversity and geological conservation will be preserved and enhanced with particular attention given to: 5. The provision of biodiversity improvements from all development, where feasible.

Policy DMEI 7 of the Hillingdon Local Plan: Part Two (2020) states the design and layout of new development should retain and enhance any existing features of biodiversity or geological value within the site.

The applicant has submitted a landscaping plan, Biodiversity Net Gain Assessment and Landscape, Biodiversity Enhancement and Management Plan to support the application.

The submitted information confirms that the development would deliver a 10.7 per cent increase in biodiversity value relative to the existing, meeting Biodiversity Net Gain requirements.

As such, the application has addressed previous refusal reason 5 of the planning application

reference 4726/APP/2024/979. The proposal complies with the aims of the NPPF, Policy G6 of the London Plan (2021) and Policies EM8 and DME1 7 of the Hillingdon Local Plan: Part Two (2020).

PRINCIPLE OF DEVELOPMENT

Policy BE1 of the Hillingdon Local Plan: Strategic Policies (2012) specifies that all new development should not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas.

Policy DME 5 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that the Council will support a range of visitor accommodation, conference, and related uses in accessible sustainable locations, as defined in the Site Allocations and Designations document, subject to a high standard of building and site design, including landscaping and placement of signage that makes a positive contribution to local amenity and the streetscape and no adverse impact on nearby land uses or on the amenity of either adjoining occupants or proposed occupants by virtue of noise, lighting, emissions, privacy, overlooking, any other potential nuisance, parking or traffic congestion.

With regards to garden and backland development, Policy DMH 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that there is a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases a limited scale of backland development may be acceptable, subject to the following criteria:

- i) neighbouring residential amenity and privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided;
- ii) vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;
- iii) development on backland sites must be more intimate in mass and scale and lower than frontage properties; and
- iv) features such as trees, shrubs and wildlife habitat must be retained or re-provided.

The site is an established Hotel (Use Class C1) located 0.2 miles (circa five-minute walk) from Eastcote Town Centre. The established hotel would only be modestly intensified, increasing the number of hotel guest rooms from 30 to 33.

Whilst the existing use of the wider site is that of an established Hotel (Use Class C1), the development would be occurring on garden land previously comprising part of the residential curtilage of 52 Field End Road.

The proposal would result in the loss of garden land and, therefore, must be carefully considered in line with the requirements of the policy above.

The impact of the development on the character and appearance of the area and the setting of the Listed building, is discussed in the 'Impact on Street Scene' section and, due to its reduced mass and height compared to the previously refused application, the proposal would be appropriately subordinate to the main hotel building and would be more intimate in mass than the main building, which results in less than substantial harm the setting of the Listed building that is outweighed by public benefits.

There would be no undue harm to the residential amenity of neighbouring properties, as discussed in the section 'Impact on Neighbours' above. The existing hotel car park and vehicle access would

be utilised to serve the extension, and therefore, no new access roads are required to serve the development. The hotel has already acquired the garden land from 52 Field End Road, and it is noted the two flats at 52 Field End Road have retained appropriately sized garden space. Therefore, the transfer of garden land would not result in substandard residential garden spaces.

The proposal would result in the loss of trees and landscape features that contribute positively to the visual amenity of the site. However, the new proposal includes the re-provision of extensive soft landscaping that would achieve 10.7 per cent Biodiversity Net Gain, meeting BNG requirements. This landscaping is considered to be of a high-quality that would improve the overall landscape values of the site.

The application would enable the reasonable expansion of visitor accommodation through a high-quality extension and landscaping in accordance with Policy DME 5.

In addition, appeal decision APP/R5510/W/18/3195627 has previously considered an application to erect a new two-storey dwelling in approximately the same location as the proposed extension. While the appeal was considered under a previous local plan policies and was refused on grounds relating to harm to neighbouring amenity, notably the appeal decision found the proposal to erect a new dwelling in the site location would not give rise to material harm to the character and appearance of the area. The decision noted that, while the introduction of a dwelling to the rear of 52 Field End Road would, to some degree, reduce the open qualities of the existing rear garden area, the erection of the new dwelling in the rear garden would be acceptable 'in a context where there is no regular or strongly defined pattern of gardens' and the existing hotel buildings has already 'introduced an apparent element of backland development into the locality'. The decision concluded that the proposed dwelling would 'not appear cramped or out of keeping with the prevailing pattern of development in the area'.

Taking appeal decision APP/R5510/W/18/3195627 into account, it is considered that the proposed extension submitted under this application is similar to the proposed scale of the two-storey dwelling considered under the appeal decision. As such, while the application does constitute backland development, on balance, it is acceptable, given the context of the local area where there are no strongly defined garden patterns, that the proposed scheme is of size and scale that would not result in a cramped environment, that the extension would integrate with the existing backland development of the hotel with regard to appearance and access, and the proposal would provide high-quality built form and soft landscaping.

As such, the proposal would maintain local character and amenity, as well as enhance onsite biodiversity. Therefore, on balance, the limited scale of backland development proposed is acceptable.

The application has addressed previous refusal reason one of application reference 4726/APP/2024/979. The proposal complies with the aims of Policy BE1 of the Hillingdon Local Plan: Strategic Policies (2012), Policies DME 5 and DMH 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and the National Planning Policy Framework (2024).

8. Reference Documents

Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021)
National Planning Policy Framework (2024)
The London Plan (2021)
Hillingdon Local Plan: Part 1 - Strategic Policies (2012)
Hillingdon Local Plan: Part 2 - Development Management Policies (2020)

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