



## **PLANNING STATEMENT**

TO ACCOMPANY:

**Householder Planning Application**

BY:

***Mr Suty Bharrich***

TO:

***London Borough of Hillingdon Council***

FOR:

***Use of the outbuildings within the residential curtilage of Nos. 18–20 Wilmar Close as ancillary accommodation to the main dwellings***

AT:

***18-20 Wilmar Close, Hayes, Middlesex, UB4 8ET***

## 1.0 THE PROPOSAL

- 1.1 This application seeks planning consent for use of the existing outbuildings within the residential curtilage of Nos. 18–20 Wilmar Close as ancillary accommodation to the main dwellings.
- 1.2 This proposal follows application 67410/APP/2024/2641, which sought the change of use of two outbuildings to granny annexes and was refused on 18<sup>th</sup> July 2025 for the following reason:
1. *The proposed development, by reason of the provision of facilities within the outbuilding and independent access to the outbuilding, would be tantamount to the creation of separate self-contained residential units in a position where such dwellings would be unacceptable. Consequently, the proposed development would harm the area's character and appearance and the amenity of neighbouring residents. The proposal is, therefore, contrary to the National Planning Policy Framework (2024), Policies D1, D3, D4, and D6 of the London Plan (2021), and Policies DMH 6, DMHD 2, and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).*
- 1.3 The subsequent appeal APP/R5510/W/25/3371435 was dismissed on 22<sup>nd</sup> December 2025, with the Inspector stating:
- “Concluding on this main issue, I find that the proposal would constitute two separate, self-contained units of residential accommodation, rather than ancillary uses. I have found that this would have an unacceptable effect on the character of the locality and on the living conditions of neighbouring occupiers. The proposal would conflict with relevant provisions of Policy DMH 6, DMHD 2 and DMHB 11 of the Local Plan and Policies D1, D3, D4, and D6 of the London Plan (2021). In summary, these policies seek the most appropriate form of development that responds to a site’s context and to maintain neighbouring residential amenity.”*
- 1.4 In response to the Council’s and Inspector’s concerns, the scheme has been amended. The previously proposed kitchenettes and dining tables have been removed, ensuring that any future occupiers of the outbuildings remain wholly dependent on the main dwellings. The application now seeks consent for ancillary accommodation, rather than for self-contained “granny annexes”.
- 1.5 Therefore, the following statement will provide a description of the site, relevant planning policies before setting out the applicant’s case for the development which would accord with the criteria of the National Planning Policy Framework (2024), London Plan (2021), the Hillingdon Local Plan: Part 1 and Hillingdon Local Plan: Part 2.

**2.0 SITE LOCATION AND PROPERTY**

2.1 The application site is positioned at the eastern end of the cul-de-sac within a residential setting. The dwellings are not within a Conservation Area or the curtilage of a listed building.



**Aerial view of the application site and surrounding area**

2.2 The application site comprises a pair of semi-detached, two storey properties which form two independent dwelling houses and are positioned on large wedge-shaped plots.



**Nos. 18-20 Wilmar Close**

### 3.0 RELEVANT PLANNING POLICY

3.1 The following paragraphs provide a brief summary of the relevant national, regional and local planning policies including the National Planning Policy Framework (2024), Policies D1, D3, D4, and D6 of the London Plan (2021), and Policies DMH 6, DMHD 2, and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

#### National Planning Policy Framework (NPPF)

3.2 The National Planning Policy Framework set out the Government's planning policies for England and how these are expected to be applied. The following sections and paragraphs make reference to the parts of the NPPF which are directly relevant to this application.

#### Presumption in Favour of Sustainable Development

3.3 Paragraph 11 of the NPPF sets out that plans and decisions should apply a presumption in favour of sustainable development.

#### Decision-making

3.4 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way.

#### Achieving well-designed places

3.5 Section 12 of the NPPF refers to design, with paragraph 131 describing how the Government attaches great importance to the design of the built environment, stating that "*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.*"

3.6 Paragraph 135 states that planning policies and decisions should ensure that developments:

- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

### **The London Plan 2021**

- 3.7 The council embraces the sentiments of the London Plan which sets a clear context for considering development needs at local level taking full account of the borough's character. Policies D1, D3, D4, and D6 were referred to within the given reasons for refusal.

#### **Policy D1: London's form, character and capacity for growth**

- 3.8 Understanding the existing character and context of individual areas is essential in determining how different places may best develop in the future.

