

**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)**

**PLANNING
&
SUSTAINABILITY STATEMENT**

Demolition of existing property and construction of new dwelling
and outbuilding in the rear garden

14 STANLEY ROAD, NORTHWOOD, MIDDLESEX, HA6 1RG



RTPI

mediation of space · making of place

Members of the Royal Town Planning Institute

Registered in England 7911049 at 32 Woodstock Grove, Shepherds Bush, London W12 8LE

CONTENTS

- 1 SITE AND SURROUNDINGS
 - 2 PROPOSAL
 - 3 RELEVANT PLANNING HISTORY
 - 4 PLANNING POLICY & GUIDANCE
 - 5 PLANNING ASSESSMENT
 - 6 CONCLUSION
-

APPENDICES

- 1) Decision Notice, Officer Report, and associated drawings for 21 Hillside Crescent, HA6 1RP (planning ref. 24869/APP/2019/4014)
- 2) Side dormers on Stanley Road, Northwood, HA6 1RG (Google Maps, 2023)
- 3) Decision Notice for Brunel University, Kingston Lane (planning ref. 532/APP/2016/3489)

1 SITE AND SURROUNDINGS

- 1.1 The land and property at 14 Stanley Road (hereafter referred to as 'the site') is on the south-eastern side of Stanley Road and accommodates a bungalow. The site has a rear garden that extends approximately 22 metres from the existing rear patio on the site.
- 1.2 To the west of the site sits 12 Stanley Road, which benefits from a single-storey side and rear extension (planning ref. 70760/APP/2017/1194) and a rear dormer (planning ref. 70760/APP/2017/1190). 16 Stanley Road, east of the site, also comprises a bungalow.
- 1.3 The site is not listed, nor in the vicinity of any Listed Buildings. The site is also not within a Conservation Area. The site is in Flood Zone 1 and has a Public Transport Accessibility (PTAL) Level of 2. The site is in an Area of Special Local Character. The surrounding area is residential in character. None of the trees within the vicinity of the site are subject to Tree Preservation Orders (as confirmed in the pre-application feedback for the site ref. 77993/PRC/2023/75).

2 PROPOSED DEVELOPMENT

- 2.1 The proposals seek consent for:
- *Demolition of existing property and construction of new dwelling and outbuilding in rear garden*
- 2.2 The proposal follows pre-application discussions with the Council (ref. 77993/PRC/2023/75).

3 RELEVANT PLANNING HISTORY

- 3.1 The following historic record on the site is relevant to the determination of this planning application:

- Pre-application feedback (ref.77993/PRC/2023/75) was provided in June 2023 for the '*Demolition of existing property and construction of new dwelling and outbuilding in rear garden*'

3.2 The following historic records on properties within the vicinity of the site are considered relevant to the determination of this planning application:

- An application for full planning permission (ref. 70760/APP/2017/1194) was granted on 26.5.2017 for '*Single storey side/rear extension and decking to the rear*' | 12 Stanley Road, Northwood, HA6 1RG.
- An application for full planning permission (ref. 24869/APP/2019/4014) was granted on 13.3.2020 for '*Single storey rear extension and enlargement and conversion of roofspace to habitable use to include 1 side dormer, 1 rear dormer and 3 rooflights*' | 21 Hillside Crescent, Northwood, HA6 1RP.

4 PLANNING POLICY & GUIDANCE

NATIONAL PLANNING POLICY FRAMEWORK (2021)

- 4.1 The National Planning Policy Framework was updated in 2021 and is a significant material consideration in the determination of planning applications. The following paragraph of the NPPF is considered most relevant to this application:
- 4.2 Under Chapter 12 '*Achieving well-designed places*', Paragraph 130 of the NPPF 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 because 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’.*

LOCAL PLANNING POLICY

- 4.3 In accordance with Section 38(6) of the Planning and Compulsory Act (2004), planning applications should be determined in accordance with the Development Plan, unless other material considerations indicate otherwise.
- 4.4 The relevant adopted development plan for the site comprises of the:
 - The London Plan (2021)
 - Hillingdon Local Plan: Part 1 Strategic Policies (2012)
 - Hillingdon Local Plan: Part 2 Development Management Policies (2020)

