

DELEGATED DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select Option

1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received ☐
2. Application complies with all relevant planning policies and is acceptable on planning grounds ☐
3. There is no Committee resolution for the enforcement action ☐
4. There is no effect on listed buildings or their settings ☐
5. The site is not in the Green Belt (but see 11 below) ☐

REFUSAL RECOMMENDED: GENERAL

6. Application is contrary to relevant planning policies/standards ☐
7. No petition of 20 or more signatures has been received ☐
8. Application has not been supported independently by a person/s ☐
9. The site is not in Green Belt (but see 11 below) ☐

RESIDENTIAL DEVELOPMENT

10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha ☐
11. Householder application in the Green Belt ☐

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses ☐
13. Refusal of change of use from retail class A1 to any other use ☐
14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. ☐

CERTIFICATE OF LAWFULNESS

15. Certificate of Lawfulness (for proposed use or Development) ☐
16. Certificate of Lawfulness (for existing use or Development) ☐
17. Certificate of Appropriate Alternative Development ☐

CERTIFICATE OF LAWFULNESS

18. ADVERTISEMENT CONSENT (excluding Hoardings) ☐
19. PRIOR APPROVAL APPLICATION ☐
20. OUT-OF-BOROUGH OBSERVATIONS ☐
21. CIRCULAR 18/84 APPLICATION ☐
22. CORPSEWOOD COVENANT APPLICATION ☐
23. APPROVAL OF DETAILS ☐
24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval ☐
25. WORKS TO TREES ☐
26. OTHER (please specify) ☐

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No. **Report of the Head of Planning, Building Control, Sport & Green Spaces**

Address 130 HIGH STREET RUISLIP

Development: Alterations to all elevations involving new and replacement aluminium windows and doors and wall cladding panels

LBH Ref Nos: **70133/APP/2014/4092**

Drawing Nos: Design and Access Statement
1801/02
1801/03
1801/05
1801/06 Rev. B
1801/07 Rev. A
1801/08 Rev. A
Location Plan (1:1250)

Date Plans received : 20/11/2014

Date(s) of Amendment(s):

Date Application Valid: 20/11/2014

1. **SUMMARY**

Planning permission is sought to make minor alterations to all of the elevations of this 1960's three/four storey office building which is to be converted into flats.

There would be minimal external changes to the appearance of the building which is situated within the Ruislip Village Conservation Area and set back behind the primary retail frontage of Ruislip Town Centre.

The details of new and replacement windows, infill panels, doors and wall cladding are considered to be acceptable and would preserve the character and appearance of the surrounding protected area.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1801/06 Rev. B, 1801/07 Rev. A and 1801/08 Rev. A 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 Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

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 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

3 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

3. CONSIDERATIONS

3.1 Site and Locality

Nos. 126-130 High Street situated in Ruislip town centre, comprise of an estate agents office (Nos. 126-8) with an estate management office above (No. 126a) occupying the High Street frontage; and the former Council Ruislip Housing offices in the part three part four storey Class B1(a) office block to the rear (No.130) accessed through an alleyway situated in Ruislip town centre. To the rear of the site is a private access and undercroft car park served to the rear of the shops from Princess Lane.

The application site lies within the Ruislip Village Conservation Area and forms part of the Developed Area of the Borough as identified in the Hillingdon Local Plan.

3.2 Proposed Scheme

The external changes proposed to the elevations of the building are summarised as follows:

Elevation 1 (Rear) - replacement windows powder-coated aluminium with blanking panels

(for services, wall junctions) finished in RAL colour blue-grey; replacement cladding panels; one replacement door; four enlarged window openings and four new windows (first/second floors).

Elevations 2/3 (south side) - replacement windows/cladding panels (as above); two new windows (first/second floors) and one replacement door;

Elevations/5/6 4 (Front) - replacement windows/cladding panels (as above); four wider mullions, two replacement doors and one new window (first floor); and

Elevation 7 (north side) - replacement windows/cladding panels (as above); two new windows (first/second floors).

