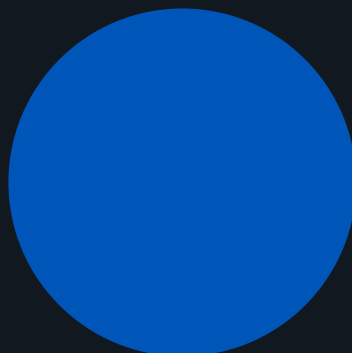
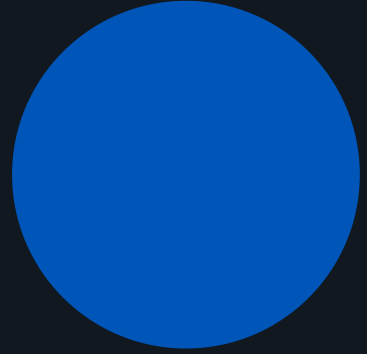
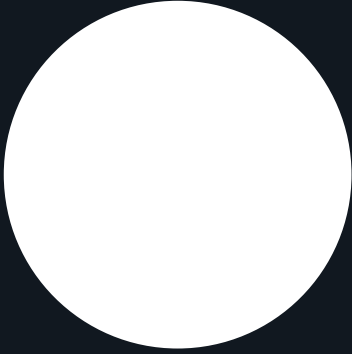




LAND AND BUILDINGS AT 142 PINNER ROAD, NORTHWOOD HA6 1BP

Planning and Design and Access Statement

Firstplan Ref: 20322/MS/ta

Date: September 2020

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Appendix 1: Existing Photographs of Site

Section 1: Introduction

- 1.1 This Planning Statement has been prepared by Firstplan Ltd in support of a planning application submitted on behalf of SeventyFour Propco Ltd in relation to land and buildings at 140 - 142 Pinner Road, Northwood HA6 1BP. The application proposal seeks to redevelop the existing site for residential dwellings and associated landscaping. The full redevelopment proposals including an accommodation schedule are provided within this report and on the planning submission drawings prepared by Capelo.
- 1.2 The application site comprises a two and a half storey brick built building and associated car park, hardstanding, and garages to the north, on the corner of Rickmansworth Road and High Street Northwood. The existing building was formerly a pub with residential accommodation on the upper floor. The building, whilst still attractive, is dated and represents a real opportunity for upgrading works which will provide much needed housing stock for the borough and an enhanced streetscene.
- 1.3 An earlier application, submitted by Pride Equity Ltd, was granted consent by London Borough of Hillingdon (LBH) in January 2020 for the demolition of the existing public house and the erection of a part three storey, part two storey detached building for self-contained flats with associated amenity space and parking.
- 1.4 The site is now under new ownership and the applicant now seeks a revised proposal for its redevelopment. It is considered that the revised proposals submitted as part of this application are an appealing, cost effective and achievable development proposal for the site. This is further set out within this report.
- 1.5 The Statement is set out as follows:
- **Section 2** - provides a description of the relevant background information, including a description of the site and surrounding area and relevant planning history;
 - **Section 3** - provides details of the application proposals;
 - **Section 4** - assesses the relevant policy context;
 - **Section 5** - considers the proposals planning policies and includes a heritage statement; and
 - **Section 6** - draws conclusions.

Section 2: Background Information

a) Site Description

- 2.1 The application site comprises a corner plot at the junction of Rickmansworth Road and High Street Northwood. The site comprises of an underutilised two and a half storey former pub building with car parking/hardstanding to the north as well as a single storey pitched building on High Street Northwood.
- 2.2 It is understood that the building was originally built as a public house but has not been used for some time now. Residential dwellings lie on the upper floors of the building. Photographs of the site are attached at **Appendix 1**.

APPENDIX 1

- 2.3 The surrounding buildings are predominately two storey in height, although there are some three storey and flatted developments ranging between three and four storeys. The surrounding area comprises a mix of commercial and residential units. This is typical for the location of the site, between the two Town Centres of Northwood and Northwood Hills.
- 2.4 Northwood and Northwood Hills underground stations are in close proximity to the site as well as a number of bus stops. Despite this, the site lies within PTAL 2 as shown in the map below.

