

March 2021

Planning Statement



Proposal for a Ground floor extension to provide additional space

for the existing Restaurant Kitchen to the front and the conversion and construction at the rear for a better existing shop and storage to provide a purpose designed (Class B8 Use)

Flower Store & Workshop at Ground Floor and first floor Extension to provide One new dwelling (1 x 2 bed, Class C3) and associated refuse/ recycling facilities and the provision of cycle storage at;

16 High Street, Northwood, Hillingdon District Council, London, HA6 1BN,



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1 Introduction

- 1.1 This Planning Statement is provided in support of an application for a Ground floor extension to provide additional space for the existing Restaurant Kitchen to the front with the conversion and construction to provide a better existing shop and storage to provide a purpose designed (Class B8 Use) Flower Store & Workshop at Ground Floor and first floor Extension to provide One new dwelling (1 x 2 bed, Class C3) and associated refuse/ recycling facilities and the provision of cycle storage at 16 High Street, Northwood, Hillingdon District Council, London, HA6 1BN,
- 1.2 It concerns no. 16 High Street, Northwood, HA6 1BN ('the site'). The site comprises a ground floor (front restaurant and kitchen with the rear as retail and storage) and an additional floors to the front (residential), the overall site has been looked after and has been maintained without development for a number of years however it is now at the point where it needs to have an upgrade in provided facilities to make both the shop and restaurant continue to be viable, this means that two local businesses will be able to provide a better service to the communities that use them, and with enlarging the kitchen space at the restaurant to enable them to have an area that fits all the required equipment into it and the flower shop to the rear is inside a constructed building that has been in situ for a number of years however this and the storage building are now at the point that although serviceable is in desperate need of modernisation.
- 1.3 It is proposed to a Ground floor extension to provide additional space for the existing Restaurant Kitchen to the front with the conversion and construction to provide a better existing shop and storage to provide a purpose designed (Class B8 Use) Flower Store & Workshop at Ground Floor and first floor Extension to provide One new dwelling (1 x 2 bed, Class C3) and associated refuse/ recycling facilities and the provision of cycle storage.
- 1.4 It is our view that the proposal accords with the relevant development plan and that as such permission should be granted. This is because section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan unless material circumstances indicate otherwise.
- 1.5 The application premises form an integral part of the High Street build up and is part of a community of shops for the area, which is made up of a mix of buildings and a number of buildings to the rear and above the commercial buildings within the area have been converted to residential.

Structure of Planning Statement

- 1.6 This Planning Statement outlines the context and planning background to the site, summarises the proposal, and then identifies how these comply with relevant planning policies and other material considerations. It should be considered alongside all of the other documents comprising the planning application package (see below for details of the format for submission).
- 1.7 The planning statement is structured as follows:
 - Section 2: The site, its surroundings and planning history
 - Section 3: The proposals
 - Section 4: Relevant planning policy
 - Section 5: Justification for planning permission

- Section 6: Conclusions

Description of development

- 1.8 Full planning permission is sought for:

Conversion and construction for Ground floor extension to provide additional space for the existing Restaurant Kitchen to the front with the conversion and construction to provide a better existing shop and storage to provide a purpose designed (Class B8 Use) Flower Store & Workshop at Ground Floor and first floor Extension to provide One new dwelling (1 x 2 bed, Class C3) and associated refuse/ recycling facilities and the provision of cycle storage at 16 High Street, Northwood, Hillingdon District Council, London, HA6 1BN,

Application Contents

- 1.9 The application includes the following supporting items and documentation:

- Pre-Planning Application Fee;
- Completed Pre-Application Form;
- Site Plan 1:1250;
- Full Set of Architectural Drawings;
- Planning Policy Statement

2 Site and context

The site

16 High Street, Northwood is a multi level building with ground floor restaurant with storage and shop to the rear located in the London Borough of Hillingdon. The ground floor is a restaurant and flower Distribution workshop/store.

It is acknowledged that there must not be an introduction of any materially detrimental changes that may be considered harmful to the existing characteristics of the area.

- 2.1 The High Street runs on a North-South axis with a mix of retail, residential and office space. There is a full range of shops and amenities for residents with a broken existing building line with varying heights and masses within the buildup
- 2.2 The area is very well served by public transport with underground stations, and with bus routes in close proximity, making this a very sustainable site. Below shows the areas PTAL rating which is 2.

WebCAT

Address or co-ordinates

HA6 1BN



Go

Access level (PTAL)

Time mapping (TIM)

PTAL: a measure which rates locations by distance from frequent public transport services.