THE LONDON PLAN (2021)

4.5 The following policies of the London Plan (2021) are considered relevant to this planning application:

- Policy D4 (Delivering good design)
- Policy T6 (Car parking)
- Policy T6.1 (Residential parking)
- Policy SI 13 (Sustainable drainage)

HILLINGDON LOCAL PLAN PART 1 STRATEGIC POLICIES (2012)

4.6 The following policies of the Hillingdon Local Plan Part 1 Strategic Policies (2012) are considered relevant to this application:

- Policy HE1 (Heritage)
- Policy BE1 (Built Environment)

HILLINGDON LOCAL PLAN PART 2 DEVELOPMENT MANAGEMENT POLICIES (2020)

4.7 The following policies of the Hillingdon Local Plan Development Management Policies (2020) are considered relevant to the determination of this application:

- Policy DMHD 1 (Alterations and Extensions to Residential Dwellings)
- Policy DMHB 5 (Areas of Special Local Character)
- Policy DMHB 11 (Design of New Development)
- Policy DMHB 12 (Streets and Public Realm)
- Policy DMHB 14 (Trees and Landscaping)
- Policy DMEI 7 (Biodiversity Protection and Enhancement)
- Policy DMEI 9 (Management of Flood Risk)
- Policy DMT (Vehicle Parking)

5 PLANNING ASSESSMENT

PRINCIPLE OF DEVELOPMENT

- 5.1 The pre-application feedback (issued in June 2023) supports the principle of the replacement of the existing two-bedroom bungalow with a new four-bedroom dwelling. The principle of development for the new dwelling on the site is (therefore) acceptable.
- 5.2 The proposed outbuilding will be used as a store/gymnasium/cinema room. As such, therefore, presents ancillary uses to the proposed new dwelling. Given that the area of the outbuilding has been reduced to adhere to Policy DMHD 2, the principle of development for an outbuilding in the rear garden is acceptable.

CHARACTER & APPEARANCE

- 5.3 The height of the new dwelling (6.6 metres – 0.4 metres higher than the existing bungalow) is acceptable – as referenced in the pre-application feedback (ref. 77993/PRC/2023/75). Additionally, as established through pre-application discussions with the Council, the front and rear dormers are also acceptable.
- 5.4 Several properties in the surrounding area benefit from side dormers (as demonstrated in the submitted Design and Access Statement). Side dormer windows are (therefore) not an alien feature in the designated Area of Special Character.
- 5.5 The Council is directed to the approved application for a side dormer (amongst other extensions) at 21 Hillside Crescent (planning ref. 24869/APP/2019/4014). In the Officer Report, the Council acknowledges that there are other side dormer windows within the street scene, giving weight to their conclusion that the proposal would respect the character and appearance of the property and the surrounding area. The Decision Notice, Officer Report, and associated drawings for 21 Hillside Crescent are documented in Appendix 1.
- 5.6 Considering there are other side dormers within the street scene on Stanley Road (e.g., No 42, 49, 53 and 62 Stanley Road (allowed on

appeal in 2012 – appeal ref. APP/R5510/D/12/2183942) – as shown in Appendix 2), the proposed side dormer on the site will be within the character of the street scene along Stanley Road.

- 5.7 The single storey rear extension on the new dwelling is 4 metres in depth. Given the plot width of the site is 12.2 metres and considering that the dwelling will be detached, a 4-metre extension is not contrary to Policy DMHD 1 (Alterations and Extensions to Residential Dwellings). The submitted street scene drawing 17 illustrates how the proposal complements the scale and massing of the neighbouring properties on Stanley Road.
- 5.8 Further to the pre-application feedback, the area of the outbuilding has been reduced to 30 sqm (therefore complying with Policy DMHD 2), and ensuring it is subordinate to the new dwelling on the site.
- 5.9 Considering the raised patio/terrace at 12 Stanley Road (as approved under planning ref. 70760/APP/2017/1194), the proposed patio to the rear of the site does not detract from the character (of the surrounding area). The submitted DAS documents the neighbouring patio at No 12.