#### **Policy D3: Optimising site capacity through the design-led approach**

- 3.9 All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site.

#### **Policy D4: Delivering good design**

- 3.10 For residential development it is particularly important to scrutinise the qualitative aspects of the development design described in Policy D6 Housing quality and standards. The higher the density of a development the greater this scrutiny should be of the proposed built form, massing, site layout, external spaces, internal design and ongoing management.

#### **Policy D6: Housing quality and standards**

- 3.11 Housing development should be of high quality design and provide adequately-sized rooms (see Table 3.1) with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures.

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

- 3.12 The Local Plan Part 2 Development Management Policies and Site Allocations and Designations were adopted as part of the borough's development plan at Full Council on 16 January 2020. Policies DMH 6, DMHD 2, and DMHB 11 were referred to within the decision.

Policy DMH 6: Garden and Backland Development

3.13 There is a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases a limited scale of backland development may be acceptable, subject to the following criteria:

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

Policy DMHD 2: Outbuildings

3.14 The Council will require residential outbuildings to meet the following criteria:

- i) the building must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers;
- ii) the developed footprint of the proposed building must be proportionate to the footprint of the dwelling house and to the residential curtilage in which it stands and have regard to existing trees;
- iii) the use shall be for a purpose incidental to the enjoyment of the dwelling house and not capable for use as independent residential accommodation; and
- iv) primary living accommodation such as a bedroom, bathroom, or kitchen will not be permitted.

Policy DMHB 11: Design of New Development

3.15 All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including amongst other criteria harmonising with local context; and, ensuring the use of high quality building materials and finishes.

#### **4.0 PRINCIPLE OF THE DEVELOPMENT**

- 4.1 National policy establishes a clear expectation that housing should meet the needs of different groups in the community, including older people and those requiring support. Paragraphs 61, 63 and 96 of the National Planning Policy Framework emphasise the importance of enabling residents to remain within their families and neighbourhoods, fostering healthy and inclusive communities, and providing adaptable living arrangements that respond to changing needs. The London Plan reinforces this direction as policy GG1 promotes strong, inclusive communities, while policy D7 requires homes to be adaptable and capable of meeting the needs of older and disabled residents over time.
- 4.2 Local policy is similarly aligned. Policy DMHD 2 of the Hillingdon Local Plan: Part Two governs residential outbuildings and requires that they are used for purposes incidental to the enjoyment of the dwellinghouse and are not capable of independent occupation. The supporting text clarifies that the policy's purpose is to prevent the creation of separate planning units, rather than to prohibit facilities outright. The key test is whether the use remains genuinely ancillary in functional and planning terms.
- 4.3 The proposal seeks permission for the use of two existing, lawfully erected outbuildings at Nos. 18 and 20 Wilmar Close as ancillary accommodation for the applicants' elderly parents. The buildings are physically joined across the boundary, and each would contain a modest open plan interior providing a bed and lounge area, together with a shower room. No kitchen or dining facilities are proposed. Each unit measures approximately 32.5 sqm, significantly below the 37 sqm London Plan policy D6 Standard for a self-contained studio. Their constrained size and layout reinforce that they are not capable of functioning as independent dwellings.



