

## Report of the Head of Development Management and Building Control Committee Report

|                             |                     |
|-----------------------------|---------------------|
| Case Officer: Sally Robbins | 51321/APP/2025/2991 |
|-----------------------------|---------------------|

|                         |            |                                            |            |
|-------------------------|------------|--------------------------------------------|------------|
| Date Application Valid: | 15-01-2026 | Statutory / Agreed Determination Deadline: | 13-10-2026 |
| Application Type:       | Full       | Ward:                                      | Eastcote   |

Applicant: **Sterling Rose Homes Ltd**

Site Address: **Haydon House, 296 Joel Street, Northwood  
HA5 2PY**

Proposal: **First floor front extension, roof alterations including rooflights and rear dormers, conversion of loft space to habitable accommodation, and internal reconfiguration to enlarge Flat 5 from a one-bedroom flat to a three-bedroom flat.**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 4 of the Planning Scheme of Delegation (20 plus objections received)**



## **Summary of Recommendation:**

GRANT planning permission subject to the conditions set out in Appendix 1.

### **1 Executive Summary**

- 1.1 The application seeks planning permission for a first-floor front extension, roof alterations including rooflights and rear dormer windows, conversion of the loft space to habitable accommodation, and internal alterations to enlarge Flat 5 from a one-bedroom to a three-bedroom dwelling. The proposal would not increase the overall number of residential units at the site, which would remain at eight, as approved under prior approval ref. 51321/APP/2025/1649.
- 1.2 The proposal has been amended since a previously refused scheme (ref. 51321/APP/2026/1474). The revised scheme has overcome the previous concerns relating to design, impact on the setting of the Eastcote Village Conservation Area, living conditions of future occupiers, landscaping, flood risk and ecology. Subject to conditions securing the approved privacy mitigation measures, including obscure glazing to the rear dormers, boundary fencing and privacy screen to the external staircase, the proposal would not result in unacceptable harm to the amenities of neighbouring occupiers.
- 1.3 Whilst the enlarged dwelling would not benefit from private outdoor amenity space, this is balanced against the fact that the proposal relates to the enlargement of an existing approved residential unit rather than the creation of an additional dwelling. The enlarged dwelling would continue to have access to a communal amenity space to the rear of the building. Taking into account the constraints of the existing building, the improvements to the communal amenity space, the proximity of high-quality public open spaces, and the benefit of providing a family-sized dwelling within the approved development, it is not considered that this shortfall would justify refusal.
- 1.4 Taking all relevant matters into account and giving due regard to local resident's objections, it is considered that the proposal complies with the Development Plan when read as a whole and no material considerations indicate that a contrary decision should be taken. The planning application is therefore recommended for approval, subject to the conditions set out in Appendix 1.

### **2 The Site and Locality**

- 2.1 The application site is located on the west side of Joel Street, near its intersection with Deerlings Drive. The main site access and the building's principal elevation face Joel Street, with vehicle parking located towards the rear (west) of the site. The site comprises a two-storey detached building that was formerly in use as an office building and is currently being redeveloped following a recent office to

**Hillingdon Planning Committee – 6<sup>th</sup> October 2026**

**PART 1 – Members, Public & Press**

residential prior approval application. The application site adjoins Eastcote Village Conservation Area.

- 2.2 There are mature trees adjacent to the site, notably one street tree on the grass verge adjacent to the highway and one within the front garden of 31 Deerings Drive. Both trees have amenity value, and whilst the street tree is not protected (it is not within the Conservation Area boundary nor within a Tree Preservation Area), the tree within 31 Deerings Drive is protected by Tree Preservation Area no. 363. The site is in a Critical Drainage Area.
- 2.3 The front of the site is within a 20-metre Bank Top Protection Area and Flood Zone 3. The remainder (rear) of the site is in Flood Zone 2. Residential development adjoins the site to the north, south, and west and comprises predominantly two-storey dwellinghouses.

**Figure 1: Location Plan** (application site edged red)



**Figure 2: Aerial view of the site** (edged red)



**Figure 3: Aerial view to northeast**



**Figure 4: Front elevation of the site**

Hillingdon Planning Committee – 6<sup>th</sup> October 2026

PART 1 – Members, Public & Press



### **3 Proposal**

- 3.1 Planning permission is sought for a first-floor front extension, roof alterations including rooflights and rear dormer windows, conversion of the loft space to habitable accommodation, and internal reconfiguration to enlarge approved Flat 5 from a one-bedroom flat to a three-bedroom flat.
- 3.2 The proposal would not increase the overall number of residential units at the site, with the development continuing to provide eight self-contained flats as previously approved. The works comprise alterations to the approved residential conversion scheme, including external alterations to facilitate the enlarged accommodation, together with associated internal layout changes. The proposal also includes associated landscaping improvements within the communal amenity space.
- 3.3 The application follows a recent prior approval application under Class MA of the General Permitted Development Order (GPDO), which gained approval for the conversion of the existing building to provide eight flats (see Relevant Planning History below). The current application seeks to enlarge Flat 5 only. The total number of flats as a result of the current planning application and the prior approval scheme would remain as eight.