NEIGHBOURING AMENITY

- 5.10 The proposed windows on the side dormer will be obscured (as shown in submitted drawing no 15), which (consequently) will ensure there are no direct views into No. 12 Stanley Road. The appearance of the side dormer is designed proportionately to the new dwelling and will not be detrimental to the visual amenity of the occupiers at 12 Stanley Road.
- 5.11 The depth of the proposal extends 2.2 metres beyond the rear wall of 12 Stanley Road (a decrease of 1 metre from the pre-application) to ensure no adverse implications on the amenity of No 12 Stanley Road. Additionally, it is noted that the rear garden of No 12 is southwards facing.
- 5.12 The proposed development has incorporated a privacy screen (that will appear as a vegetative structure) to restrict any undue views into the rear garden of No 12. The proposed green structure will not appear as a

solid structure and consequently will not harm the visual amenity/outlook of the occupiers of the neighbouring property.

PARKING

- 5.13 The proposed development will have 2 car parking spaces with complies with Appendix C (Table 1) of the Hillingdon Local Plan Part 2 (2020). Further to the pre-application feedback (ref. 77993/PRC/2023/75), the cycle parking provision has been repositioned to the front of the site in a secure storage facility (as illustrated in the submitted proposed ground floor plan).

TREES & LANDSCAPING

- 5.14 The applicant has commissioned an Arboricultural Method Statement (AMS), which includes a full tree survey and tree protection plan (drawing no 23_5837_07_68). The Council is directed to the AMS which explains the strategy for protecting trees in accordance with Policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

ECOLOGY

- 5.15 The applicant has commissioned a Preliminary Ecological Appraisal Report (PEAR) as requested in the pre-application feedback. The PEAR (prepared by ROAVR Group) concludes that *'subject to the completion of the required bat survey and the implementation of the recommended mitigation measures, the proposed development is unlikely to have a significant ecological impact'*.
- 5.16 The PEAR shows how the development (in accordance with Policy DMEI 7) of the Hillingdon Local Plan will positively contribute to the protection and enhancement of the site or feature of ecological value'. For example, the development will include:
- The provision of two new bird boxes; and
 - The incorporation of fruit trees.
- 5.17 The applicant is content in accepting a planning condition requiring the provision of a bat survey prior to commencement. The Council's

attention is directed to a similarly worded planning condition for the approved variation of condition at Brunel University (planning ref. 532/APP/2016/3489) – the Decision Notice for this minor material amendment application is enclosed within Appendix 3 of this statement. With this evidence (therefore), it is submitted that including a condition requiring details of a bat survey prior to commencement is reasonable and relevant to planning and thus adheres to Paragraph 56 of the NPPF (2021).

- 5.18 It is noted that the PEAR has mentioned a low impact on bats, however, to address this the proposal will include bat boxes. Details of the proposed bat boxes are submitted are part of this planning application.

SUSTAINABILITY

- 5.19 The proposed development will include solar panels (as shown in drawing no 13). Additionally, the new dwelling will include the installation of heat pumps and MVHR (Mechanical Ventilation with Heat Recovery). The relevant specifications are submitted to show the sustainability measures to be implemented on the site.

OTHER CONSIDERATIONS

- 5.20 The proposed development will provide adequate refuse storage for the new dwelling (as illustrated in Drawing 09). Should the Council require further details on waste, the applicant would be willing to accept a condition to such effect.
- 5.21 The proposal will incorporate an EV charging point (in compliance with Policy DMT 6 – and shown in submitted drawing 09).
- 5.22 The proposal will incorporate drainage features in the forecourt (as shown on the submitted proposed ground floor plan to ensure surface water is managed in accordance with Policy SI 13 (Sustainable drainage) of the London Plan (2021).

6 CONCLUSION

- 6.1 The proposed new dwelling on the site is an enhancement to the existing bungalow with regards to the Area of Special Character designation. Critically, the development is reflective of the surrounding character and proposed a scale and massing which assimilates with the street scene on Stanley Road whilst having no adverse implications on the amenities of neighbouring occupiers.
- 6.2 The proposal complies with adopted planning policies set out in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), the London Plan (2021), as well as supporting guidance outlined in the NPPF (2021).
- 6.3 The Council is respectfully requested to grant planning permission for the proposed development on the site.