Map key - PTAL



Map layers

PTAL (cell size: 100m)

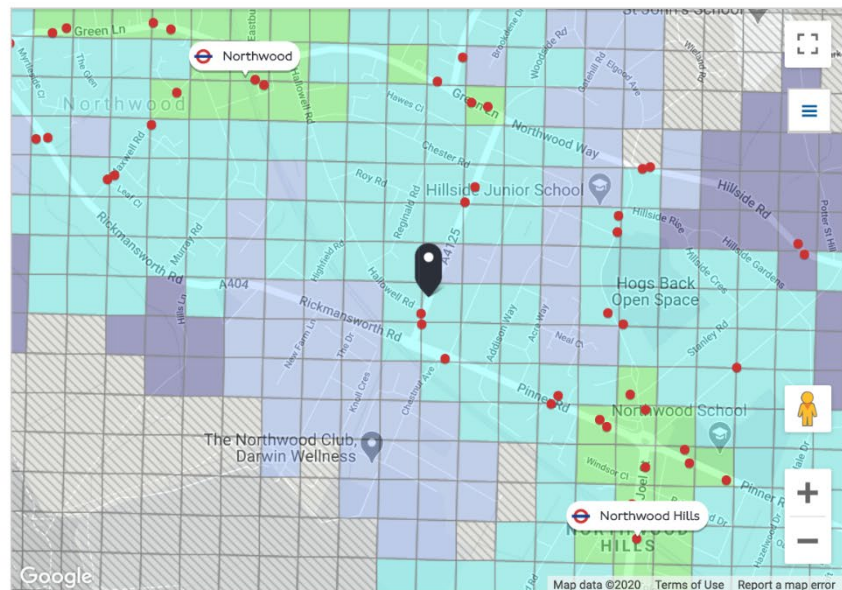
Scenario

Base Year



Highlight locations where PTALs have changed from Base Year

Update



You can click anywhere on the map to change the selected location.

PTAL output for Base Year

2

HA6 1BN

High St, Northwood HA6 1BN, UK

Easting: 509711, Northing: 190851

All public transport modes in London currently available:
National Rail, London Overground, Tube, DLR, Tram, Buses

3 Planning history

Site planning history

- 3.1 A search of Hillingdon Councils online planning records has been conducted.
- 3.2 The site's planning history relates any application referencing the site over the last 15 years as anything before this is considered irrelevant for this application.
- 3.3 A summary of the planning permissions relating to this site has been set out in Table 1 below.

Table 1: Site planning history

Application Reference	Description	Decision and comments
Ref. No: 61876/APP/2011/1155	Installation of wall wounded extraction flue to the rear	13/05/2011 Approval
Ref. No: 61876/APP/2009/894	Part single storey, part two storey building at rear of retail units to include 3 rooflights, for use as Class B8 (Storage), involving demolition of existing outbuildings	28/04/2009 Withdrawn
Ref. No: 61876/APP/2007/1117	ERECTION OF A TWO STOREY BUILDING FOR USE AS A WAREHOUSE/WORKSHOP (INVOLVING DEMOLITION OF THE EXISTING RANGE OF SEMI-DERELICT AND ABANDONED BUILDINGS).	26/06/2007 Withdrawn
Ref. No: 61876/APP/2006/1494	ERECTION OF A SINGLE-STOREY REAR EXTENSION TO PROVIDE REAR ACCESS STAIR TO FIRST-FLOOR FLAT, AND CONVERSION OF ROOFSPACE TO HABITABLE ACCOMMODATION INVOLVING CONSTRUCTION OF A REAR DORMER AND FRONT AND REAR ROOFLIGHTS	22/05/2006 Approval

We have also undertaken a pre application (61876/PRC/2020/222) with Hillingdon Borough Council which provided positive feedback for the development,

Within the first paragraph mentioned in the response for the principle of the development, 'National Planning Policy Framework states there is a presumption in favour of sustainable development which is described for decision taking as "approving development proposals which accord with the development plan. As a core planning principle the effective use of land is encouraged by reusing land that has been previously developed (brownfield land). The proposed site currently comprises a mix of residential, restaurant, storage and workshop uses and constitutes 'previously developed land'. There is a presumption in favour of residential development on brownfield land subject to other material planning considerations Therefore the Council does not have an 'in principle' objection to the extension and conversion of the building to provide a new workshop and an additional residential unit, subject to the application demonstrating compliance with all relevant Development Plan policies.' thereby

stating that the council will be in favour of a development that utilizes and creates an improvement to an area of brownfield land that is currently underutilized providing local policies have been considered for the development.