**Hillingdon Planning Committee – 6<sup>th</sup> October 2026**

**PART 1 – Members, Public & Press**

**Figure 5: Existing site plan** (please note – larger version of plan can be found in the Committee Plan Pack)

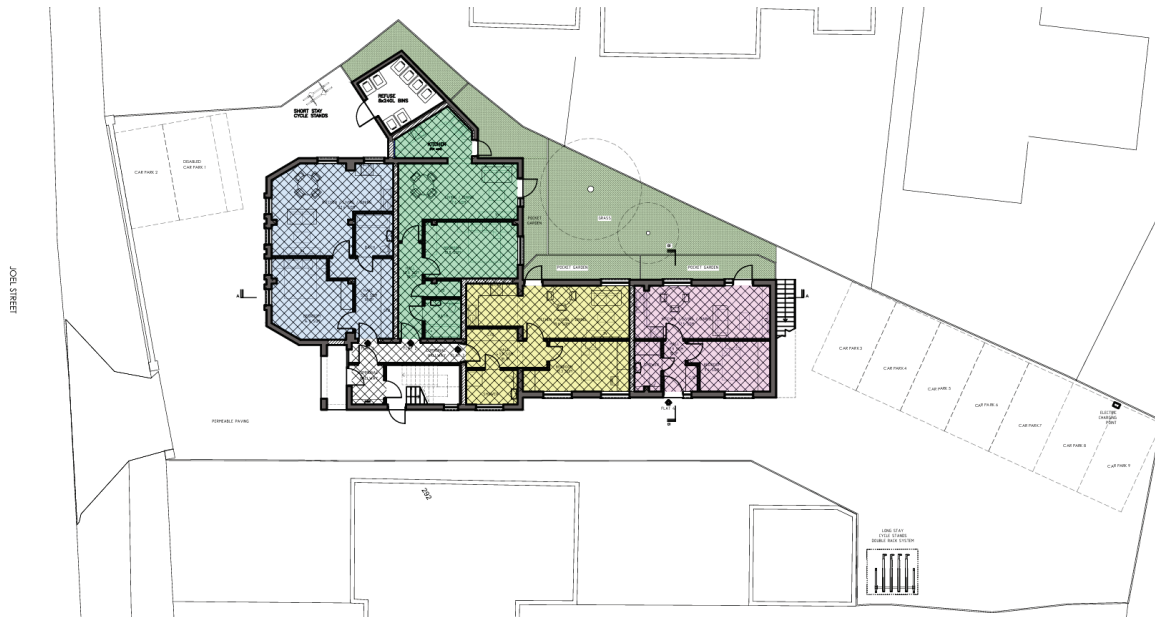


**Figure 6: Proposed site plan**

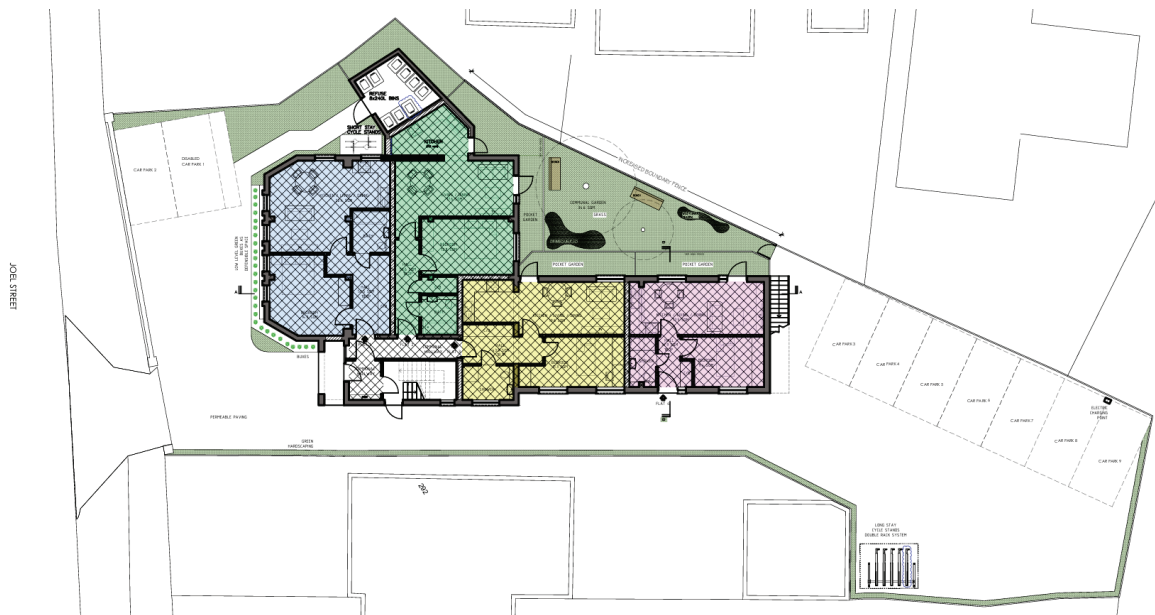


Figure 7: Existing elevations



Figure 8: Proposed front and rear elevations

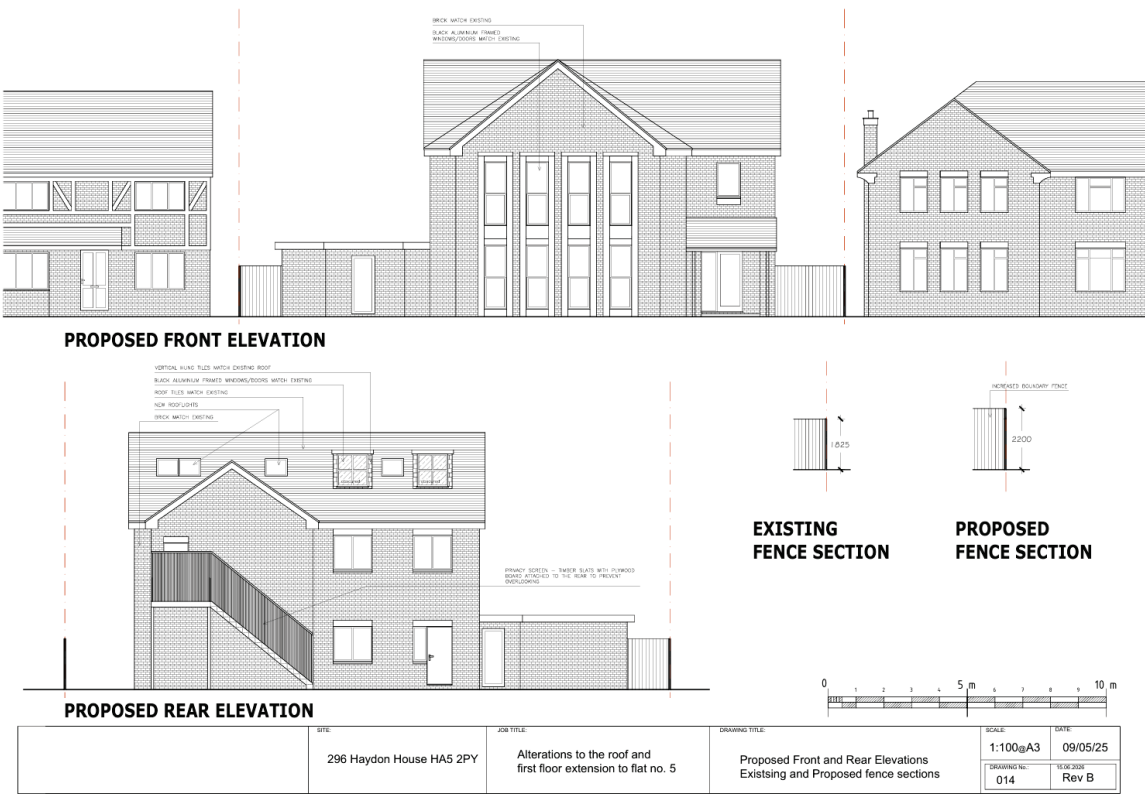


Figure 9: Existing side elevations

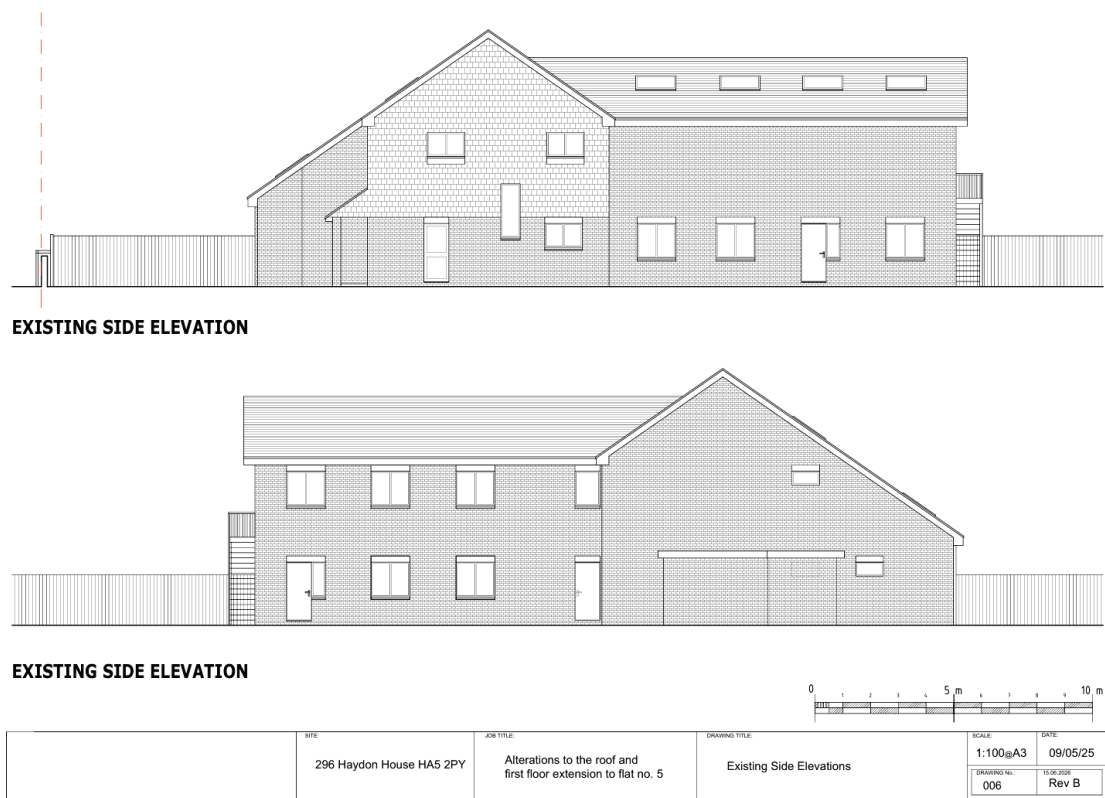


Figure 10: Proposed side elevations

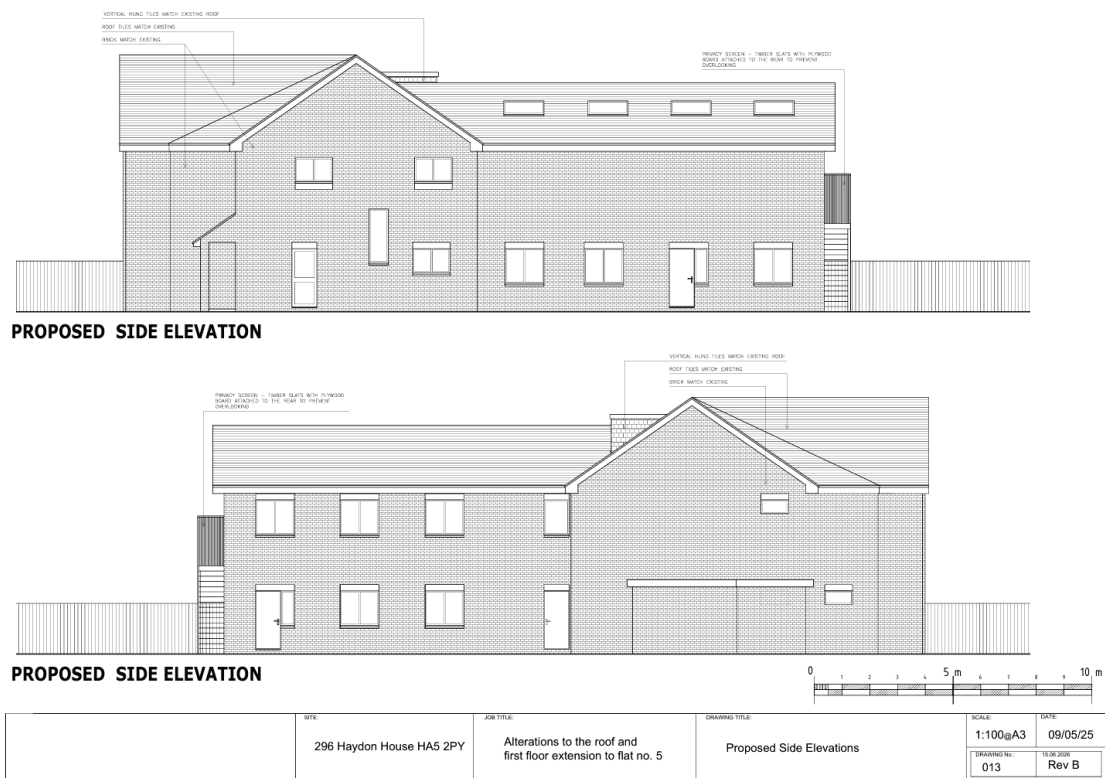


**Figure 11: Existing first floor plan**

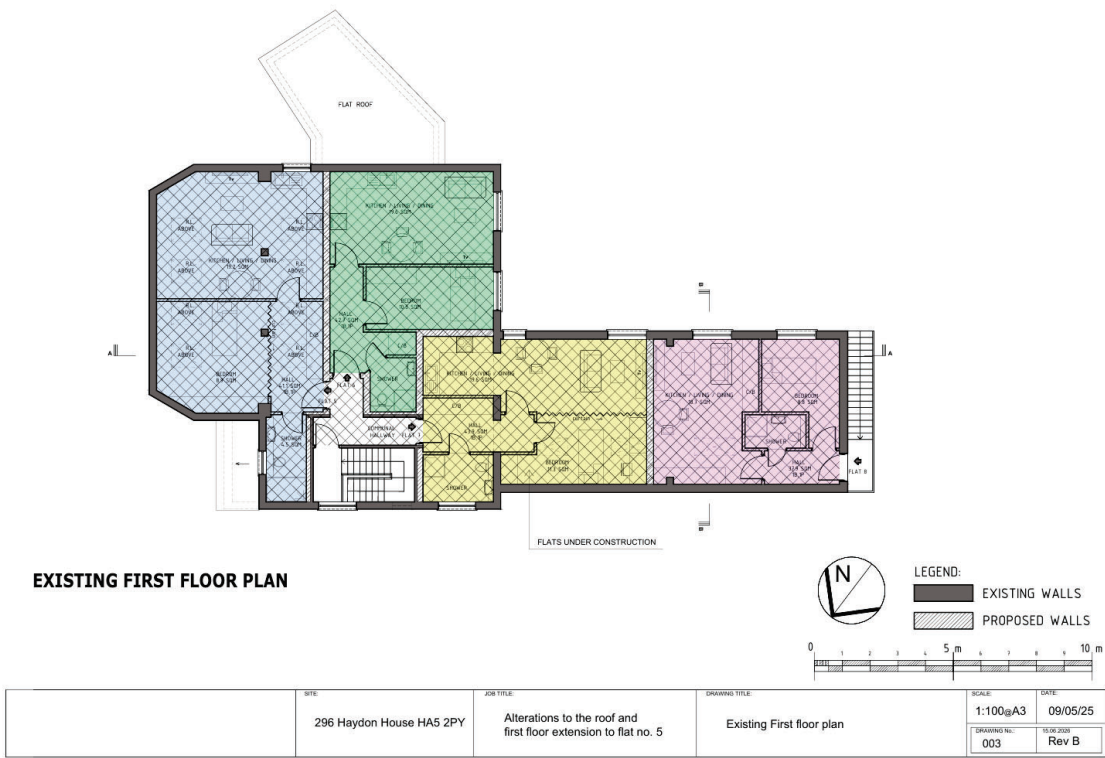


**Figure 12: Proposed first floor plan**

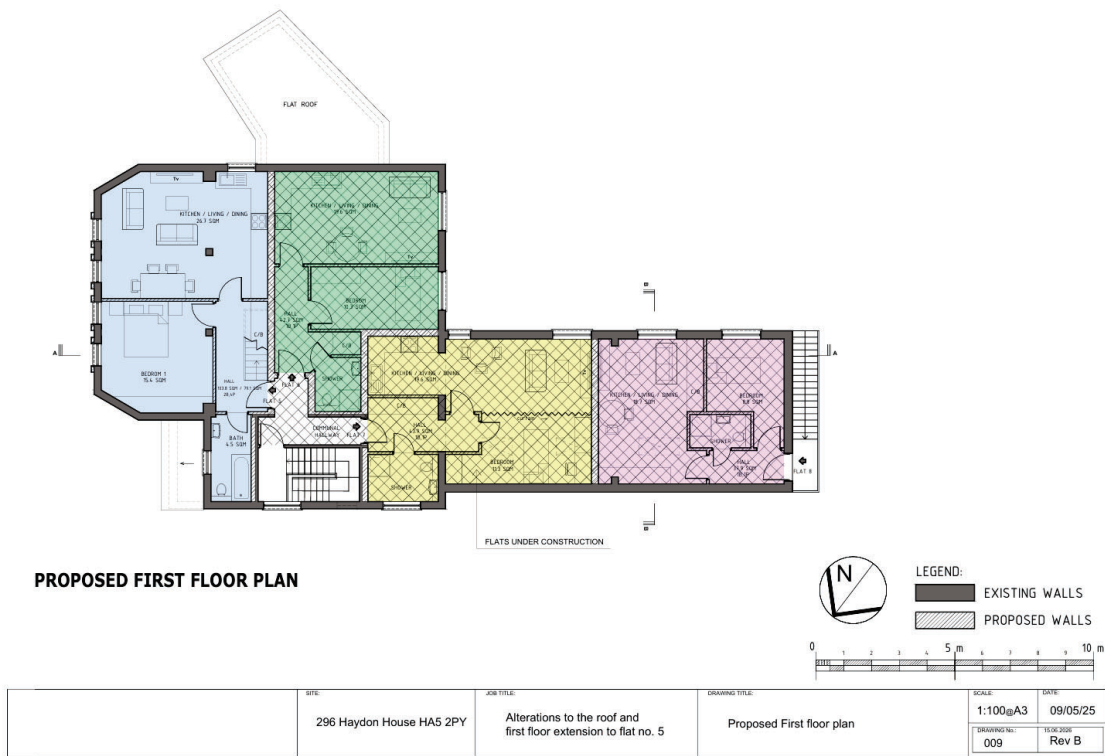


Figure 13: Proposed loft floor plan

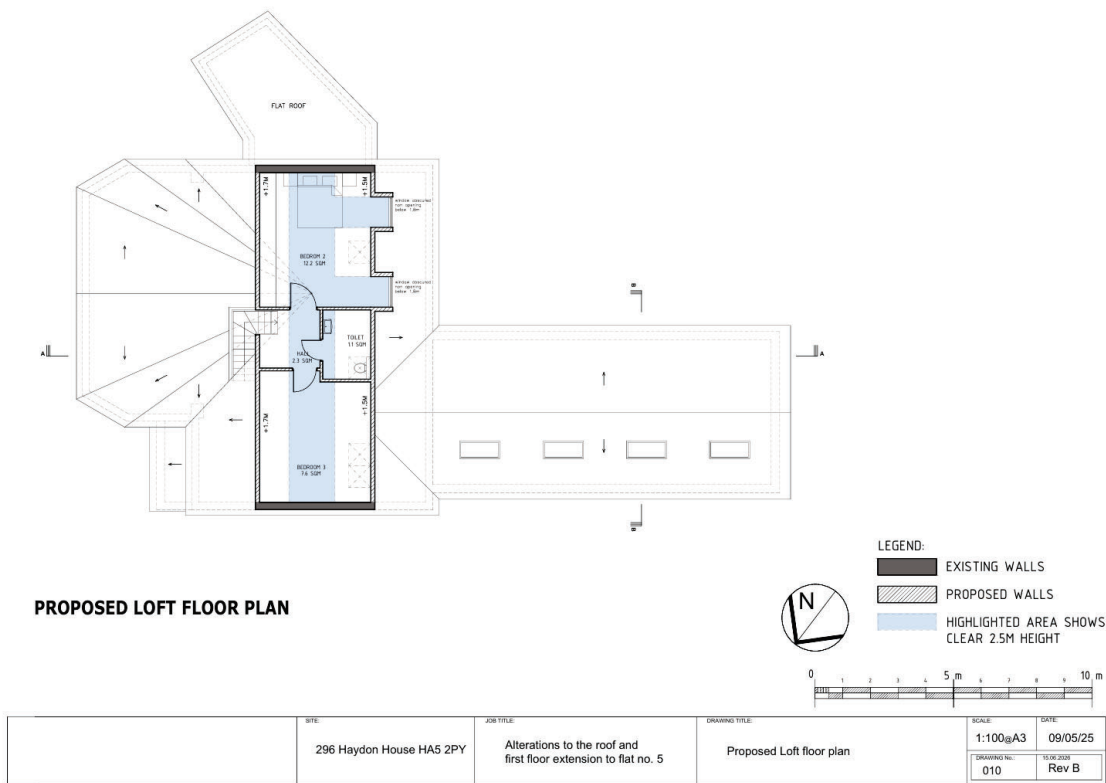


Figure 14: Existing roof plan

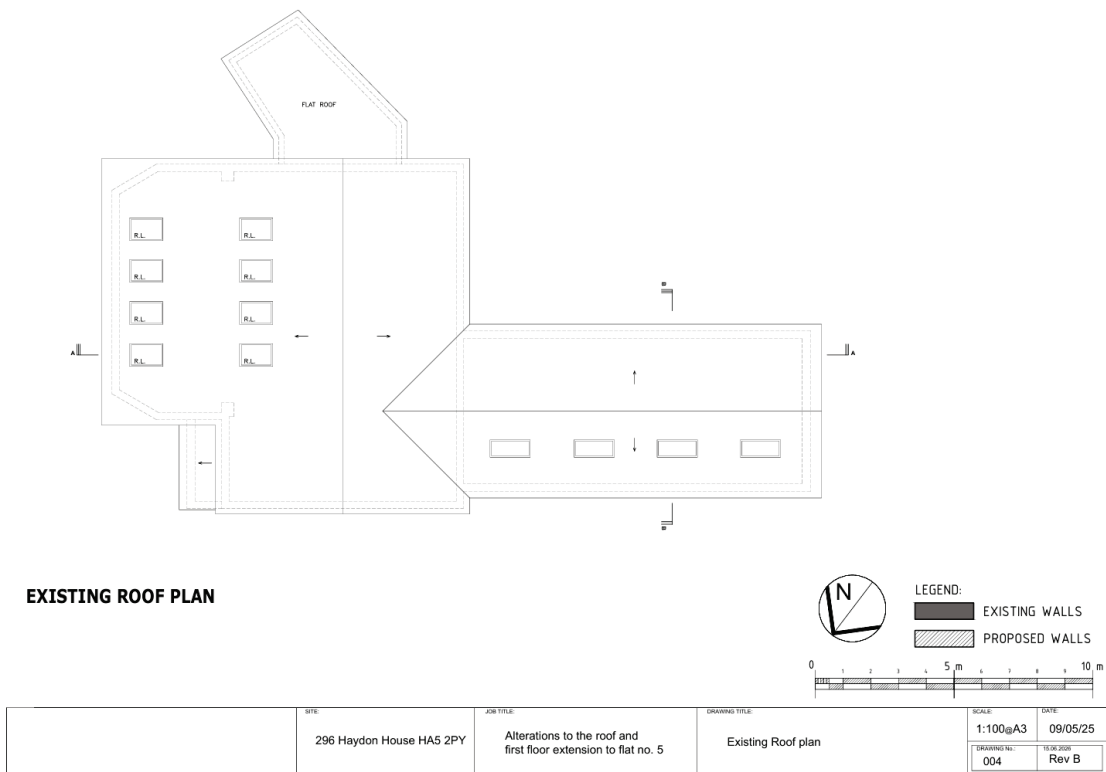
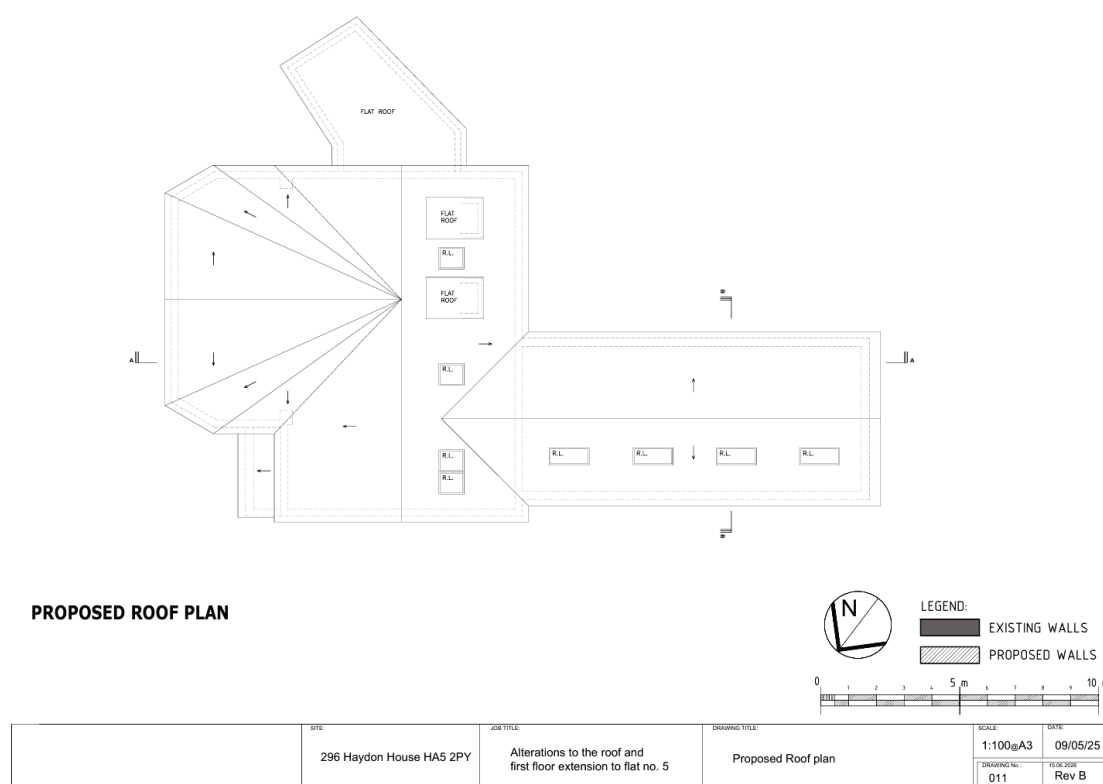


**Figure 15: Proposed roof plan**



## 4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2.
- 4.2 The site has an extensive recent planning history. Most recently, planning permission was refused under application ref. 51321/APP/2025/2472 for a two-storey front extension and conversion of the loft space to create an additional self-contained flat. The application was refused due to the poor standard of accommodation for future occupiers, harm to the character and appearance of the area and the setting of the Eastcote Village Conservation Area, insufficient landscaping, failure to satisfy the Sequential Test in relation to flood risk, and insufficient ecological information relating to protected species.
- 4.3 Prior to this, prior approval was granted on 9 October 2025 (ref. 51321/APP/2025/1649) for the change of use from offices (Class E) to residential (Class C3) to provide eight self-contained flats under Class MA of the GPDO. This followed the grant of full planning permission on 29 August 2025 (ref. 51321/APP/2025/1642) for external alterations, including new doors, a front window and an external staircase.
- 4.4 An earlier planning application for the demolition of the existing building and erection of a four-storey residential block comprising 13 flats was refused on 23

**Hillingdon Planning Committee – 6<sup>th</sup> October 2026**

**PART 1 – Members, Public & Press**

June 2023 (ref. 51321/APP/2023/24). The reasons for refusal included its location within an area of high flood risk and failure to satisfy the Sequential Test, harm to the character and appearance of the area and the nearby Conservation Area, unacceptable impacts on neighbouring and future occupiers, insufficient family-sized housing, inadequate parking provision, failure to demonstrate appropriate flood mitigation and drainage measures, non-compliance with accessible design standards, inadequate affordable housing provision and the absence of necessary infrastructure contributions.

- 4.5 Prior approval had previously been granted on 2 November 2022 (ref. 51321/APP/2022/1861) for the change of use of the existing office building to six self-contained flats under Class MA of the GPDO.

## **5 Planning Policy**

- 5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

### *Emerging Planning Policies*

- 5.2 Policy DM4, paragraph 1, of the National Planning Policy Framework (NPPF) 2026 states:
- 5.3 “1. When preparing and considering development proposals, relevant policies in emerging development plans may be given weight according to:
- a. The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
  - b. The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
  - c. The degree of compliance of the relevant policies in the emerging plan with the policies for plan-making in this Framework (the closer the policies in the emerging plan to the policies in this Framework, the greater the weight that may be given to them).”