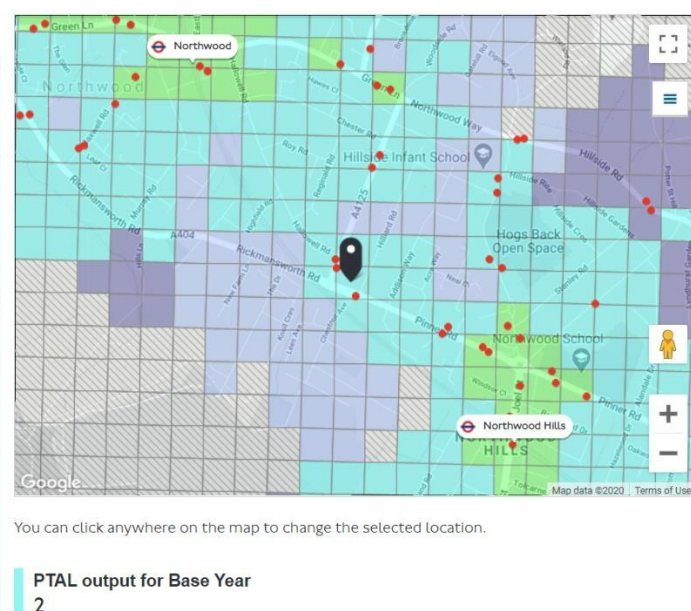


Image 1: PTAL Rating

b) Planning History

2.5 As previously mentioned, planning permission was granted in January 2020 (ref: 73773/APP/2019/2660) for the *“demolition of existing public house and residential buildings and erection of part three-storey, part two storey detached building to provide 1 x 3-bed, 5 x 2-bed and 3 x 1-bed self contained flats with associated works”*. As shown in the red line plan below this application included the house adjacent to the former public house., no. 140 Pinner Road.



Image 2: Site Location Plan application ref: 73773/APP/2019/2660

2.6 The principle of development was considered acceptable and the residential dwellings deemed to provide an acceptable standard of accommodation for future occupants. With regard to amenity space, the proposed communal space was considered sufficient for the flats and the private amenity space for the houses. With regard to other matters, the officers report provides the following:

- Impact on Surrounding Amenities: *“to the rear the two storey building would adjoin the single storey retail unit and works. To the front the proposed two storey building sits adjacent to no. 138 and would be of a similar depth. The proposed plans indicate that the proposed building would not contravene a 45 degree line of sight from the nearest windows of no. 138 within 15m and is not considered this would have a significant impact on the amenity of the neighbouring occupiers by virtue of loss of light, overbearing or loss of outlook.”*
- Impact on Car Parking/ Traffic: *“The potential uplift in vehicle movements is considered marginal in generation terms and therefore can be absorbed within the local road network without notable detriment to traffic congestion and road safety.”*

2.7 Prior to the submission of the above scheme, pre-application advice was sought from the Council and registered under ref: 73773/PRC/2018/104. It is noted that officers' comments at pre-application stage mainly related to design. Hillingdon Planning and Conservation Officers confirmed that the design and materials of the new building would need to relate to the properties around it. In the determination of the planning application officers considered that the scheme had successfully mitigated against their concerns. It is noted, however, that officers still considered that:

“No. 142 is an early 20th century former public house of significant notable interest. It is a prominent building located on the corner of Pinner Road and High Street and positively contributes to the street scene of both roads, with the main entrance located at the corner. The entrance door is set at an angle and is highlighted by a decorative pediment above. The site is a focal point along Rickmansworth/Pinner Road and forms part of the gateway into the Old Northwood ASLC.”

Section 3: Application Proposals

- 3.1 The application proposals are detailed on the drawings submitted with the application prepared by Capelo. This section provides a summary of the scheme. The proposals have taken on board the comments received during the previous pre-application and application.
- 3.2 In summary, these new proposals seek to retain the historic public house building, with its conversion to provide four flats alongside the demolition of the existing outbuilding to the rear to provide two dwellinghouses and associated landscaping and car parking. It is confirmed that the existing single residential dwellinghouse at no. 140 Rickmansworth Road is not included within the new application site.
- 3.3 The proposed accommodation split is shown in the table below:

Flat / House No.	Unit Mix	Unit Size (sqm)	Total Amenity Space (sqm)
Flat 1	2b3p	67.56	19.71
Flat 2	2b4p	73.45	23.08
Flat 3	3b4p	80.23	14.4
Flat 4	1b2p	60.08	14.22
Townhouse 1	3b6p	111.13	73.46
Townhouse 2	3b6p	111.13	68

Table 1: Proposed Accommodation Section

- 3.4 The application proposals seek to deliver a comprehensive refurbishment of the site to create better configured, more valuable, useable residential space. Access to the dwellings will be from a new entrance adjacent 140 Rickmansworth Road leading to the rear car park. An entrance will also be created from the rear car park.
- 3.5 Each of the dwellings have been carefully designed to make best use of the site and provide a good standard of living for future occupants in this regard each dwelling has some form of private amenity space as well as an off-street car parking space.
- 3.6 The existing corner building will remain and be fully converted into self-contained flats. It is proposed to reconfigure the internal layout to provide sizeable homes for occupants. The general external appearance of the building will remain as existing. The application seeks alterations to the roof level to

provide additional habitable accommodation for proposed flat 3. The amenity space for this flat is also provided at roof top level.