APPENDIX 1

Decision Notice, Officer Report, and associated drawings for 21
Hillside Crescent (planning ref. 24869/APP/2019/4014)



John Prideaux
22 Melvill Lane
Eastbourne
East Sussex BN20 9EJ

Application Ref: 24869/APP/2019/4014

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

Description of development:

Single storey rear extension and enlargement and conversion of roofspace to habitable use to include 1 side dormer, 1 rear dormer and 3 rooflights

Location of development: 21 Hillside Crescent, Northwood

Date of application: 17 January 2020

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

Head of Planning, Transportation and Regeneration

Date: 13 March 2020

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 24869/APP/2019/4014

SCHEDULE OF CONDITIONS

- 1 · 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 · The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers LC1 Rev. A; M8 Rev. A; M9 Rev. A; M10 and M12.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part 1 (2012) and Part 2 (2020), and the London Plan (2016).

- 3 · The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

- 4 · Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing Nos. 19 or 23 Hillside Crescent.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

- 5 · The side dormer window and rooflight window(s) facing Nos. 19 and 23 Hillside Crescent shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

INFORMATIVES:

- 1 · On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies

SCHEDULE OF CONDITIONS

(2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

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

- 3 . The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

- 4 . Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

SCHEDULE OF CONDITIONS

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

Standard Informatives

- 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 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance:

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 5 Areas of Special Local Character

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP 3.5 (2016) Quality and design of housing developments

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A

SCHEDULE OF CONDITIONS

completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Resident Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).

- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
 - A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.
 - B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
 - C) The elimination of the release of dust or odours that could create a public health nuisance.

SCHEDULE OF CONDITIONS

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref.No.: 24869/APP/2019/4014

SCHEDULE OF PLANS

1:1250 Location Plan - received 24 Jan 2020

M1 - received 24 Jan 2020

M3 - received 24 Jan 2020

M4 - received 24 Jan 2020

M5 - received 24 Jan 2020

M6 - received 24 Jan 2020

M8 Rev. A - received 24 Jan 2020

M9 Rev. A - received 24 Jan 2020

M10 - received 24 Jan 2020

M12 - received 24 Jan 2020

LC1 Rev. A - received 24 Jan 2020

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice
- Appeals must be made using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are available at www.gov.uk/government/collections/casework-dealt-with-by-inquiries
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

- If either the local planning authority or the office of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

DELEGATED HOUSEHOLDER 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 | <input type="checkbox"/> |
| 2. Application complies with all relevant planning policies and is acceptable on planning grounds | <input type="checkbox"/> |
| 3. There is no Committee resolution for the enforcement action | <input type="checkbox"/> |
| 4. There is no effect on listed buildings or their settings | <input type="checkbox"/> |
| 5. The site is not in the Green Belt (but see 11 below) | <input type="checkbox"/> |

REFUSAL RECOMMENDED: GENERAL

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

RESIDENTIAL DEVELOPMENT

- | | |
|--|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | <input type="checkbox"/> |
| 11. Householder application in the Green Belt | <input type="checkbox"/> |

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 | <input type="checkbox"/> |
| 13. Refusal of change of use from retail class A1 to any other use | <input type="checkbox"/> |
| 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. | <input type="checkbox"/> |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | <input type="checkbox"/> |
| 16. Certificate of Lawfulness (for existing use or Development) | <input type="checkbox"/> |
| 17. Certificate of Appropriate Alternative Development | <input type="checkbox"/> |

CERTIFICATE OF LAWFULNESS

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

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, Transportation and Regeneration**

Address 21 HILLSIDE CRESCENT NORTHWOOD

Development: Single storey rear extension and enlargement and conversion of roofspace to habitable use to include 1 side dormer, 1 rear dormer and 3 rooflights

LBH Ref Nos: **24869/APP/2019/4014**

Drawing Nos: 1:1250 Location Plan
 M1
 M3
 M4
 M5
 M6
 M8 Rev. A
 M9 Rev. A
 M10
 M12
 LC1 Rev. A

Date Plans Received: 09/12/2019

Date(s) of Amendment(s):

Date Application Valid: 17/01/2020

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached bungalow on the south west side of Hillside Crescent, Northwood. The property is situated on a fairly spacious plot with a large rear garden mainly laid to lawn and containing mature vegetation. To the front, the garden area is laid to hardstanding for vehicle parking.