### *Draft London Plan (July 2026)*

- 5.4 The GLA are consulting on a draft new London Plan between 16th July and 15th October 2026 with the intention of replacing the previous versions of the existing London Plan. Following the consultation, the draft London Plan will be subject to an independent Examination in Public before final adoption, expected in early 2028. Given its early stage of preparation and the scope for representations to result in further change, only limited weight is afforded to the Draft London Plan at this stage.

## 6 Consultations and Representations

- 6.1 Neighbour notification letters were sent to 12 neighbouring properties and Eastcote Residents Association on 16 January 2026. During the initial consultation, objections were received from 17 individual local residents, together with an objection from Eastcote Residents Association.
- 6.2 Following the receipt of amended plans, a re-consultation was undertaken on 16 April 2026. Objections were received from 12 individual local residents, comprising eight individuals who had previously objected during the initial consultation and four new objectors. Accordingly, across both consultation periods, objections have been received from a total of 21 individual local residents. The application therefore meets the threshold for referral to the Planning Committee on the basis of the number of objections received.
- 6.3 During the re-consultation, further objections were also received from Eastcote Residents Association and a local Ward Councillor. The key concerns raised through both consultation periods are summarised in Table 1 below.

**Table 1: Summary of Representations Received**

| Representations                                | Summary of Issues Raised                                                                                               | Planning Officer Response                                                                                                                                                                             |
|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>21 individual objections were received.</b> | 1. Overdevelopment and over-intensification of the site                                                                | The proposal would retain eight flats and enlarge Flat 5 only. The scale and intensity of development are considered acceptable. This is discussed in paragraphs 7.1-7.10.                            |
|                                                | 2. Quality of accommodation (substandard living space)                                                                 | The enlarged flat would provide acceptable internal accommodation. The shortfall in private amenity space is not considered sufficient to justify refusal. This is discussed in paragraphs 7.25-7.30. |
|                                                | 3. Harm to the character and appearance of the area arising from the scale, bulk and design of the proposed extensions | appearance<br>The amended scale, massing and design are considered acceptable and would not cause unacceptable harm to the street scene. This is                                                      |

|  |                                                                                                                     |                                                                                                                                                                          |
|--|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |                                                                                                                     | discussed in paragraphs 7.4-7.10.                                                                                                                                        |