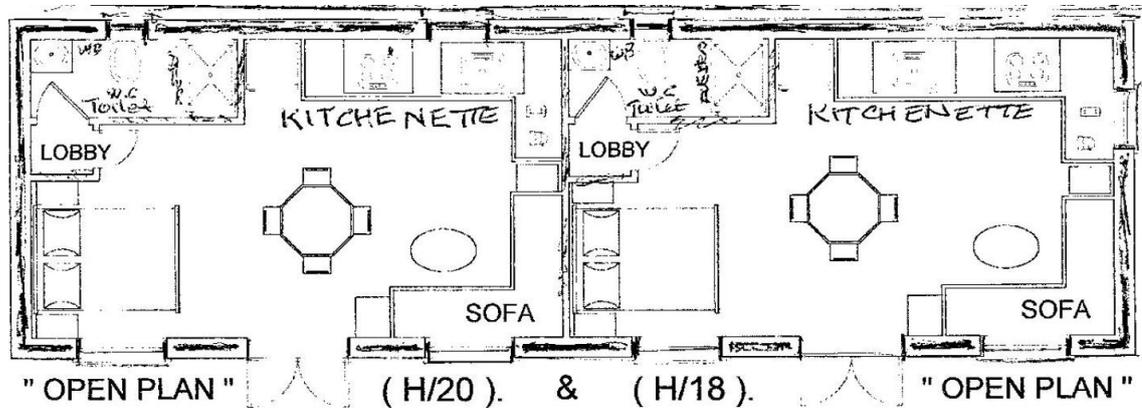
**Existing outbuildings**

- 4.4 The outbuildings sit within the rear gardens of the host dwellings and share access, garden space and utilities. There is no subdivision of land, no separate postal address and no independent services. The intended occupation pattern is clear as the two brothers will occupy the main houses with their families, while their parents (who have documented mobility and health needs) will occupy the annexes. This arrangement is supported by statutory declarations and medical evidence which can be provided on request.
- 4.5 National and regional policy strongly support development that enables older residents to live safely and independently within their family network. The proposed annexes would provide level access, proximity to daily support and a culturally appropriate living arrangement for practising Sikh parents whose routines differ from those of their adult children. This is precisely the type of intergenerational, inclusive living arrangement encouraged by the NPPF and the London Plan.
- 4.6 The proposal does not create new dwellings. It adapts existing, lawful structures to meet evolving family needs in a manner that is proportionate, sustainable and fully integrated with the host properties. The use remains ancillary in both functional and planning terms and is consistent with Policy DMHD 2 when interpreted in context.

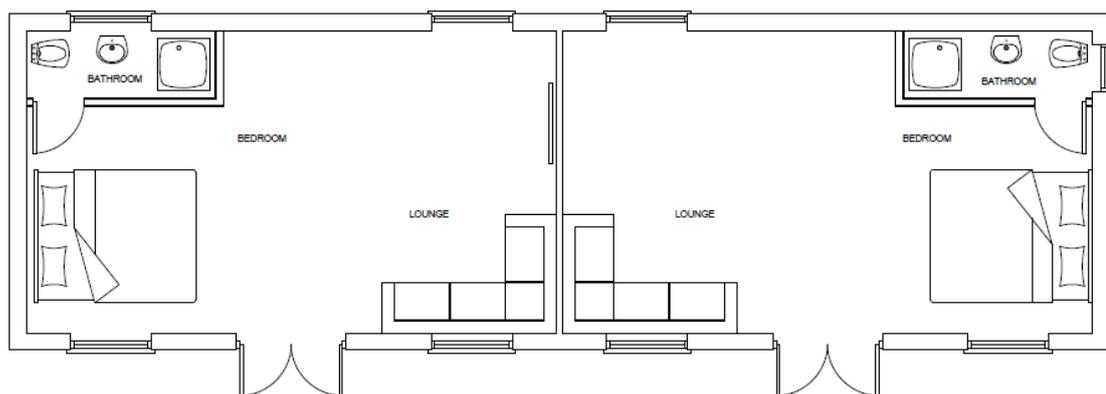
## **5.0 FUNCTIONAL RELATIONSHIP AND DEPENDENCE**

- 5.1 Policy DMHD 2 requires that outbuildings remain incidental to the enjoyment of the dwellinghouse and are not capable of functioning as independent residential units. The supporting text confirms that the decisive test is whether the use forms part of a single planning unit, rather than the mere presence of facilities. National policy reinforces this approach as the NPPF encourages adaptable living arrangements that allow older and disabled residents to remain close to family support, provided the use remains integrated with the host dwelling.
- 5.2 The Inspector's decision on the previous appeal at this site focused on two specific concerns. First, that the outbuildings contained a full suite of primary living facilities, including kitchenettes, which enabled day to day private living; and second, that the physical arrangements, including unimpeded access from the street, meant the buildings were capable of functioning as separate, self-contained units. The Inspector concluded that, in the absence of enforceable controls, the proposal would amount to the creation of two independent dwellings.
- 5.3 The revised proposal directly addresses these findings. The kitchenettes and dining tables have been removed entirely, eliminating the facility that the Inspector considered most indicative of independent occupation. Each outbuilding now contains only a shower room and an open plan space accommodating a bed and lounge area. Without cooking facilities, the buildings cannot support day to day private living and

are inherently dependent on the main dwellings for meals and daily domestic activity. At approximately 32.5 sqm each, the internal area remains significantly below the Nationally Described Space Standard for a self-contained studio, reinforcing that the buildings cannot operate as independent dwellings.