We have also taken on board comments and suggestions raised within the pre application with the previous lack of cycle storage, water collection and a potential overlooking issue to name a couple of points raised, and this has been rectified in response to these comments and suggestions to include a proposed cycle store that would provide space for 2 bikes along with the proposal for the window concerned to now be obscure glazing that minimizes the risk of any overlooking, we have also proposed rainwater collection in the form of water butts that can be used by the flower shop as a natural resource available to them.

4 The proposal

Proposal

- 4.1 The application proposes the following:

Conversion of the Ground floor with rear extension to provide additional space for existing Restaurant Kitchen, Class B8 Use for Flower Store & Workshop, and first floor Extension to provide One new dwelling (1 x 2 bed, Class C3) and associated refuse/ recycling facilities

- 4.2 The proposed change of use will create one new dwelling in the form of a 2 bed apartment whilst providing a storage area and flower store that is modernized and fit for use. The dimensions of the new apartment are in line with national standards (Technical Housing Standards – Nationally Described Space Standard, March 2015), and in line with the standards set out as follows:

Unit	Type	Size (sqm)
First floor Flat 1	2 bed (3 per)	68 m2
Ground Floor Storage	N/A	74.5 M2
Restaurant Kitchen Extension	A3	4.7 m2
Flower Distribution Store	B8	85 m2

- 4.3 Refuse and recycling facilities, for all the proposal will be provided in the servicing area between the kitchen and the storage and cycle store on the ground floor at the centre of the property. There is no off-street parking proposed as part of the development. However as commented in the pre application advice The Council may agree to vary the requirements when this would not lead to a deleterious impact on street parking provision, which providing the location should be looked at favourably.

The external Amenity Space provided for the apartment is 8.2SqM and as mentioned in the pre application Policy DMHB 18 advises that all new residential development will be required to provide good quality and useable private outdoor amenity space. In assessing the quality of all amenity space in development proposals, consideration will be given to the shape and position and whether the layout has regard to matters such as daylight and sunlight. Although the proposal is for less than the policy requirements it is noted that the site is within easy walking distance of Northwood Recreation Grounds and as such it is within close proximity of a outdoor recreation space.

5 Sustainability

- 5.1 In accordance with Policy 3.8 of The London Plan, the development will meet the requirements of Part M4(2) of the Building Regulations.

5.2 Heating

A modern, efficient gas boiler is to be used for hot water and central heating. Rooms are of appropriate size and fitted with wall-mounted radiators (sized by registered installer) with thermostatic valves to ensure the most efficient system possible and reduce CO2 emissions.

Thermal insulation

The thermal elements of the building fabric are to be constructed to achieve equal or higher thermal resistance levels than those recommended in Building Regulations Approved Doc L.

Materials

All timber used on the project will be from sustainable sources. All steel work would be supplied pre-cut and ready for assembly on site thus reducing cutting and wastage. All concrete will be supplied ready mixed to site in pre-determined quantities. Any waste of construction material would be disposed of to other sites for recycling and reuse. A high level of glazing has been provided in order to create spaces which have high levels of natural light. This will ensure that occupants are comfortable, whilst reducing the reliance upon electric lighting. All glazing is to be 1.6W/ m² K or better (in line with Building Regulations)

Water

All units will have 100% of their water supplied through a water meter, and units will incorporate water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 105 litres of water is consumed per person per day. Dual flush WCs and high-efficiency appliances will be installed in all WCs and bathrooms. A rainwater collection butt will be included to the rear, with rainwater disposal linking in to the existing system.

Building usage

All light fittings are to be compatible with the most current energy efficient bulbs.

6 Relevant planning policy and other material considerations

- 6.1 This section provides an overview of those planning policies relating to the planning application as well as other material considerations.
- 6.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. Other material considerations include items such as national planning policy guidance or statements, up-to-date research and / or site specific reasons.
- 6.3 Section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that where there is a difference in policy, the most recently adopted policy takes precedence.
- 6.4 Regard should also be had to the Government's National Planning Policy Framework (NPPF, 2012).

National planning guidance

National Planning Policy Framework (NPPF, 2012)

- 6.5 The National Planning Policy Framework (NPPF) sets out the Government's commitment to sustainable economic growth and requires Local Planning Authorities (LPA) to approach decision-making positively and proactively. The key sections in the NPPF are set out in the following table.