- 3.7 In terms of appearance, the building will largely remain the same and made good. The fenestration will remain as existing. This ensures that the attractive original historic frontage remains. Landscaping is provided in the form of privacy hedges and fences for the ground floor amenity areas. The upper floor balconies will have a metal balustrade.
- 3.8 The existing hardstanding at the rear will provide 6 no. car parking spaces as well as secure cycle and bin parking for the residential flats.
- 3.9 On High Street Northwood the scheme seeks the erection of 2 townhouses. Both townhouses are identical, with living spaces on ground floor and bedrooms/bathrooms on the upper floor levels; in addition, both townhouses will benefit from a private garden. Off-street bin space is provided in the front gardens.
- 3.10 To complement the existing building and the neighbouring terrace, the townhouses will be of a yellow brick stock with a dark tiled roof and similar balustrade material.

Section 4: Planning Policy Context

- 4.1 This section summarises the key national and local planning policies relevant to the application proposals.
- 4.2 The development plan for the borough comprises The National Planning Policy Framework (NPPF) (2019), London Plan (March 2015), Hillingdon Local Plan: Part 1 Strategic Policies (2012), and Hillingdon Local Plan: Part 2 Development Management Policies and Site Allocations and Designations (2020) and Policies Map (2020).
- 4.3 The application site lies within the developed area and the Old Northwood Area of Special Local Character (ASLC).

a) National Planning Policy Framework (2019)

- 4.4 The NPPF provides overarching planning guidance for development across England and was revised in February 2019. Paragraph 10 of the NPPF sets out at the heart of the framework is a “*presumption in favour of sustainable development*”. For decision making this means approving development proposals that accord with an up-to-date development plan without delay. The NPPF sets out that the planning system has three overarching objectives; an economic objective, a social objective and an environmental objective.
- 4.5 With regard to housing, Chapter 5 relates to the delivery of a sufficient supply of homes. In particular, paragraph 59 seeks to significantly boost the supply of homes as per the Government’s objective.
- 4.6 Paragraph 68 outlines that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and can often be built out relatively quickly. Part C supports the development of windfall sites giving great weight to the benefits of using suitable sites within existing settlements for homes.
- 4.7 The document later goes on to say in paragraph 72 that the supply of new homes can be achieved through planning for larger scale development provided they are well located and designed and supported by the necessary infrastructure and facilities.

4.8 Chapter 11 of the NPPF seeks to ensure all development makes effective use of land. **Paragraph 117** specifically states that *“planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.”*

4.9 Importantly, paragraph 118 states that:

“Planning policies and decisions should:

...

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and

e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.”

4.10 The document goes on to confirm that planning policies and decisions should encourage development that makes efficient use of land, taking into account (*inter alia*):

- the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- local market conditions and viability;
- the availability and capacity of infrastructure and services;
- the desirability of maintaining an area’s prevailing character and setting, or of promoting regeneration and change; and
- the importance of securing well-designed, attractive and healthy places.

4.12 Chapter 12 of the NPPF relates to the achievement of a well-designed places. Fundamentally, the creation of high quality buildings and places is a key aspect of sustainable development.

4.13 This chapter very clearly sets out that planning decisions should ensure that developments meet certain criteria, including, of particular note:

- Being visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- Being sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;
- Optimising the potential of the site to accommodate and sustain an appropriate amount and mix of development.

i) Technical Housing Standards

4.14 The Technical Housing Standards set out the Government's nationally described internal space standards for new housing. This includes requirements for the gross internal floor area (GIA) of new dwellings at a defined level of occupancy.

4.15 The document further sets out the expectations for floor areas and dimensions for key parts of the home including bedrooms, storage and floor to ceiling heights. The submitted proposals satisfy all requirements.

b) The London Plan (2016)

4.16 The London Plan is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20 – 25 years. The overall strategy is to promote sustainable development – including the use of previously developed land and buildings in a design led approach ensuring development is accessible and takes into account physical constraints.