**Refused layout**



**Proposed layout**

- 5.4 The supporting text to Policy DMHD 2 confirms that primary living accommodation, particularly kitchens is the defining feature that enables independent occupation. The revised proposal removes the kitchenettes and dining tables entirely. Given the 18–20 metre distance between the outbuildings and the host dwellings, the inclusion of a shower room is reasonable and necessary for elderly occupants, but it does not enable day-to-day private living. Without cooking facilities, the buildings cannot function as self-contained units and therefore fall outside the category of development that Policy DMHD 2 seeks to resist.
- 5.5 The functional relationship between the annexes and the host dwellings is clear and inseparable. The outbuildings sit within the relatively large rear gardens of Nos. 18 and 20 Wilmar Close and share the same access routes, outdoor amenity space and utility connections. There is no subdivision of land, no separate curtilage, no independent services and no separate postal address. The intended occupation pattern is documented through statutory declarations: the two brothers will occupy

the main houses with their families, while their elderly parents who have documented mobility and health needs, will occupy the annexes. This arrangement creates a single, interdependent household in which the annex occupants rely on the main dwellings for daily support, meals, supervision and integration into family life.



**Existing outbuildings**

- 5.6 The Inspector's concern regarding enforceability is also addressed. The previous scheme relied on conditions to regulate use despite containing full living facilities. In contrast, the revised proposal removes the very facilities that created the enforceability issue. The applicant has also offered a suite of conditions restricting occupation to dependent relatives and requiring reversion to incidental use if no longer needed. These controls are precise, enforceable and directly aligned with the Inspector's reasoning.
- 5.7 Taken together, the revised proposal overcomes the functional independence concerns identified in the appeal decision. The annexes are physically, practically and functionally dependent on the host dwellings, and their use forms part of a single planning unit. The development therefore satisfies the requirements of Policy DMHD 2 and aligns with national policy supporting intergenerational living and dependent care.

## 6.0 IMPACT ON CHARACTER AND APPEARANCE

- 6.1 Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*
- 6.2 Paragraph 135 of the NPPF (2023) requires Local Planning Authorities to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- 6.3 Local Plan policies DMHB 11 (Design of new development) and DMHB 12 (Streets and public realm) seeks to ensure that development harmonises with local context taking into account the surrounding scale of development, building lines, height, design and materials of the area.
- 6.4 The Inspector’s previous decision did not identify any physical or visual harm arising from the outbuildings themselves. Their scale, siting and form were not criticised. Instead, the Inspector’s concern related solely to the use of the buildings as self-contained units and the associated intensification of activity that could arise from two independent dwellings. The Inspector accepted that the buildings already existed lawfully and that no external alterations of significance were proposed. The alleged harm flowed from the perceived independence of occupation, not from the built form.
- 6.5 The concerns identified in paragraph A1.33 of DMHD 2 do not arise. The outbuildings are not capable of independent occupation because they lack cooking facilities and rely on the host dwellings for daily domestic activity. They are modest in scale, lawful in their existing form, and do not result in any over-dominant or visually intrusive development. The proposal therefore falls outside the category of inappropriate development that Policy DMHD 2 seeks to prevent.
- 6.6 The revised proposal removes the element that led the Inspector to conclude that the buildings were capable of functioning as separate dwellings. The kitchenettes and dining tables have been omitted entirely, eliminating the facility that enabled day to day private living and contributed to the finding of independence. Without cooking or dining facilities, the buildings cannot operate as self-contained units and are inherently dependent on the host dwellings. This directly addresses the Inspector’s reasoning and removes the basis on which intensification concerns were founded.
- 6.7 The physical characteristics of the outbuildings remain unchanged. They sit discreetly within the rear gardens of Nos. 18 and 20 Wilmar Close, well below the height and

massing of the host dwellings. No increase in footprint, bulk or height is proposed. The only external change is the introduction of obscure glazed windows, which do not alter the appearance of the buildings in any meaningful way. The structures remain screened from the public realm and have no effect on the streetscene, building lines or roofscape.



**Outbuildings are not visible within the street scene of Wilmar Close**

- 6.8 Rear garden outbuildings are a common feature of this part of Hayes, forming part of the established suburban grain. The annexes retain the scale, form and positioning typical of such structures and do not disrupt the pattern of development. Their continued use as ancillary accommodation does not introduce any new visual elements or intensify the built form.
- 6.9 The Inspector's previous concerns about character were tied to the potential for two independent residential units operating within the rear gardens. That concern no longer arises. The revised proposal ensures that the buildings function only as ancillary accommodation, eliminating the independent activity that the Inspector considered harmful to the area's character. With the kitchenette removed and occupation tied to dependent family members, the use is low intensity and consistent with normal domestic patterns.
- 6.10 In these circumstances, the development preserves the character and appearance of the area and accords fully with Policy DMHB 11 and the design principles of the NPPF.