NPPF Section	Key Consideration
1) Building a strong, competitive economy	Aims to ensure that the planning system does everything it can to support sustainable economic growth. Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of the site being used for that purpose. Applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.
2) Ensuring the vitality of town centres	Local planning authorities should allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. Council's should recognise town centres as the heart of their communities and pursue policies to support their viability and vitality.
4) Promoting sustainable transport	Safe and suitable access to the site can be achieved for all people. Development should only be prevented or refused on transport grounds where the residual

NPPF Section	Key Consideration
	cumulative impacts of development are severe. Priority should be given to pedestrian and cycle movements, and access to high quality public transport facilities.
6) Delivering a wide choice of high quality homes	Paragraph 49 specifically states that, "Housing applications should be considered in the context of the presumption in favour of sustainable development." Paragraph 51 goes on to say, "local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies....they should normally approve planning applications for change to residential use and any associated development from commercial buildings where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate." Paragraph 111 encourages the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.
7) Requiring good design	Seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
11) Conserving and enhancing the natural environment	The planning system should contribute to and enhance the natural and local environment. Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

7 Planning Policy Context

7.1 The application site is situated under the administrative control of the London Borough of Hillingdon. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the determination of planning applications to be made in accordance with the relevant Development Plan, unless material considerations indicate otherwise. As such, the application has been considered against the following policy considerations:

- National Planning Policy Framework (2012)
- The London Plan (2015 – consolidated with changes since 2011)
- The Core Strategy (2011)
- Other Material Considerations

7.2 The following paragraphs present the relevant policy reference at national, regional and local levels.

Regional Guidance

7.3 The relevant regional guidance for the subject site is the revised London Plan 2015. The London Plan is the Mayor of London's strategic plan for the development and growth of Greater London and is part of the Development Plan for the Borough of Hillingdon.

7.4 Relevant policies from The London Plan, 2015 are indicated in this document.

Policy Reference	Policy Summary
Policy 3.3 Increasing Housing Supply	Seeks provision of at least an annual average of 32,210 additional homes across London which will enhance the environment, improve housing choice and affordability. Part E of this policy encourages the re-use of brownfield sites to deliver new housing with particular consideration given to the use of opportunity and intensification areas and mixed use redevelopment, especially of surplus commercial capacity. Comment: the proposed scheme complies with this policy, given the identified need for further housing in the Borough.
Policy 3.4, Optimising Housing Potential	Recommends that development should be optimised based on its location. Table 3.2 highlights that sites with a Public Transport Accessibility Level (PTAL) of between 2 and 3 in an urban location can accommodate between 200-450 habitable rooms per hectare. Comment: the proposed scheme complies with policy relating to density.
Policy 3.5, Quality and Design of Housing Developments	Aims to ensure housing developments are of the highest quality internally, externally and in relation to their wider context. This is supported by the London Housing Design Guide, 2010. Comment: the proposed scheme by virtue of the exceptional quality design clearly accords with the guidance on design.

Policy 5.3 Sustainable Design and Construction The highest possible standards of sustainable design and construction should be achieved in London to improve the environmental performance and to adapt to the effects of climate change over their lifetime.

Comment: the proposed scheme by virtue of the exceptional quality design clearly accords with the guidance on sustainable design.

Policy 7.4 Local Character Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of the surrounding buildings.

Comment: the proposed scheme complies with policy relating to local character.

In addition to this, the following local planning policies are relevant to this application:

BE13 New development must harmonise with the existing street scene

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area

BE21 Siting, Bulk and proximity of new buildings/ extensions

BE23 Requires the provision of adequate amenity space

BE24 Requires new development to ensure adequate levels of privacy to neighbours

OE1 Protection of the character and amenities of surrounding properties and the local area

OE5 Siting of noise sensitive developments

DMHB11 Design of new Development

DMHB 16 Housing Standards

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 - Consolidated With Alterations (2016)

Material Considerations

The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Emerging Planning Policies

Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans 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 consistency of the relevant policies in the emerging plan to this Framework

(the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Draft London Plan (Intend to Publish Version, December 2020)

The GLA consulted upon a draft new London Plan between December 2017 and March 2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with amendments was published in July 2019. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8th October 2019.

The Mayor considered the Inspectors' recommendations and, on 9th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for the Inspectors' recommendations that the Mayor did not wish to accept. The Secretary of State responded on the 13th March 2020 'and stated that he was exercising his powers under section 337 of the Greater London Authority Act 1999 to direct that modifications are required.