4.17 Chapter 3 of the London Plan states that *"the Mayor is clear that London desperately needs more homes in order to promote opportunity and real choice for all Londoners"*. The plan has therefore set out the average annual minimum housing supply targets for each borough until 2025. These are set out in Table 3.1 which requires a minimum ten-year target (2015-2025) of 5,593 in Hillingdon.

- 4.18 Policy 3.3 relates to housing supply and emphasises the pressing need for more homes in London in order to promote the opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford. It states that Boroughs should seek to achieve and exceed the relevant minimum borough annual average housing target.
- 4.19 Policy 3.4 follows this and explains that, taking into account local context and character, development should optimise housing output for different types of location, with higher density in well-located central and urban areas.
- 4.20 Policy 3.5, Quality and Design of Housing Developments – states that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies in this Plan to protect and enhance London’s residential environment and attractiveness as a place to live.
- 4.21 The Mayor regards the relative size of all new homes in London to be a key element of this strategic issue and therefore has adopted the Nationally Described Space Standards (2015). Table 3.3 from the London Plan sets out the minimum space standards for new residential development. These standards derive from the adopted Nationally Described Space Standards.
- 4.22 Policy 3.16 relates to the protection and enhancement of social infrastructure. This policy outlines in part c that facilities should be accessible for all and located within easy reach by walking, cycling and public transport. Additionally, wherever possible, the multiple use of premises should be encouraged.
- 4.23 Chapter 5 of the London Plan relates to climate change. Policy 5.1 requires development to help to reduce London’s carbon dioxide emissions. This should be achieved through other policies within the London Plan, and individual London borough policies.
- 4.24 As required by Policy 5.2 development proposals should make the fullest contribution to minimising carbon dioxide emissions, residential developments from 2016 should aim to be zero carbon.
- 4.25 Development is further encouraged to be sustainable in design and construction through securing the use of sustainable materials where feasible; and utilise SUDS to achieve greenfield run-off rates, as per Policies 5.3, 5.13 and 5.15.
- 4.26 Car and cycle parking standards are detailed in Policy 6.9 and Policy 6.13.

4.27 Policy 7.4 relates to local character. It notes that development should specifically have regard to the ‘form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings’. This policy further requires development to respect the pattern and grain of existing spaces and streets and create a positive relationship to street activity.

4.28 In terms of design, Policy 7.6 sets out that architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context. Part B of this policy sets out that developments should: (*inter alia*)

- be of the highest architectural quality;
- be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm;
- comprise details and materials that complement, not necessarily replicate, the local architectural character;
- not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate;
- incorporate best practice in resource management and climate change mitigation and adaptation;
- provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces;
- be adaptable to different activities and land uses, particularly at ground level;
- meet the principles of inclusive design; and
- optimise the potential of sites.

ii) Draft New London Plan (Intention to Publish London Plan 2019)

4.29 Whilst the above sets out the currently adopted London Plan policies of relevance, the Mayor has also recently published a draft New London Plan. This contains a number of draft policy objectives set out by the Mayor, which are considered to be of particular relevance to the application scheme. In October 2019 the EiP Panel issued their ‘Panel Report and Panel Recommendations’. The Mayor then issued the ‘Intend to Publish’ version of the London Plan on the 9 December 2019 to the Secretary of State (SoS).

4.30 On 13 March 2020, the SoS wrote to the Mayor setting out his consideration of the Mayor’s Intend to Publish London Plan. The Mayor is currently considering the response from the SoS before amending the Plan to provide the SoS with an amended ‘Intend to Publish’ Plan.

- 4.31 The Greater London Authority (GLA) has confirmed that the current 2016 Consolidated Plan is still the adopted Development Plan for London. However, it states that the *“Draft London Plan is a material consideration in planning decisions. It gains more weight as it moves through the process to adoption, however the weight given to it is a matter for the decision maker”*. The London Plan is considered to be at an advanced stage as the Mayor has received the SoS recommendations and is taking the statutory steps to finalise the Plan.
- 4.32 The SoS letter dated 13 March 2020 included specific comment and Directions on policies and supporting text within the Intend to Publish London Plan. The SoS confirmed that the Mayor cannot publish the London Plan until the Directions set out at Annex 1 accompanying the letter were incorporated.
- 4.33 Policy H1 relates to housing supply. Part A of this policy confirms that Table 4.1 sets out the 10 year housing completions for each Local Planning Authority. Part B emphasises that in order to help achieve their housing targets, Boroughs should *“encourage development on other appropriate windfall sites not identified in Development Plans, especially from the sources of supply listed in Paragraph B2.”*
- 4.34 Paragraph B2 goes onto state that boroughs should *“optimise the potential for housing delivery on all suitable and available brownfield sites through their development plans and planning decisions”*, especially on certain sites which it lists. Of relevance to this application, this list includes small housing sites.
- 4.35 Policy H2 expands on this policy, and gives a specific emphasis on the importance of small housing sites, stating that boroughs should pro-actively support well designed new homes on small sites through both planning decisions and plan-making in order to:

“1) significantly increase the contribution of small sites to meeting London’s housing needs

2) diversify the sources, locations, type and mix of housing supply

3) support small and medium-sized housebuilder

4) support those wishing to bring forward custom, self-build and community-led housing

5) achieve the minimum targets for small sites set out in Table 4.2 as a component of the overall housing targets set out in Table 4.1.”

4.36 The policy specifically notes that planning decisions should recognise that local character evolves over time and will need to change in appropriate locations to accommodate additional housing provision and increases in residential density through small housing developments.

4.37 The supporting text with this policy goes on to state that:

“For London to deliver more of the housing it needs, small sites below 0.25 hectares in size must make a substantially greater contribution to new supply across the city. Therefore, increasing the rate of housing delivery from small sites is a strategic priority. Achieving this objective will require positive and proactive planning by boroughs both in terms of planning decisions and plan-making.”

iii) Mayor of London’s Housing SPG (2016)

4.38 The Housing SPG sets out additional advice on delivering high quality new housing to protect and improve prospective tenant’s health and quality of life. Of particular importance is ensuring good design by taking into account public transport capacity, the local context and character and the needs of an area. When taking these factors into account, the best use should be made of development opportunities to optimise housing potential- this can be defined as *“developing land to the fullest amount consistent with all relevant planning objectives”*.

4.39 This SPG provides further guidance echoing the London Plan, and sets out standards regarding residential space, amenity space, ceiling heights and storage. Additionally, the document covers other issues, such as privacy, noise, daylight, outlook/sunlight/daylight, and other amenity related factors.

a) Hillingdon Local Plan

i) Local Plan: Part 1 Strategic Policies

4.40 Policy HE1 seeks to conserve the heritage environment in the borough. This policy seeks to “encourage the reuse and modification of heritage assets”.

4.41 Policy BE1 requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods. All new developments should (amongst other criteria):

- Achieve a high quality of design in all development;
- Be designed to be appropriate to the identity and context of the surrounding area;
- Improve the quality of the public realm and provide for public and private spaces that are attractive, safe, functional, diverse, sustainable, accessible to all, respect the local character and landscape, integrate with the development; and
- Not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas.

ii) Local Plan: Part 2 Development Management Policies and Site Allocations and Designations

- 4.42 Policy DMHB 1 further requires that development proposals to avoid harm to the historic environment. More specifically, development which effects heritage assets will be supported where they sustain and enhance the significance of the asset and make a positive contribution to the local character and distinctiveness of the area. Extensions and alterations should be designed without detracting from or competing with the heritage asset and relate appropriately in terms of style, scale massing, and design.
- 4.43 Policy DMHB 5 specifically relates to areas of special local character. In these areas development (inter alia):
- Reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area;
 - Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings;
 - The replacement of buildings which positively contribute to the character and local importance of Areas of Special Local Character will normally be resisted.
- 4.44 Policy DMHB 11 requires all development to be designed to the highest standards and incorporate principles of good design. Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. In addition, proposals should make sufficient provision for well designed internal and external storage space for bins and bikes.
- 4.45 Policy DMHB 12 seeks to improve the public realm. The application site is an underutilised dated building the proposals will upgrade the existing building and enhance the public realm. This will have other benefits such as improving security and the general character of the area.

- 4.46 Policy DMHB 14 sets out expectations for development to include landscaping to enhance the character of the surrounding area.
- 4.47 Policy DMHB 16 provides the internal space standards and Policy BMHB17 provides residential density standards.
- 4.48 Policy DMHB 18 sets out the private outdoor amenity standards. The proposals have been designed in accordance with this.
- 4.49 Policy DMT 2 relates to highways. Development should ensure safe and efficient vehicular access to the highway network is provided to the Council's standards, as well as safe access for all.
- 4.50 Policy DMT 6 provides the Council's car parking standards.
- 4.51 Policy DMCI 1 seeks to retain existing community facilities. The loss of these facilities will be acceptable where they are no longer required on site, are inconsistent and cannot be made consistent with acceptable living conditions for nearby residents or the redevelopment of the site would secure an over-riding public benefit.