## **7.0 IMPACT ON RESIDENTIAL AMENITY**

- 7.1 Paragraph 135(f) of the National Planning Policy Framework (NPPF) states that planning policies and decisions should ensure that developments create places that are safe, inclusive, and accessible, while also promoting health and well-being. Developments should provide a high standard of amenity for both existing and future users, ensuring that living conditions are not adversely affected by new proposals.
- 7.2 London Plan Policy D3, which focuses on optimising site capacity through a design-led approach, requires developments to deliver appropriate levels of outlook, privacy, and amenity. This policy emphasises the importance of ensuring that new residential schemes contribute positively to the quality of life of occupants and neighbouring properties by maintaining adequate separation distances, avoiding intrusive design elements, and ensuring a well-balanced relationship between built form and open space.
- 7.3 Local Plan Policy DMHB 11, which relates to the design of new development, states that new residential proposals should not adversely impact the amenity, daylight, or sunlight of adjacent properties and open spaces. This policy seeks to ensure that developments are sensitively designed to avoid creating overbearing structures, excessive overshadowing, or an unacceptable loss of outlook for neighbouring residents.
- 7.4 The Inspector's previous decision did not identify any physical amenity impacts arising from the outbuildings themselves. There was no finding of harm relating to overlooking, overshadowing, privacy, noise or general activity. The Inspector accepted that the buildings already existed lawfully and that their physical form was not in dispute. The amenity concern arose solely from the perceived potential for the outbuildings to operate as two independent dwellings, which the Inspector considered could lead to more intensive use of the gardens and increased comings and goings.
- 7.5 The revised proposal removes the element that led to this conclusion. The kitchenettes have been omitted entirely, eliminating the facility that enabled day to day private living and contributed to the Inspector's finding of independence. Without cooking facilities, the buildings cannot function as self-contained units and are inherently dependent on the host dwellings. This removes the basis on which the Inspector anticipated intensified activity or increased comings and goings.
- 7.6 The nature of the proposed occupation further confirms that no amenity harm will arise. The annexes will be occupied by the applicant's elderly parents, whose mobility and health needs are documented. Their use of the space will be low intensity, quiet and consistent with normal domestic patterns. There is no evidence to suggest that

their presence would generate noise, disturbance or activity beyond that associated with an ordinary extended household.

- 7.7 No external alterations are proposed other than obscure glazed windows, and there is no change to access arrangements, boundary treatments, hardstanding or landscaping. The proposal does not introduce any new overlooking, overshadowing or loss of privacy. The outbuildings remain screened from neighbouring properties and do not alter the relationship between dwellings.
- 7.8 The Council's original officer report acknowledged that ancillary use would not give rise to any substantial amenity impacts and that no demonstrable harm had been identified. The subsequent shift in the Council's position was based solely on the theoretical possibility of independent occupation, an outcome that the revised proposal now prevents. With the kitchenette removed and occupation tied to dependent family members, the concerns identified in the previous appeal no longer arise.
- 7.9 In these circumstances, the development maintains a high standard of amenity for neighbouring occupiers and accords fully with Policy DMHB 11 and the amenity objectives of the NPPF.

## **8.0 CONSISTENCY WITH APPEAL PRECEDENT AND DISTINGUISHING THE PREVIOUS DECISION**

- 8.1 Consistency with appeal precedent is relevant because it demonstrates how similar proposals have been assessed across the borough, while also allowing a clear distinction to be drawn between those cases and the previous decision at Wilmar Close. Inspectors have repeatedly confirmed that outbuildings can remain ancillary even where they contain primary living facilities, provided the factual circumstances show dependency, functional integration and enforceable control. This reflects the purpose of Policy DMHD 2, which seeks to prevent the creation of separate planning units rather than to prohibit facilities outright.
- 8.2 The previous appeal at this site was dismissed for reasons specific to the scheme then before the Inspector. The outbuildings included full living facilities, including kitchenettes, and the Inspector concluded that this combination of features made them capable of day to day private living. Together with unimpeded access from the street, the Inspector found that the buildings could operate as independent dwellings and that conditions would not be sufficiently enforceable in that context. The dismissal therefore arose from the perceived independence of the units, not from their physical form, siting or relationship with neighbouring properties.
- 8.3 The revised proposal directly resolves those concerns. The kitchenettes have been removed entirely, eliminating the facility that the Inspector considered most indicative

of independent occupation. Without cooking facilities, the buildings cannot support day to day private living and therefore cannot function as self-contained units. Their modest 32.5 sqm floor area, shared access, shared garden space and shared utilities reinforce that they form part of a single household and are wholly dependent on the host dwellings for daily domestic activity. The factual circumstances that led the Inspector to conclude that the previous scheme was capable of independence no longer exist.