To the west adjacent to the property is a public footpath leading to a large open area of public open space to the rear (south). To the west is a similar sized bungalow and the wider area comprises similar sized properties on similar sized plots. The application site is located at the crest of the hill which falls to the west.

The application site lies within the Hillside Area of Special Local Character (ASLC) as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

The application seeks planning consent for the erection of a single storey rear extension and the enlargement and conversion of the roofspace to habitable use, to include 1 x side dormer and 1 x rear dormer and 3 x rooflights.

1.3 Relevant Planning History

24869/APP/2014/1125 21 Hillside Crescent Northwood

Conversion of roofspace to habitable use to include a side dormer, 4 rooflights and conversion of the rear of the roof from hip to gable end with a new gable end window and single storey rear extension involving installation of pitched roof over existing single storey rear extension.

Decision Date: 09-06-2014 Refused

24869/APP/2014/4487 21 Hillside Crescent Northwood

Single storey rear extension, pitched roof over existing rear extension, side dormer, rooflights and loft conversion

Decision Date: 17-02-2015 Approved

24869/APP/2015/3311 21 Hillside Crescent Northwood

Single storey attached garage to side involving demolition of existing garage

Decision Date: 16-11-2015 Approved

24869/APP/2015/885 21 Hillside Crescent Northwood

Attached garage to side involving demolition of existing garage

Decision Date: 18-05-2015 Refused

24869/APP/2019/3094 21 Hillside Crescent Northwood

Single storey side extension involving demolition of existing garage

Decision Date: 05-11-2019 Approved

Comment on Planning History

There have been a number of recent applications for works to the house. This proposal is the same as application 24869/APP/2014/4487.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

5 neighbours and the Northwood Hills Residents' Association were consulted for a period of 21 days expiring on the 17 February 2020. A site notice was erected on the telegraph pole to the front. No responses have been received.

4. Local Plan Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 5 Areas of Special Local Character

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP 3.5 (2016) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding Hillside Area of Special Local Character (ASLC), the impact on residential amenity of this and the neighbouring dwellings and the availability of parking.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place.

Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHB 5 advises that within Areas of Special Local Character, new development should reflect the character of the area. Alterations should respect the established scale, building lines, height, design and materials of the area. Extensions should be subservient to and respect the architectural style of the original buildings.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

The proposed rear extension measures 3.6m in width by 3.3m in depth, set beneath an extended main hipped roof of 6.15m in height. The side dormer measures 2m wide by 2.2m high and 2.7m deep. The rear dormer is slightly smaller and measures 1.4m wide by 1.7m high by 2m deep. The width and depth of the proposed single storey rear extension and side dormer would be consistent with the parameters set out in policy DMHD 1. Although policy DMHD 1 does advise that roof extensions should be located at the rear, **there are other examples of side dormer windows within the street scene and it would be unreasonable to refuse on this basis.** Therefore, it is considered that the proposal would respect the character and appearance of the existing property and would not detract from the visual amenities of the surrounding Area of Special Local Character.

Both neighbouring properties already benefit from extensions of a similar depth and given the degree of separation it is not considered that the proposals would significantly harm the residential amenities of the occupiers of the adjoining properties from increased overshadowing, loss of sunlight, visual intrusion or over-dominance. The side facing windows are secondary windows or would serve non habitable rooms and can be obscure glazed, secured by condition and as such, there would be no significant increase in loss of privacy.

As such, the proposal is in compliance with Policies DMHB 11, DMHB 5 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020).

It is considered that all the proposed habitable rooms and those altered by the proposals would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan.

Paragraph 5.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized rear garden and adequate garden space would be retained.

There is no impact on the existing parking provision as a result of this proposal.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers LC1 Rev. A; M8 Rev. A; M9 Rev. A; M10 and M12.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part 1 (2012) and Part 2 (2020), and the London Plan (2016).