Section 5: Planning and Heritage Considerations

5.1 This section assesses the proposed development in the context of relevant planning policy and has regard to the pre-application response received on 8 February 2018. The key issues arising for consideration in relation to the proposed scheme are:

- The principle of the proposed redevelopment and uses, including the loss of the commercial use;
- Design and quality of accommodation;
- Impact on surrounding area including amenity;
- Transport / parking; and
- Other relevant matters.

a) Principle of Development and Marketing Information

5.2 The application proposals seek to create high quality housing at the site on this brownfield site. It is acknowledged that the commercial aspect will be lost, however in the determination of the previous application officers considered that:

“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 of a public house and constitutes 'previously developed land'. There is a presumption in favour of residential development on brownfield land subject to other material planning considerations as detailed below. Policy DMCI 1 of the Local Plan: Part Two - Development Management Policies (2020) advises that proposal involving the loss of an existing community facility will be permitted if the specific use is no longer required on site. In such circumstances the applicant must provide evidence demonstrating that the proposal would not lead to a shortfall in provision for the specific use within the local catchment area and there is no demand for another suitable social infrastructure use on-site. Applicants will need to demonstrate that the existing, specific social infrastructure is no longer required on-site. Where this is the case, marketing evidence should be submitted to establish the lack of demand, by showing the premises have been offered at a reasonable charge

to appropriate user groups. The site is situated in a predominantly residential area. The nearest alternative facilities are located within the Northwood Hills town centre approximately 545m to the east of the site. Additional facilities are also available in Northwood town centre approximately 920m to the north west. The applicant has submitted evidence to demonstrate that The Olde Northwood as a public house through regular changes in ownership and management with a meagre footfall or passing trade and the general weak trading environment for public houses was not a viable prospect. The premises have been advertised since June 2016 until 31st December 2018, when 24 expressions of interest were raised in the premises but none as a use as a public house. The principle of the development is therefore considered acceptable, as it would accord with the objectives of Policy DMCI 1 of the Local Plan: Part Two - Development Management Policies (2020) and the NPPF.”

- 5.3 It is considered that the above statements still apply to this planning application as the permission is very recent (granted earlier this year) and there has been no change in circumstance from the above or policy from that above. The site lies within a residential location and therefore it is considered that the proposed dwellings are acceptable here.
- 5.4 With regard to the loss of public house, this matter was considered in relation to the previous, extant planning permission which was supported by a marketing report from Prideview Properties. This confirmed that the loss of the public house use is acceptable in planning times.
- 5.5 It is considered that the premises remain appropriate for residential dwellings and the loss of the pub floor space should continue to be considered acceptable. Planning policy at all levels seeks to make more efficient and effective use of previously developed land to deliver more housing to meet identified need in the London Plan and Hillingdon’s Local Plan. The principle of providing housing on this highly sustainable, under-used brownfield site is considered to directly and positively respond to national, regional and local planning policy aims and objectives.

b) Design and Quality of Accommodation

- 5.6 As referenced previously, a new owner/ developer has taken ownership of the site and is seeking to provide attractive residential units. They are eager to retain the attractive historic public house building which contributes to the Area of Special Local Character and the streetscene.. As such, this new application has been specifically designed to retain the pub building which is considered to be of architectural merit and interest. Hillingdon Council officers raised concern in relation to the loss of the

original building previously and as such it is considered that this approach is favourable to the demolition of the building, with the previous delegated report noting:

“No. 142 is an early 20th century former public house of significant notable interest. It is a prominent building located on the corner of Pinner Road and High Street and positively contributes to the street scene of both roads, with the main entrance located at the corner..... The Conservation Officer raised strong objections to the original plans advising the building should retain the characteristics of the original public house.”