|  | 4. Harm to the setting of the Eastcote Village Conservation Area                                                    | The amended proposal is not considered to harm the significance or setting of the Conservation Area. This is discussed in paragraphs 7.11-7.16.                          |
|  | 5. Loss of privacy and overlooking from the proposed windows, dormers and rooflights                                | Overlooking has been considered and appropriate privacy mitigation would be secured by condition. This is discussed in paragraphs 7.17-7.24.                             |
|  | 6. Loss of outlook, light and an overbearing impact on neighbouring occupiers                                       | The proposal would not result in unacceptable loss of outlook, daylight or sunlight, or an unduly overbearing impact. This is discussed in paragraphs 7.17-7.24.         |
|  | 7. Increased noise and disturbance arising from additional residential occupation and use of the external staircase | The proposal would retain eight flats and is not considered to result in unacceptable additional noise or disturbance. This is discussed in paragraphs 7.17-7.24.        |
|  | 8. Increased parking demand, traffic generation and highway safety concerns                                         | The Highway Authority raises no objection. No additional parking is required and no unacceptable highway impacts would arise. This is discussed in paragraphs 7.33-7.37. |
|  | 9. Loss of landscaping and insufficient amenity space                                                               | Landscaping improvements are proposed. The shortfall in private amenity space has been assessed and is not considered sufficient to                                      |

Hillingdon Planning Committee – 6<sup>th</sup> October 2026

PART 1 – Members, Public & Press

|  |                                                                                                                 |                                                                                                                                                                                                                                    |
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|  |                                                                                                                 | justify refusal. This is discussed in paragraphs 7.27-7.30 and 7.38-7.42.                                                                                                                                                          |
|  | 10. Flood risk and drainage concerns                                                                            | The submitted FRA and Sequential Test are considered acceptable, and the proposal would not materially increase flood risk or surface water run-off. This is discussed in paragraphs 7.48-7.54.                                    |
|  | 11. Ecology and biodiversity concerns                                                                           | The proposal is not considered to result in unacceptable harm to biodiversity or protected species. This is discussed in paragraphs 7.43-7.47.                                                                                     |
|  | 12. Concerns that the proposal represents incremental development following previous applications and refusals. | The site's planning history has been taken into account. The current application has been assessed on its merits in the context of the extant approvals and previous refusal. This is discussed in paragraphs 4.2-4.5 and 7.1-7.3. |
|  | 13. Concerns relating to the refuse storage room, that it would be overcrowded and would attract vermin.        | The existing refuse storage arrangements would remain unchanged. This is discussed in paragraphs 7.56–7.58.                                                                                                                        |