8.4 Appeal decisions at St Martins Approach, Wood Lane, Frays Waye and Richards Close all involved outbuildings with primary living facilities, and in some cases separate access arrangements. In each instance, Inspectors concluded that the use could remain ancillary where dependency was demonstrated and conditions could regulate occupation. These decisions confirm that the presence of facilities does not, in itself, create a separate planning unit. They also show that the Planning Inspectorate is willing to accept ancillary use where the evidence supports it.

8.5 The revised proposal at Wilmar Close is firmly within this established pattern. Unlike the dismissed scheme, the annexes no longer contain the facilities that would enable independent occupation. Their layout, size, function and intended use make them inherently dependent on the host dwellings. The statutory declarations, medical evidence and clear family care arrangement provide a level of certainty and control that exceeds that offered in many of the allowed cases.

8.6 In this context, appeal precedent supports the acceptability of the revised scheme, while the previous decision at this site is distinguishable on clear and substantive grounds. The concerns that led to the earlier dismissal have been fully addressed, and the proposal now aligns with the approach consistently taken by Inspectors in comparable cases.

## **9.0 PLAN AND DOCUMENT LIST**

- Location plan Drawing no. S/18+20/A-4 Sht S.1
- Existing plan Drawing no. S/18+20/A-4 Sht S-2/B-O
- Ground plan and elevations Drawing no. 26\_113\_01
- Planning Statement

## **10.0 CONCLUSIONS**

10.1 The revised proposal resolves the specific concerns that led to the previous dismissal and now sits comfortably within the policy framework that supports ancillary accommodation for dependent relatives. National policy encourages adaptable living

arrangements that allow older people to remain close to family support, and the London Plan reinforces the need for inclusive, intergenerational living environments. Policy DMHD 2 seeks to prevent the creation of separate planning units, but it does not prohibit outbuildings that contain facilities necessary for dependent occupation where the use remains clearly ancillary.

- 10.2 The kitchenettes that previously enabled day to day private living have been removed, eliminating the feature the Inspector considered most indicative of independent occupation. The outbuildings now contain only a shower room and an open plan space for sleeping and sitting. Given the 18–20 metre distance from the host dwellings, the inclusion of a shower room is reasonable and necessary for elderly occupants and does not enable self-contained living. Without cooking facilities, the buildings cannot function as independent units and are wholly reliant on the main houses for meals and daily domestic activity. Their modest 32.5 sqm floorspace, shared access, shared garden space and shared utilities reinforce this dependency.
- 10.3 The intended occupation by the appellant's elderly parents can be supported by statutory declarations and medical evidence, demonstrating a genuine need for ground floor, accessible accommodation close to family support. This arrangement reflects the type of intergenerational living strongly encouraged by the NPPF and the London Plan. The use will be low intensity, quiet and consistent with normal domestic patterns.
- 10.4 No external alterations of significance are proposed, and the lawful outbuildings remain modest in scale, discreetly positioned and well screened from neighbouring properties. There is no harm to character, appearance, privacy, outlook or amenity. The concerns identified in the previous appeal related solely to the potential for independent occupation, not to any physical or visual impact. Those concerns have now been fully addressed.
- 10.5 Appeal precedent across Hillingdon confirms that outbuildings can be accepted as ancillary accommodation where dependency is demonstrated and where conditions can regulate occupation. The revised proposal aligns with that established approach and is materially different from the dismissed scheme. The factual circumstances that previously led the Inspector to conclude that the buildings were capable of independence no longer exist.
- 10.6 In the absence of any demonstrable harm, and with the ancillary nature of the use now clearly secured, the proposal accords with the NPPF, the London Plan and Policies DMHD 2 and DMHB 11 of the Hillingdon Local Plan. Planning permission should therefore be granted, subject to any reasonable conditions necessary to safeguard the dependent, ancillary use.