- 5.7 Retaining the existing corner pub public retains the existing sense of place and ensures that this well-designed building can continue to contribute to the public realm. The applicant is seeking minor adjustments to further enhance its value on the street through landscaping. Other proposed features such as the roof extension and balconies are considered to respond positively to the buildings existing attributes. It should be noted that there are other benefits arising from the proposal. Retaining the majority of the existing building has cost benefits as well as ensures a quicker delivery time frame.
- 5.8 The application proposal seeks the erection of two townhouses to the rear along High Street Northwood. The proposed height, scale and massing of these buildings is comparable to that previously approved in this location in January 2020. Moreover, these townhouses have been specifically designed to pay regard to the immediate surrounding location. The proposed dual pitch roof form ties in with the rest of the terrace along the High Street. Not only do the buildings sit comfortably on the streetscene adjacent no. 4 High Street Northwood but tie in interesting features from the adjacent former pub, such as the dark roof and brick finish to ensure a cohesive streetscene. To ensure that the former pub remains a distinct building it is proposed that the townhouses will be in a yellow brick to complement the surrounding area.
- 5.9 Overall, it is clear that retaining the existing pub, the roof alterations and erection of townhouses to the rear are of a high design in accordance with Hillingdon Policy BE1. Similarly, as per Policy DMHB5 the interesting building in the Area of Special Local Character will be retained and the new buildings respecting the established scale, building lines, height, design and materials of the area.
- 5.10 It is considered that the proposed dwellings provide a good standard of living for future occupants. The majority of dwellings exceed national housing standards. All units will provide a good standard of living, to ensure good levels of daylight and outlook and have been designed to a high standard. The majority

of units are dual-aspect accommodation which further ensures a good standard of living for future occupants.

- 5.11 Policy DMHB 18 advises that all new residential development will be required to provide good quality and useable private outdoor amenity space. Each dwelling is provided with a good amount of useable private amenity space in the form of private gardens or terraces. The terraces meet the Housing Standards (Minor Alterations to the London Plan) March 2016.
- 5.12 The proposal includes some street facing amenity areas which have been designed fully into the proposal to sit comfortable on the street but also the host building. This complies with Policy DMHB 18 as the site lies in an Area of Special Local Character but all private opens space enhance the street scene and character of the buildings on site through replacement boundary treatments and green landscaping. This is considered to be a benefit to the overall public realm and streetscene.

c) Impact on Surrounding Amenities

- 5.13 Policy DMHB 11 advises that proposals should not have an adverse impact on the amenity, daylight and sunlight of adjacent properties and open space, it is considered that the proposals comply with this. The scheme has thoroughly reviewed officer comments on the January 2020 application to ensure this.
- 5.14 The scheme has been carefully designed to ensure that there will be no impact on residential amenity. As a result of the existing floorplate and building lines there will be no directly / adversely affected residential properties from the flats.
- 5.15 To avoid any overlooking or loss of privacy in respect to neighbouring properties, fenestration has been positioned on the front and rear elevations of the townhouses. This ensures no overlooking to the existing surrounding properties nor to future occupants.
- 5.16 This is considered a benefit when compared to the previous January 2020 scheme where there were elements of potential overlooking to the rear garden of no. 138 and windows overlooking rear amenity spaces.

d) Transport and Parking

- 5.17 In the January 2020 permission, officers considered that the proposal would increase traffic generation when compared to the fully active public house scenario:

“however, statistically speaking, peak period traffic movement into and out of the site would not be expected to rise beyond 2-3 two-way vehicle movements during the peak morning and evening hours. This potential uplift is considered marginal in generation terms and therefore can be absorbed within the local road network without notable detriment to traffic congestion and road safety”

5.18 It is considered that a similar conclusion could be had now.

5.19 In terms of the car parking, Policy DMT 6 advises development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity. This requires a maximum provision for a 3 bed unit of 2 spaces and 1-2 bed units, 1-1.5 spaces per unit. 6 car parking spaces are proposed for the 6 dwellings. It is considered that this is sufficient for the proposed dwellings.

5.20 A similar amount of car parking was proposed for the January 2020 scheme (nine spaces for nine dwellings), with officers stating there is a:

“deficit in provision however it is noted that the surrounding residential catchment and road network exhibits certain characteristics which arguably support a marginally lower quantum of on-plot parking provision. The local area is covered by extensive daytime parking controls in the vicinity of the address which in the main operate between 9am to 6.30pm Monday to Saturday which limits the likelihood of untoward parking displacement. Double yellow lines are also present at key junction locations further reinforcing this aspect. When contextualising the above factors and facets of the surrounding local area, it is considered that the quantum of parking proposed is to an acceptable level.”

5.21 Again, a similar conclusion should be found in relation to this revised scheme.

5.22 Cycle parking is proposed in line with the Council’s requirements. This is considered to comply with Policy DMT6 and the London Plan.