**Table 2: Summary of Consultee Responses**

| <b>Consultee and Summary of Comments</b>                                                                                                                                                                                                                                              | <b>Planning Officer Response</b>                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>Urban Design Officer</b><br>The Urban Design Officer initially broadly supported the proposals, although concerns were raised regarding the loft accommodation, roof form and landscaping. Following further amendments and clarification, the Urban Design Officer considered the | Comments noted.<br>The plans were amended following the initial advice.<br>Design and |

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| projection and massing broadly acceptable, noting that the chamfered corners and roof treatment would soften the appearance of the front gable. Some concern remains regarding the lack of private amenity space for the enlarged family-sized unit; however, overall the scheme is considered broadly acceptable. | residential amenity matters are assessed in the relevant sections of this report and, on balance, are considered acceptable. This is discussed in paragraphs 7.4-7.10, 7.25-7.30 and 7.38-7.42 of this report. |
| <b>Highway Authority</b><br>No objection. The enlargement of Flat 5 to a three-bedroom unit would not require additional parking provision. The proposed cycle parking is welcomed.                                                                                                                                | Comments noted.<br>The proposal is considered acceptable in respect of parking, traffic generation and highway safety. This is discussed in paragraphs 7.33-7.37 of this report.                               |

## 7 Planning Assessment

### Principle of Development

- 7.1 Policy GG4 of the London Plan seeks to optimise housing delivery across London, whilst Policy H1 of the Hillingdon Local Plan Part 1 supports the delivery of new homes to meet identified housing needs. Policy T1 of the Hillingdon Local Plan Part 1 seeks to direct development to appropriate and sustainable locations. Furthermore, Policy S4 of the NPPF establishes a strong presumption in favour of development within settlements, stating that development proposals should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects. Policies L2 and L3 also support the effective and efficient use of land within settlements, and make clear that existing character should be taken into account but should not preclude development which makes the most of an area's potential.
- 7.2 The application site is located within an established residential area and benefits from prior approval under application ref. 51321/APP/2025/1649 for the change of use of the building from offices (Use Class E) to residential (Use Class C3) to provide eight self-contained flats. The current proposal would not increase the number of approved residential units, but instead seeks to enlarge approved Flat 5 from a one-bedroom to a three-bedroom dwelling through a first floor extension, roof alterations and loft conversion. The proposal would therefore represent additional development within an existing residential site within a settlement,

**Hillingdon Planning Committee – 6<sup>th</sup> October 2026**

**PART 1 – Members, Public & Press**

making more effective use of the existing building and approved residential development. This approach is consistent with the objectives of Policies S4 and L3 of the NPPF.

- 7.3 The proposal would make more efficient use of the approved residential accommodation by providing a family-sized dwelling, whilst retaining the overall number of residential units. The provision of a larger family-sized dwelling and more efficient use of an existing residential site are benefits of the proposal which attract weight in the planning balance. In accordance with Policy S4, these benefits must be considered against any adverse effects identified through the assessment against the NPPF's decision-making policies. As set out in the assessment below, no adverse effects have been identified which would substantially outweigh these benefits. Accordingly, subject to compliance with all other material planning considerations, including design, residential amenity, flood risk and heritage impacts, the proposal is considered acceptable in principle.

#### Impact on Character and Appearance

- 7.4 Policy DP3 of the NPPF, Policy D4 of the London Plan and Policy BE1 of the Hillingdon Local Plan Part 1 require development to achieve a high standard of design and to respond appropriately to local character and the surrounding built environment. Policy DP3 also recognises that, whilst development should integrate with its surroundings, this should not preclude innovation or change where appropriate. Policy D3 of the London Plan promotes a design-led approach, while Policy DMHB 11 of the Hillingdon Local Plan Part 2 requires development to harmonise with its surroundings and respect adjoining buildings in terms of scale, form, bulk and materials.
- 7.5 The site is located within a suburban area of Eastcote, characterised predominantly by two-storey semi-detached and detached dwellings with traditional pitched roofs, consistent building lines and modest plot widths. Whilst the site lies outside the Eastcote Village Conservation Area, it forms part of its setting. The impact on the Conservation Area is considered separately below.
- 7.6 The proposal has been amended from the previously refused scheme. Rather than a front extension with an inset balcony and additional residential unit, the current proposal comprises a front extension, roof alterations and the conversion of the loft space to enlarge Flat 5. The proposal also includes enhancements to the site's landscaping, including additional soft planting within the frontage and communal amenity space.
- 7.7 The Council's Urban Design Officer has reviewed the amended scheme and considers the amended design to be acceptable. Whilst the proposed front gable is larger than would typically be expected on a domestic building and projects forward of the prevailing building line, it is considered that the revised design is significantly more restrained than the previously refused scheme. The chamfered corners soften the appearance of the gable and assists in reducing the visual prominence of the forward projection. Although the gable remains a prominent feature, it reflects the geometry of the existing building and is considered an

**Hillingdon Planning Committee – 6<sup>th</sup> October 2026**

**PART 1 – Members, Public & Press**

appropriate design response given the constraints of adapting the approved development. Furthermore, the chamfered form has similarities with the adjoining building at No. 292 Joel Street, whilst the forward projection is contextualised by No. 31 Deerings Drive, which also projects forward of the general building line.

- 7.8 The revised proposal also omits the previously proposed inset balcony, which was considered to be a visually incongruous feature. As amended, the proposal presents a simpler and more coherent front elevation that is better integrated with the existing building and the surrounding street scene. The introduction of additional soft landscaping within the frontage and communal areas, whilst limited in scale, further improves the visual appearance of the site and reflects the character of the area.
- 7.9 Whilst the proposal results in some design compromises, principally in relation to the scale of the front gable, it is not considered that these would result in unacceptable harm to the character and appearance of the area. On balance, having regard to the constraints of adapting an existing building, the proposal is considered to respond appropriately to its context and would integrate satisfactorily within the streetscene.
- 7.10 Accordingly, the proposal is considered to comply with Policies BE1 of the Hillingdon Local Plan Part 1, Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part 2, Policy D4 of the London Plan, and Policy DP3 of the NPPF.

#### Impact on Heritage Assets

- 7.11 The application site lies outside, but immediately adjacent to, the Eastcote Village Conservation Area. Policy DMHB 4 of the Hillingdon Local Plan Part 2 requires development affecting the setting of a Conservation Area to preserve or enhance its character and appearance. Policy HC1 of the London Plan seeks to ensure that development affecting heritage assets and their settings conserves their significance and remains sympathetic to their character and surroundings. Similarly, Policy HE1 of the Hillingdon Local Plan Part 1 seeks the conservation and enhancement of the Borough's historic environment, whilst Policy DMHB 1 of the Hillingdon Local Plan Part 2 requires development affecting heritage assets to be appropriate in terms of its siting, scale, form and design.
- 7.12 At national level, Policy HE4 of the NPPF requires heritage assets to be conserved in a manner appropriate to their significance and requires development to avoid, or where this is not possible minimise, harm to their significance, including any contribution made by their setting. Policy HE5 requires the effects of development on the significance of heritage assets to be assessed, including effects arising from development within their setting. Policy HE6 requires substantial weight to be given to the conservation of designated heritage assets when considering the effects of development upon their significance. Policy HE9 specifically requires proposals affecting the significance of Conservation Areas to have regard to their special architectural or historic interest and to conserve those elements which make a positive contribution to the area.

**Hillingdon Planning Committee – 6<sup>th</sup> October 2026**

**PART 1 – Members, Public & Press**

- 7.13 The Eastcote Village Conservation Area lies on the opposite side of Joel Street, with its boundary comprising the grounds of Haydon Hall. The application site therefore forms part of the setting within which the Conservation Area is experienced.
- 7.14 The proposal has been amended from the previously refused scheme. The previously proposed inset balcony and additional dwelling have been omitted, resulting in a reduced form of development. The current proposal is limited to a first-floor front extension, roof alterations and the enlargement of an approved residential unit.
- 7.15 The Council's Design & Conservation Team have reviewed the amended scheme and consider that, whilst the proposal results in some design compromises arising from the constraints of adapting the existing building, these are mitigated by the revised design. The front gable remains larger than would typically be expected on a domestic building; however, the chamfered corners would visually soften its appearance, whilst the tiled roof would assist in providing an appropriate transition between the main gable pitch and the lower-pitched chamfered sides. The projection and massing are therefore considered broadly acceptable having regard to the form of the existing building and surrounding development.
- 7.16 Having regard to the nature and scale of the amended proposal and its relationship with the Conservation Area, it is considered that the proposal would have no harmful effect on the significance of the Eastcote Village Conservation Area, including the contribution made by its setting. Accordingly, no heritage harm arises that would require a balancing exercise under Policy HE6 of the NPPF. The proposal is considered to conserve the significance of the designated heritage asset and complies with the above policies in terms of its heritage impact.

#### Residential Amenity

- 7.17 Policy P3 of the NPPF requires development to provide healthy living conditions and to avoid unacceptable impacts on neighbouring residents and occupiers, including in relation to daylight, sunlight, noise and other sources of disturbance. Policy D3 of the London Plan and Policy DMHB 11 of the Hillingdon Local Plan Part 2 similarly seek to protect the amenity of existing and future occupiers.
- 7.18 The principal concern arising from the proposal relates to the introduction of two rear dormer windows, the increase in the number of rooflights, the use of the loft space as habitable accommodation, and the potential for overlooking of neighbouring properties to the side and rear. It is noted that the prior approval scheme already permits a number of side- and rear-facing openings at ground and first floor level, which provide outlook towards neighbouring properties.
- 7.19 Accordingly, the proposed dormers would not introduce a new relationship in terms of overlooking, but rather have the potential to alter the extent of overlooking from the approved scheme. In response to these concerns, the applicant has

**Hillingdon Planning Committee – 6<sup>th</sup> October 2026**

**PART 1 – Members, Public & Press**

amended the proposal to provide the dormer windows with Pilkington Level 4 obscure glazing, with the windows fixed shut below 1.8m above internal floor level. In addition, the rooflight positioned between the two rear dormers would also be required by condition to be obscure glazed, further limiting opportunities for overlooking towards neighbouring properties. Subject to a condition securing these measures in perpetuity, it is considered that the proposed dormers and rooflight would not materially increase the level of overlooking beyond that already established by the extant permission and would not result in an unacceptable loss of privacy to neighbouring occupiers.