3.3 Relevant Planning History

3874/ADV/2008/75 126-130 High Street Ruislip

Installation of one internally illuminated fascia sign, one internally illuminated projecting sign and two green awnings.

Decision: 04-08-2008 Approved

3874/APP/2008/1759 126-130 High Street Ruislip

Change of use of part of public highway in front of south side of premises for use as outdoor seating area (comprising four tables and twelve chairs).

Decision: 04-08-2008 Approved

70133/APP/2014/2455 130 High Street Ruislip

Change of use from B1 (Offices) to C3 (Dwellinghouses) to create 19 self contained flats (Prior Approval)

Decision: 05-09-2014 PRN

Comment on Planning History

Prior approval was granted in September 2014 (under ref. 70133/APP/2014/2455) for the conversion of the existing part three part four storey Class B1(a) office block in to 19 Class C3 residential units comprising of 17 one bedroom flats and 2 studio flats.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- Not applicable

4.2 Site Notice Expiry Date:- Not applicable

5. Comments on Public Consult

18 neighbouring and nearby occupiers plus Ruislip Residents Association were consulted (24.11.2014). In addition, a site notice was displayed from 27.11.2014. There have been no responses received.

Access Officer:

The site is located within Ruislip Town Centre which occupies a part 2, part 3 storey brick built office building that was formally occupied by the Hillingdon Council Housing Department.

The proposal is to replace the existing windows within the building that have come to the end of their lifespan. Other minor external works are also proposed, including replacement

cladding and a small number of additional window openings in similar positions to the existing.

It is stated within the Design & Access Statement the pedestrian and vehicular access to the site is to be retained as part of the proposals and no alterations are proposed to either, which would leave access to the building as existing.

6. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

In addition: None.

7. MAIN PLANNING ISSUES

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

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved Policies Unitary Development Plan Policies (November 2012) requires the design of new buildings to protect the privacy of neighbouring dwellings. Paragraph 4.12 of HDAS requires a 21 metres distance separation between properties to ensure no loss of privacy would occur.

There are proposed new windows to the flats at first and second floor level in the rear (4) and side (4) elevations some of which would serve habitable rooms (the floor layouts are not detailed in the application) and/or simply replicate the views from other existing windows in the same elevations which can be so used under the terms of the prior approval granted. None of these would therefore introduce any new potential for direct overlooking towards the nearest residential properties (there are also several trees to the rear of the site adjacent to properties in Sovereign Close) and thus no loss of privacy would be likely as a result of the development.

7.2 Impact on Street Scene

Under Policy BE4 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012), new development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities and there will be a presumption in favour of retaining buildings which make a positive contribution to the character and appearance of such an area.

Similarly, Policy BE13 of the Local Plan requires developments to harmonise with the existing street scene or other features in the area whilst Policy BE15 of the Local Plan permits alterations and extensions to existing buildings where they harmonise with the scale, form, architectural composition and proportions of the original building.

The proposals for new windows and cladding would refurbish the overall appearance of this modern building, the external treatment of which features critical/metal windows, brickwork and defective white plastic cladding panels that do not especially contribute to the appearance of the conservation area from any view.

Due to the set back of the building behind the main pedestrian shopping frontage, the only elevation that would have any effect on the principle views within the High Street is the front elevation that is partly visible between Nos. 126 and 132 High Street. This elevation would not be altered greatly - with one new window inserted at first floor, the new cladding panels and replacement first floor windows (in grey-blue) and a set of replacement doors at street level.

It is noted that non-traditional aluminium windows have been accepted elsewhere in a similar flats conversion in the conservation area (at Cromwell House, 43-45 High Street) and these would replace the existing metal framed windows with openings in proportion to those existing. As such, the external alterations proposed would combine to upgrade the exterior of the building and in the context of its neighbours would represent a welcome enhancement.

Accordingly, the proposal is thus considered to comply with the objectives of Policies BE4, BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

7.3 Traffic Impact/Pedestrian Safety

Not applicable to this application.

7.4 Carparking & Layout

Not applicable to this application.

7.5 Urban Design, Access and Security Considerations

Not applicable to this application.

7.6 Other Issues

None.

8. Reference Documents

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