On 9th December 2020, the Mayor wrote to the Secretary of State to advise of his intention to formally approve a new draft London Plan, which included his best understanding of the modifications required. The Secretary of State responded on 10th December 2020 requesting that the draft London Plan was re-submitted with more specific amendments to address the 11 previous Directions and 2 additional Directions. On 21st December 2020, the Mayor formally approved a new London Plan, the 'Publication London Plan'. This has been submitted to the Secretary of State. The Secretary of State has 6 weeks to respond or can request a further extension of time. The Mayor can only publish the Plan after the Secretary of State has given approval.

More limited weight should be attached to parts of draft London Plan policies where the Secretary of State has directed specific amendments. Greater weight may be attached to policies that are not subject to the specific amendments from the Secretary of State.

8 Justification for planning permission

- 8.1 The applicant seeks full planning permission for a Ground floor extension to provide additional space for the existing Restaurant Kitchen to the front with the conversion and construction to provide a better existing shop and storage to provide a purpose designed (Class B8 Use) Flower Store & Workshop at Ground Floor and first floor Extension to provide One new dwelling (1 x 2 bed, Class C3) and associated refuse/ recycling facilities and the provision of cycle storage at 16 High Street, Northwood, Hillingdon District Council, London, HA6 1BN,
- 8.2 the amendment of the existing building to form 1 no. 2 bed residential flat, and to provide a new bespoke B8 unit on the ground floor, for an existing and established successful family run business which currently occupies the dilapidated building, that needs urgent refurbishment.

8.3 It is considered that the key issues when determining this case are as follows:

- a) The principle of residential use on the application site;
 - i. Affordable housing;
 - ii. Housing mix.
- b) Planning obligations including community infrastructure levy (CIL).

(a) The principle of residential use

- 8.4 Housing is a strategic priority both locally and nationally (NPPF and Policy CS NPPF). The provision of new residential flats will contribute to Hillingdon's annual housing targets.
- 8.5 Policy promotes the reuse and redevelopment of existing developed sites such as this.
- 8.6 The addition of new residential accommodation in a complementary town centre will increase footfall around the existing retail and leisure uses, supporting the vitality and vibrancy of Northwood. The proximity to services, facilities and to public transport make this a sustainable location for new development.
- 8.7 At present, the buildings are underutilised and predominantly taken up with storage, presenting an inefficient use of this property. The site is considered unsuitable for continued use, and is not seen as realistic to keep adapting the existing building without significant changes needed and is currently not making optimum use of the existing area, it is seen that with careful redevelopment this proposal could provide much needed residential accommodation in a highly suitable location whilst upgrading the entire site to be fit for the future use.
- 8.8 Given the above, we are of the view that the proposed residential use is in accordance with the relevant development plan.

(i) Affordable housing

- 8.9 The site is below the threshold for affordable housing provision. The Court of Appeal has reversed the High Court's quashing of the Government's policy exempting small scale development from affordable housing. Sites delivering 10 or fewer units, or no more than 1,000 sq m gross floor area, which includes this proposal, are therefore exempt from affordable housing provision.

8.10 Given the above, we are of the view that the proposals are in accordance with the relevant development plan.

(ii) Housing mix

8.1 The proposed housing considers the likely occupants of the residential unit at this location, having regard to the local policy advice. In market terms, the central location and its good public transport also makes it suitable for a small unit. This is a perfect starter home for a couple or young family.

(b) Planning Obligations, including community infrastructure levy (CIL)

8.2 Relevant CIL forms will be submitted with a full application.

9 Conclusions

- 9.1 The proposals will enable the re-use and regeneration of a site that is located within a sustainable location and is currently underutilised.
- 9.2 The proposals will result in the creation of a much-needed residential dwelling, thereby helping to deliver the housing requirement for the borough, whilst also being in accordance with local and national policy.
- 9.3 The proposal will provide a number of different changes to the site and will bring the location into line with other buildings redeveloped in the area, with one of the proposed units for the site a 1 x 2 bed flat being created and helping existing and established local business to achieve a better quality of premises with purpose built buildings and extensions enabling them to provide a better quality of service to their clients in the surrounding community,
- 9.4 The proposals include adequate cycle parking, thereby promoting the use of sustainable transport methods.
- 9.5 The proposals comply with planning policy and as such should be granted consent, and we look forward to comments regarding our application.