- 7.20 Concerns have also been raised regarding overlooking from the approved ground floor patio doors and windows, given that the internal floor level of the ground floor accommodation is higher than the adjoining neighbouring gardens. It is noted that these openings have already been approved under the extant prior approval permission and do not form part of the current application. Nevertheless, as part of the landscaping proposal for the current scheme the applicant has proposed to increase the height of the boundary fence adjoining Nos. 30 and 31 Deerings Drive to 2.2m, which would provide additional screening between the ground floor accommodation / communal amenity space and neighbouring gardens. Subject to a condition securing the installation and retention of the increased boundary fencing, it is considered that this additional mitigation would satisfactorily safeguard the privacy and amenity of neighbouring occupiers.
- 7.21 In addition, a privacy screen to the external staircase was previously approved under a discharge of condition application and has been incorporated into the current proposal. Whilst representations have been received stating that the privacy screen has not yet been installed, the approved condition requires the screen to be installed prior to the first use of the external staircase and thereafter retained in perpetuity. As the residential units are not yet occupied, that trigger point has not yet been reached. Notwithstanding this, the current application includes the approved privacy screen and a condition will be imposed requiring its installation prior to the occupation of the development and its retention thereafter. This will ensure that the staircase does not result in unacceptable overlooking towards neighbouring properties.
- 7.22 A neighbouring occupier at Haydon House has requested that a canopy also be installed over the external staircase to provide additional privacy mitigation. It is acknowledged that use of the elevated staircase has the potential to result in some overlooking of neighbouring properties. However, the staircase has already been approved as part of the earlier development, with a privacy screen subsequently approved by the Local Planning Authority to mitigate its impact. The staircase does not form part of, nor is it required to facilitate, the development subject to the current application. As such, the principle and associated amenity impacts of the staircase have already been established, and it would not be reasonable to use the current application to require additional mitigation to an element of development that already benefits from planning permission. Moreover, the staircase serves only a single flat and would therefore be subject to relatively limited levels of use. The current application retains the previously approved privacy screen, which will be secured by condition. Whilst this would not

necessarily prevent all potential overlooking arising from use of the staircase, it would provide the mitigation previously considered appropriate by the Local Planning Authority, and there is no justification for requiring additional measures as part of the current proposal.

- 7.23 In terms of their visual impact, whilst the proposed first floor front extension and roof alterations would be visible from neighbouring properties, having regard to their siting and relationship with surrounding properties, it is not considered that they would give rise to an unacceptable loss of outlook, daylight or sunlight, nor would they appear unduly overbearing to neighbouring occupiers.
- 7.24 Taking all of the above into account, and subject to conditions requiring the retention of the approved privacy screen, the erection and retention of the 2.2m high boundary fencing, and the rear dormer windows to be permanently fitted with obscure glazing and non-opening below 1.8m above internal floor level, it is considered that the proposal would not result in unacceptable harm to the living conditions of neighbouring occupiers. The proposal therefore complies with the above policies in terms of its impact on residential amenity.

#### Quality of Residential Accommodation

##### *Internal Accommodation*

- 7.25 Policy D6 of the London Plan and Policy DMHB 16 of the Hillingdon Local Plan Part 2 seek to ensure that all housing development provides a high-quality living environment with adequate internal living space. More specifically, Policy D6 sets out minimum internal space standards for new dwellings within Table 3.1, stating that a 3-bedroom, 4-person, two-storey dwelling should provide a minimum gross internal floor area of 84sqm, together with a minimum of 2.5sqm of built-in storage. Policy D6 of the London Plan also requires that at least 75% of the gross internal area of a dwelling should have a minimum floor-to-ceiling height of 2.5m. The existing flats at the site have already been granted prior approval under Class MA of the GPDO and therefore form part of the established residential development. Whilst some of those units are single-aspect, their principle and residential layouts have already been approved and are not for reconsideration as part of the current application. In any event, the London Plan does not impose a general prohibition on single-aspect dwellings; the acceptability of such accommodation depends on the quality of the resulting living environment, including outlook, daylight, ventilation and overheating.
- 7.26 The proposal would enlarge the approved Flat 5 from a one-bedroom to a three-bedroom dwelling through the addition of a first-floor front extension and conversion of the existing loft space. The enlarged flat would have a gross internal floor area of 104sqm, exceeding the minimum internal floorspace requirement. The plans also demonstrate that at least 75% of the gross internal area of the unit would have a minimum floor-to-ceiling height of 2.5m and would also achieve the required level of built-in storage. The enlarged unit would provide a good standard of accommodation overall. Whilst elements of the layout are influenced by the constraints of adapting the existing building, a balance must also be struck

**Hillingdon Planning Committee – 6<sup>th</sup> October 2026**

**PART 1 – Members, Public & Press**

between maximising the quality of accommodation and avoiding external alterations which would give rise to unacceptable impacts on neighbouring amenity or the character of the area. In this context, the proposed layout is considered to achieve an appropriate balance and provide satisfactory living conditions for future occupiers.

### *External Amenity Space*

- 7.27 Policy D6 of the London Plan states that, where there are no higher local standards in the development plan, a minimum outdoor living area of 5sqm should be provided for a one to two-person dwelling, with an additional 1sqm for each additional occupant. Policy DMHB 18 of the Hillingdon Local Plan Part 2 sets a higher standard, requiring all new residential development and conversions to provide good quality and usable private outdoor amenity space in accordance with the standards set out in Table 5.3. For a three-bedroom flat, this equates to a minimum of 25sqm of private outdoor amenity space.
- 7.28 The proposal does not include any private outdoor amenity space for the enlarged flat. Future occupiers would instead have access to the communal amenity space situated to the rear of the building. Whilst this area has been enhanced through additional soft landscaping, it is acknowledged that its functionality is somewhat limited by its modest size and its relationship with the private pocket gardens serving the ground floor flats.
- 7.29 Notwithstanding this shortfall, it is important to recognise that the proposal does not create an additional residential unit, but instead enlarges an already approved flat to provide family-sized accommodation. The opportunities to provide private external amenity space are significantly constrained by the form and layout of the existing building. Furthermore, the site is well served by high-quality public open space, with Eastcote House Gardens located approximately 150m to the east and Ruislip Woods National Nature Reserve within approximately a 10-minute walk of the site, providing readily accessible recreational opportunities for future occupiers. In addition, given that the enlarged three-bedroom dwelling would provide family-sized accommodation without private outdoor amenity space, a condition would secure appropriate children's play provision within the rear communal garden. This would improve the functionality of the communal amenity space for families and provide additional mitigation for the identified shortfall in private amenity provision, consistent with Policy S4 of the London Plan.
- 7.30 On balance, whilst the proposal does not fully accord with the quantitative requirements of Policy DMHB 18, it is not considered that the lack of private amenity space, in the particular circumstances of this case, would justify a refusal of planning permission. The enlarged dwelling would otherwise provide a good standard of accommodation, including compliant internal floorspace, improved headroom and a satisfactory internal layout. Having regard to the existing fallback position, the provision of an additional family-sized dwelling, and the accessibility of nearby public open spaces, the proposal is considered acceptable overall in terms of the living conditions of future occupiers.

### Accessibility

- 7.31 Policy D5 of the London Plan requires development proposals to achieve the highest standards of accessible and inclusive design and Policy D7 requires all new housing, as a minimum standard, to be designed and constructed as accessible and adaptable in accordance with M4(2) as set out in Approved Document M to the Building Regulations (2015 edition).
- 7.32 The Council's Access Officer has reviewed the proposal and confirmed no objections from an accessibility perspective, noting that Policy D7 should not be applied to the proposed development as it does not involve the creation of a new stand-alone dwelling, but rather the conversion of an existing building where full compliance with the Building Regulations M4(2) standards may not be practicable. The proposal is therefore considered to comply with Policies D5 and D7 of the London Plan.

### Highways and Parking

- 7.33 Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan Part 2 require development to be acceptable in terms of traffic generation, highway capacity, access arrangements, pedestrian safety and parking provision. Policies T4, T5 and T6.1 of the London Plan similarly seek to ensure that development supports safe and sustainable movement, does not adversely affect the operation or safety of the highway network, and provides an appropriate level of residential parking.
- 7.34 The approved development comprises eight residential units. The current proposal would not increase the overall number of dwellings and there would be no alteration to the existing access arrangements or approved car parking layout.
- 7.35 The Council's Highway Authority has reviewed the amended proposal and raises no objection. It has confirmed that the enlargement of Flat 5 would not require any additional on-site car parking provision and would not result in a material increase in traffic generation or give rise to an unacceptable impact on highway or pedestrian safety. The proposed cycle parking space is also welcomed and would support sustainable modes of travel.
- 7.36 Having regard to the absence of any increase in the number of residential units, the retention of the approved access and parking arrangements, and the advice of the Highway Authority, it is considered that the proposal would not result in unacceptable parking pressure, traffic generation or harm to highway or pedestrian safety.
- 7.37 The proposal therefore complies with Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan Part 2 and Policies T4, T5 and T6.1 of the London Plan.

### Impact on Trees and Landscaping

- 7.38 Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan Part 2 seek to ensure that development protects existing trees and landscape features and incorporates

**Hillingdon Planning Committee – 6<sup>th</sup> October 2026**

**PART 1 – Members, Public & Press**

high-quality landscaping that enhances the character and appearance of the area. Policy G7 of the London Plan requires the retention and protection of existing trees of value and the provision of new planting where appropriate.