Section 6: Design and Access Statement

a) Use

- 6.1 The application seeks to provide self-contained residential dwellings (Use Class C3). This is considered an appropriate use for the predominately residential area.

b) Scale and Massing

- 6.2 The scale and massing of the proposed development is considered entirely appropriate for the site taking into account its context. The existing former pub building will be retained with some alterations including conversion of the roof space to provide additional habitable accommodation. The roof alterations are minor in scale but will provide useable living space for future occupants in the form of a bedroom and terrace.
- 6.3 It is considered that the proposed form, silhouette and massing of the townhouses reflect the existing character of the area. The height of the proposed dwellings sit comfortably with the surrounding terrace
- 6.4 The proposal retains a gap at the rear of the former public house with the former public house retained at Pinner Road and new dwellinghouses erected in the place of garages at High Street Northwood. This familiar layout ensures that the scale and massing of development remains appropriate with no determinant to the surrounding existing properties.

c) Layout and Appearance

- 6.5 The existing public house will be retained; any new build elements will match the existing brick finish. The proposed townhouse materials have been selected to match and/ or complement the surrounding area.
- 6.6 The proposed dwellings have been laid out in a traditional layout, with the townhouses living space on the ground floor and bedrooms/ bathrooms on upper floors. Similarly, the proposed flat layouts have been designed to create high quality functional living space with a logical, open plan layout for the future occupiers.

d) Landscaping

- 6.7 Landscaping is proposed at both boundaries to enhance the public realm and provide privacy to future dwellings. Future occupants will be able to decorate private terraces with potted greenery.

e) Refuse

- 6.8 Refuse storage is provided in an accessible, safe and secure location to the rear for the flats. Dedicated waste areas are also provided to the front gardens for the proposed townhouses, this is an accessible location too.

f) Access

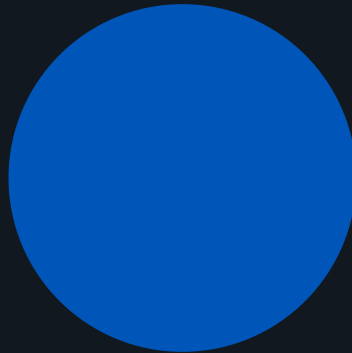
- 6.9 The existing vehicular access of High Street is retained and will provide safe access to for cars/ bikes. Parking for 6 cars, as well as cycle parking is provided.
- 6.10 Access to the townhouses will be from the front gardens off High street, Northwood. This is considered a typical and appropriate access for future residents.
- 6.11 Access to the proposed flats will be from a secure entrance adjacent to no. 142 Pinner Road this will lead to the communal entrance at the centre of the building. From the rear car park direct access is also adjacent no. 142 Pinner Road. Both entrances will have a secure entrance ensuring security for future occupants of the building.

Section 7: Conclusions

- 7.1 This Statement has been submitted in support of a planning application relating to the land and buildings at 142 Pinner Road. The application proposes to retain the former public house and extend into the roofspace to create four self-contained flats and demolish the existing rear garages and replace with two townhouses. In addition, the proposals also seek permission for associated works which include car and cycle parking, landscaping and new refuse and recycling stores. The submission follows from planning permission granted in January 2020 for the redevelopment of the site.
- 7.2 The principle of development should be considered acceptable as the proposed scheme complies with the Government's aspirations to reuse previously developed land, and more importantly, works towards national and local housing demands, whilst providing good quality residential accommodation. As such, the proposals accord with the NPPF, the London Plan and Hillingdon's Local Plan.
- 7.3 It is considered that the proposal represents a good standard and high quality realistic development by retaining the existing former public house building. The site lies within an Area of Special Local Character which will benefit from the upgrading works proposed to the building as part of this application. In addition, it is confirmed that the applicant will be looking to quickly build out the scheme permitted.
- 7.4 The proposed end result is attractive flats and houses with a good standard of accommodation, outlook and private and private amenity space which does not detrimentally impact the surrounding area. It is considered that:
- The scale and massing of the proposal respects the existing relationship with neighbouring properties and their gardens;
 - The proposed materials and height of the development have paid regard to the surrounding character and locality to provide a development that of a high quality in design;
 - Sufficient car and cycle parking are provided in a safe and secure location. Similarly, sufficient refuse storage is provided in an accessible location; and
 - The proposed development will enhance the special character of the area.
- 7.5 Overall, it is considered that similar to the previously approved January 2020 application:

“The proposed development would respect the character and appearance of the Area of Local Character. It is considered that the proposal would not significantly impact on the amenity of neighbouring occupiers and would provide adequate living accommodation, amenity space and parking provision.”

- 7.6 As such, it is considered that the proposals accord with the relevant national and local planning policy and guidance and as such should be considered acceptable and supported.



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Appendix 1

Existing Photographs of Site