- 7.39 The application site is largely hard surfaced to the front and rear, with limited existing soft landscaping. There is one mature street tree situated within the grass verge adjacent to Joel Street and a protected tree within the front garden of No. 31 Deerings Drive (Tree Preservation Order No. 363). Neither tree lies within the application site.
- 7.40 The submitted plans include enhancements to the landscaping of both the front and rear of the site. These include additional soft planting within the frontage to soften the appearance of the forecourt and improvements to the communal rear garden through additional planting and landscaping. Whilst the communal amenity space remains relatively modest in size and constrained by the layout of the approved development, the proposed landscaping represents an improvement over the previously approved scheme and provides a more attractive setting for future occupiers.
- 7.41 The proposal would not adversely affect the adjacent street tree or the protected tree at No. 31 Deerings Drive, and no works are proposed within their root protection areas.
- 7.42 Overall, it is considered that the proposal would protect existing trees of amenity value whilst delivering a satisfactory level of additional landscaping appropriate to the scale of the development. The proposal therefore complies with Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan Part 2 and Policy G7 of the London Plan.

#### Ecology and Biodiversity Net Gain

- 7.43 Policy N2 of the NPPF requires development to contribute positively to the natural environment, including through biodiversity net gain where applicable, while Policy G6 of the London Plan and Policies EM7 and DMEI 7 of the Hillingdon Local Plan seek to protect habitats and biodiversity from unacceptable harm. The proposal benefits from the de minimis exemption from the mandatory Biodiversity Net Gain requirements under Schedule 7A of the Town and Country Planning Act 1990.
- 7.44 Policy DMEI 7 of the Hillingdon Local Plan Part 2 requires development to demonstrate that it would not result in unacceptable harm to ecological features or protected species. The Conservation of Habitats and Species Regulations 2017 (as amended) place separate legal duties on developers in respect of European Protected Species.
- 7.45 The application site is not located within or adjacent to any designated site of ecological importance. A Preliminary Ecological Appraisal submitted in support of the earlier redevelopment proposals identified the building as having low bat roost potential, with further survey work recommended only in the event of demolition or works affecting potential roost features.

**Hillingdon Planning Committee – 6<sup>th</sup> October 2026**

**PART 1 – Members, Public & Press**

- 7.46 The current proposal does not involve the demolition of the building and is limited to alterations to an existing building that is already subject to an extant prior approval for residential conversion, which is nearing practical completion. There is no evidence before the Local Planning Authority to indicate that the proposed amendments would give rise to any additional ecological impacts beyond those associated with the approved development. Furthermore, developers remain responsible for complying with the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017, irrespective of any planning permission granted.
- 7.47 Accordingly, it is considered that the proposal would not result in unacceptable harm to biodiversity or protected species and complies with Policy EM7 of the Hillingdon Local Plan Part 1, Policy DMEI 7 of the Hillingdon Local Plan Part 2, Policy G6 of the London Plan, and the NPPF.

#### Flood Risk and Drainage

- 7.48 Policy F4 of the NPPF requires a site-specific Flood Risk Assessment (FRA) to accompany all development proposals within Flood Zones 2, 3a and 3b. Policy F5 seeks to steer new development to areas with the lowest risk of flooding from any source through application of the Sequential Test, where required. Policy F7 requires development in areas at risk of flooding to be safe throughout its lifetime, taking account of the vulnerability of its users, and to avoid increasing flood risk elsewhere.
- 7.49 Policy F8 requires development proposals which could affect drainage on or around a site to incorporate Sustainable Drainage Systems (SuDS) proportionate to the nature and scale of the proposal. Policies SI12 and SI13 of the London Plan and Policies EM6 of the Hillingdon Local Plan Part 1 and DMEI 9 and DMEI 10 of the Hillingdon Local Plan Part 2 provide corresponding local and regional requirements in respect of flood risk and sustainable water management.
- 7.50 The application site lies partly within Flood Zones 2 and 3 and is also located within a Critical Drainage Area (CDA). The site is therefore subject to both fluvial and surface water drainage considerations. The site benefits from prior approval under application ref. 51321/APP/2025/1649 for the change of use of the existing building to provide eight residential units. The current proposal would not increase the overall number of residential units but would enlarge the approved Flat 5 from a one-bedroom to a three-bedroom dwelling through a first floor extension, roof alterations and conversion of the loft space.
- 7.51 In accordance with Policy F4 of the NPPF, the application is supported by a site-specific FRA. In response to the previous reason for refusal, the applicant has also submitted a Sequential Test. Having regard to Policy F5, the submitted Sequential Test demonstrates that there are no reasonably available alternative sites appropriate for the development within the anticipated catchment area that are at a lower risk of flooding. The requirements of the Sequential Test are therefore considered to be satisfied.

**Hillingdon Planning Committee – 6<sup>th</sup> October 2026**

**PART 1 – Members, Public & Press**

- 7.52 In respect of flood safety, the submitted FRA demonstrates that the development would remain safe for its anticipated lifetime, taking account of flood risk and climate change, and would not increase flood risk elsewhere. The proposal would enlarge an existing approved residential unit rather than introduce an additional dwelling at the site. Having regard to the nature of the proposal, the submitted FRA and the existing residential fallback position, the development is considered acceptable in accordance with Policy F7 of the NPPF.
- 7.53 In terms of surface water drainage, particular regard has been given to the site's location within a Critical Drainage Area. Notwithstanding this constraint, the proposal comprises the extension and alteration of an existing building and would not materially alter the existing drainage arrangements, significantly increase the extent of impermeable surfacing or result in a material increase in surface water run-off from the site. Having regard to the nature and limited scale of the works, and the requirement under Policy F8 for drainage measures to be proportionate to the development proposed, additional SuDS measures are not considered necessary in this instance.
- 7.54 Overall, the proposal is considered acceptable in respect of flood risk, flood safety and sustainable drainage, including having regard to the site's location within a Critical Drainage Area. It therefore complies with Policies F4, F5, F7 and F8 of the NPPF, Policies SI12 and SI13 of the London Plan, Policy EM6 of the Hillingdon Local Plan Part 1 and Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan Part 2.

#### Waste Management

- 7.56 The proposal does not increase the overall number of residential units at the site and would continue to provide eight self-contained flats as approved under prior approval ref. 51321/APP/2025/1649. The existing refuse and recycling storage arrangements approved under that scheme would therefore continue to serve the development.
- 7.57 The Council's Waste Services Officer has reviewed the proposal and raises no objection, confirming that the existing refuse storage and collection arrangements remain acceptable to serve the enlarged Flat 5 and that no additional refuse capacity is required.
- 7.58 Accordingly, the proposal is considered to provide satisfactory refuse and recycling facilities and would not prejudice the operation of the Council's refuse collection service. The proposal therefore complies with Policy D6 of the London Plan, Policy EM11 of the Hillingdon Local Plan Part 1 and Policy DMHB 11 of the Hillingdon Local Plan Part 2.

## Fire Safety

- 7.59 Policy D12 of the London Plan requires development proposals to achieve the highest standards of fire safety and to identify measures which reduce the risk to life and support safe evacuation and access for the emergency services.
- 7.60 The application is supported by a Fire Safety Statement which confirms that the building would incorporate appropriate fire-safety construction, including fire doors, a protected means of escape and suitable access from Joel Street. It also confirms that every part of the building would be within 45m of a fire appliance parking position and that the site is directly accessible from Joel Street.
- 7.61 The current proposal would enlarge an approved residential unit and would not alter the means of escape or emergency access arrangements. Detailed compliance with fire safety requirements would also be addressed through the Building Regulations process. The proposal is therefore considered acceptable in accordance with Policy D12 of the London Plan.

## **8 Other Matters**

### Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

### Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

### Local Finance Considerations and CIL

- 8.3 The Council adopted its own Community Infrastructure Levy (CIL) on 1st August 2014. The Hillingdon CIL charge for residential developments is in addition to the Mayoral CIL charge. CIL rates are index linked. The proposal involves an increase in residential floorspace and is therefore CIL liable if planning permission is granted.
- 8.4 Please note, this commentary has been provided for the purpose of assisting in the determination of the planning application only. If approved, the final CIL liability would be set out in the CIL Liability Notice following determination of the

**Hillingdon Planning Committee – 6<sup>th</sup> October 2026**

**PART 1 – Members, Public & Press**

application in line with the CIL Regulations. This would be issued following a full review of all the material available to the Council's Planning Obligations Team at that time

## **9 Conclusion / Planning Balance**

- 9.1 The proposal would not increase the overall number of residential units at the site, but would enlarge the approved Flat 5 from a one-bedroom to a three-bedroom dwelling, thereby providing a family-sized home within an established residential area. This represents a modest public benefit by contributing towards the delivery of a greater mix of housing stock whilst making more efficient use of an existing approved residential development.
- 9.2 The proposal has been amended and further supporting information has been provided since the previous refusal. The revised scheme has overcome the previous concerns relating to the character and appearance of the area, the setting of the Eastcote Village Conservation Area, the quality of internal accommodation, flood risk, ecology and landscaping. The proposal would not result in unacceptable impacts on the living conditions of neighbouring occupiers, subject to conditions securing the approved privacy mitigation measures.
- 9.3 It is acknowledged that the enlarged Flat 5 would not benefit from private outdoor amenity space and would instead rely on the communal amenity space to the rear of the building. Whilst this represents a departure from the quantitative requirements of Policy DMHB 18 of the Hillingdon Local Plan Part 2, the proposal relates to the enlargement of an existing approved dwelling rather than the creation of a new residential unit. Having regard to the constraints of the existing building, the improvements to the communal amenity space, the accessibility of nearby public open spaces, and the wider benefits of providing family-sized accommodation, this shortfall is not considered sufficient to justify refusal.
- 9.4 Taking all relevant considerations into account, it is concluded that the proposal accords with the Development Plan when read as a whole, and that no material considerations indicate that a contrary decision should be taken. The planning application is therefore recommended for approval, subject to the conditions set out in Appendix 1.

## **10 Background Papers**

- 10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at [planning@hillingsdon.gov.uk](mailto:planning@hillingsdon.gov.uk).

**Hillingdon Planning Committee – 6<sup>th</sup> October 2026**

**PART 1 – Members, Public & Press**

10.2 This report has been prepared with reference the background papers, including those listed below, which have been relied upon to a material extent in its preparation and are available for public inspection, subject to any necessary redaction for exempt or confidential information:

10.3 Internal consultee comments:

- Highways Officer
- Urban Design Officer (Design & Conservation Team)

# **APPENDICES**

## **Planning Application**

**51321/APP/2025/2991**

## Appendix 1: Recommended Conditions and Informatives

### Conditions

#### 1. HO1 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

#### REASON

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

#### 2. RES4 Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

001 Rev B  
008 Rev B  
009 Rev B  
010 Rev B  
011 Rev B  
012 Rev B  
013 Rev B  
014 Rev B

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

The materials and finishes to be used in the development hereby permitted shall match those of the existing building in respect of colour, texture, profile and appearance, unless otherwise agreed in writing by the Local Planning Authority.

#### REASON

To ensure that the development achieves a high standard of design and appearance, in accordance with Policy DP3 of the National Planning Policy Framework (2026), Policies D4 of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan Part 1 (2012) and Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part 2 (2020).

#### 4. NONSC Obscure Glazing

Prior to the first occupation of Flat 5, the two rear dormer windows and the rooflight positioned between the two rear dormers, as shown on drawing No. 014 Rev B, shall be permanently fitted with Pilkington Level 4 obscure glazing (or equivalent) and shall be non-opening below 1.8 metres above the internal finished floor level. The windows and rooflight shall thereafter be retained as such for the lifetime of the development.

#### REASON

To safeguard the privacy and amenities of neighbouring occupiers in accordance with Policy D3 of the London Plan (2021), Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020) and Policy DP3 of the National Planning Policy Framework (2026).

### 5. NONSC Privacy Screen

Prior to the first use of the external staircase, the approved privacy screen to the external staircase, as shown on drawing No. 014 Rev B, shall be installed in accordance with the approved details and shall thereafter be retained and maintained for the lifetime of the development.

#### REASON

To safeguard the privacy and amenities of neighbouring occupiers in accordance with Policy D3 of the London Plan (2021), Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020) and Policy DP3 of the National Planning Policy Framework (2026).

### 6. NONSC Boundary Fencing

Prior to the first occupation of any of the approved flats, the boundary fence identified by the annotation 'Increased Boundary Fence' on drawing No. 008 Rev. B shall be erected to a height of 2.2 metres above existing ground level and shall thereafter be retained and maintained for the lifetime of the development.

#### REASON

To safeguard the privacy and amenities of neighbouring occupiers in accordance with Policy D3 of the London Plan (2021), Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020) and Policy DP3 of the National Planning Policy Framework (2026).

### 7. RES9 Landscaping

The landscaping shown on the approved plans shall be implemented in full prior to the first occupation of Flat 5 or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of five years from the completion of the landscaping scheme, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

#### REASON

To ensure a satisfactory appearance and to enhance biodiversity in accordance with Policies

G5 and G7 of the London Plan (2021) and Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan Part 2 (2021).

## **8. NONSC Children's Play Space**

Prior to the first occupation of the enlarged Flat 5, details of children's play provision within the rear communal amenity area shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the location, design and specification of the proposed play equipment/features, together with details of any associated surfacing and landscaping.

The approved play provision shall be installed prior to the first occupation of the enlarged Flat 5 and shall thereafter be retained and maintained for the lifetime of the development.

### **REASON**

To ensure that appropriate opportunities for children's play are provided for future occupiers of the family-sized dwelling, having regard to the absence of private outdoor amenity space, and to secure a satisfactory residential environment in accordance with Policies DMHB 16 and DMHB 18 of the Hillingdon Local Plan Part 2 (2020) and Policies D6 and S4 of the London Plan (2012).

## **Informatives**

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

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

### **2. I70 LBH worked applicant in a positive & proactive (Granting)**

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

### **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.

|          |                                                                 |
|----------|-----------------------------------------------------------------|
| DMEI 10  | Water Management, Efficiency and Quality                        |
| DMEI 7   | Biodiversity Protection and Enhancement                         |
| DMEI 9   | Management of Flood Risk                                        |
| DMHB 1   | Heritage Assets                                                 |
| DMHB 11  | Design of New Development                                       |
| DMHB 12  | Streets and Public Realm                                        |
| DMHB 14  | Trees and Landscaping                                           |
| DMHB 16  | Housing Standards                                               |
| DMHB 17  | Residential Density                                             |
| DMHB 18  | Private Outdoor Amenity Space                                   |
| DMHB 4   | Conservation Areas                                              |
| DMT 1    | Managing Transport Impacts                                      |
| DMT 2    | Highways Impacts                                                |
| DMT 6    | Vehicle Parking                                                 |
| EM6      | (2012) Flood Risk Management                                    |
| 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 G1   | (2021) Green infrastructure                                     |
| LPP G6   | (2021) Biodiversity and access to nature                        |
| LPP G7   | (2021) Trees and woodlands                                      |
| LPP GG4  | (2021) Delivering the homes Londoners needs                     |
| LPP HC1  | (2021) Heritage conservation and growth                         |
| LPP S4   | (2021) Play and informal recreation                             |
| LPP SI12 | (2021) Flood risk management                                    |
| LPP SI13 | (2021) Sustainable drainage                                     |
| LPP T4   | (2021) Assessing and mitigating transport impacts               |
| LPP T5   | (2021) Cycling                                                  |
| LPP T6.1 | (2021) Residential parking                                      |

## Appendix 2: Relevant Planning History

51321/APP/2022/1861 Haydon House, 296 Joel Street Eastcote Pinner

Change of use from Class E (Office) to Class C3 (6 no. self-contained flats - (2 x Studio, 2 x 1 Bed 2 People, 2 x 2 Bed 3 People) (Application for Prior Approval under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended))).

**Decision:** 02-11-2022 Approved

51321/APP/2023/24 Haydon House, 296 Joel Street Eastcote Pinner

Demolition of the existing building and construction of a four storey building, comprising 13 residential units, including associated landscape works, provision of bicycle and bin storage and car parking space. (following the approved change of use ref. 51321/APP/2022/1861).

**Decision:** 22-06-2023 Refused

51321/APP/2025/1642 Haydon House, 296 Joel Street Eastcote Pinner

Alteration to elevations to include the installation of two side-facing doors, two rear doors, one front window, and an external staircase

**Decision:** 29-08-2025 Approved

51321/APP/2025/1649 Haydon House, 296 Joel Street Eastcote Pinner

Change of use from offices (Use Class E) to residential (Use Class C3) to create eight self-contained flats under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

**Decision:** 09-10-2025 Approved

51321/APP/2025/2472 Haydon House, 296 Joel Street Eastcote Pinner

Two storey front extension and conversion of loft space into habitable accommodation to create an additional 1-bed self-contained flat with balcony on the front elevation. Addition of new rooflights and second floor window.

**Decision:** 12-11-2025 Refused

51321/APP/2025/2714 Haydon House, 296 Joel Street Eastcote Pinner

Details pursuant to the discharge of Conditions 5 (Parking Allocation Plan) and 8 (Construction Management and Logistics Plan) of planning permission ref.

51321/APP/2025/1649, dated 09-10-25 (Change of use from offices (Use Class E) to residential (Use Class C3) to create eight self-contained flats under Schedule 2, Part 3,

Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)).

**Decision:** 24-11-2025      Approved

51321/APP/2025/2718      Haydon House, 296 Joel Street Eastcote Pinner

Details pursuant to the discharge of Conditions 16, 17 and 18 (Details of a staircase privacy screen) of planning permission ref. 51321/APP/2025/1642, dated 26-08-25 (Alteration to elevations to include the installation of two side-facing doors, two rear doors, one front window, and an external staircase)

**Decision:** 15-12-2025      Approved

## Appendix 3: List of Relevant Planning Policies

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

### Part 1 Policies:

|         |                                                 |
|---------|-------------------------------------------------|
| PT1.BE1 | (2012) Built Environment                        |
| PT1.EM7 | (2012) Biodiversity and Geological Conservation |
| PT1.HE1 | (2012) Heritage                                 |

### Part 2 Policies:

|          |                                                   |
|----------|---------------------------------------------------|
| EM6      | (2012) Flood Risk Management                      |
| LPP G1   | (2021) Green infrastructure                       |
| LPP G6   | (2021) Biodiversity and access to nature          |
| LPP G7   | (2021) Trees and woodlands                        |
| LPP GG4  | (2021) Delivering the homes Londoners needs       |
| LPP HC1  | (2021) Heritage conservation and growth           |
| LPP SI12 | (2021) Flood risk management                      |
| LPP SI13 | (2021) Sustainable drainage                       |
| LPP T4   | (2021) Assessing and mitigating transport impacts |
| LPP S4   | (2021) Play and informal recreation               |
| LPP T5   | (2021) Cycling                                    |
| LPP T6.1 | (2021) Residential parking                        |
| DMHB 4   | Conservation Areas                                |
| DMHB 1   | Heritage Assets                                   |
| DMEI 7   | Biodiversity Protection and Enhancement           |
| DMEI 9   | Management of Flood Risk                          |

|         |                                                                 |
|---------|-----------------------------------------------------------------|
| DMEI 10 | Water Management, Efficiency and Quality                        |
| DMHB 11 | Design of New Development                                       |
| DMHB 12 | Streets and Public Realm                                        |
| DMHB 14 | Trees and Landscaping                                           |
| DMHB 16 | Housing Standards                                               |
| DMHB 17 | Residential Density                                             |
| DMHB 18 | Private Outdoor Amenity Space                                   |
| DMT 1   | Managing Transport Impacts                                      |
| DMT 2   | Highways Impacts                                                |
| DMT 6   | Vehicle Parking                                                 |
| 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                                       |