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing Nos. 19 or 23 Hillside Crescent.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

5 HO6 Obscure Glazing

The side dormer window and rooflight window(s) facing Nos. 19 and 23 Hillside Crescent shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

INFORMATIVES

1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

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

3 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

4 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

Standard Informatives

- 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 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 - The spatial development strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 5	Areas of Special Local Character
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP 3.5	(2016) Quality and design of housing developments

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the

Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control
3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).

- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning Services Reception Desk, Civic Centre, Uxbridge, UB8 1UW.

- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does

not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours

of

08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

prior You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek

approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.

11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made

good

to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Liz Arnold

Telephone No: 01895 250230



FRONT

PROPOSED ELEVATIONS AT

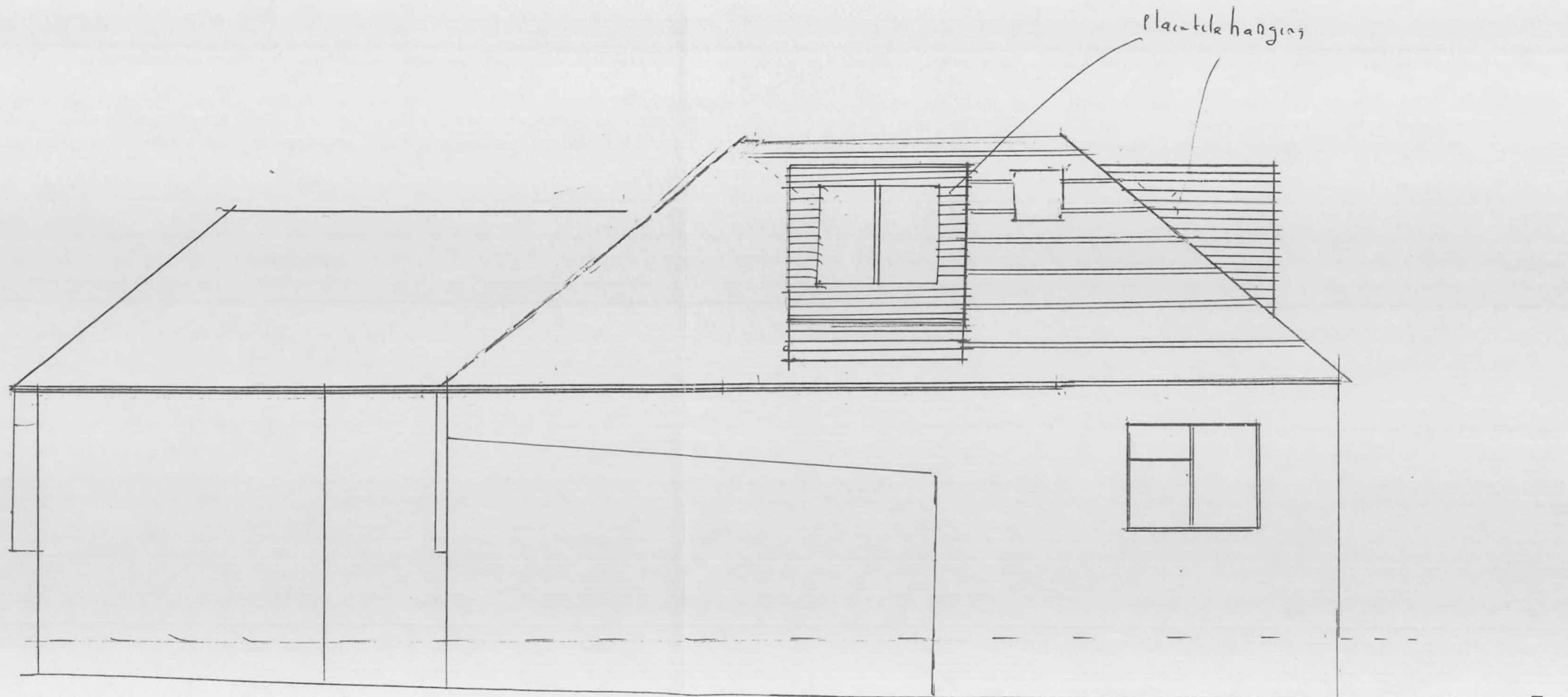
21 HILLSIDE CRESCENT

NORTHWOOD

M8

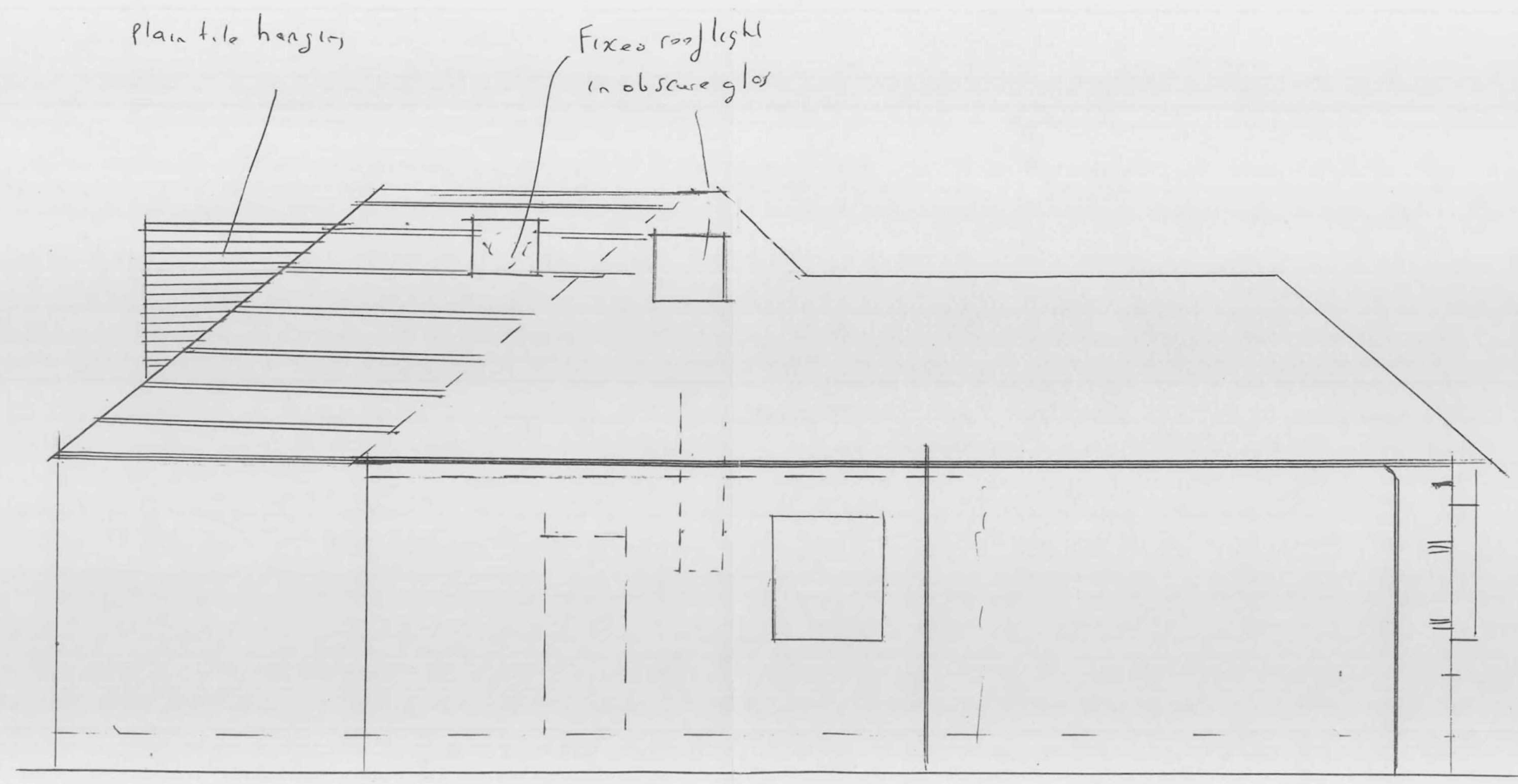
A

1:50



SIDE

<u>PROPOSED</u>	<u>ELEVATIONS</u>	<u>AT</u>
<u>21</u>	<u>HILLSIDE</u>	<u>CRESCENT</u>
	<u>NORTHWOOD</u>	
M 9	A	1:50



SIDE

APPENDIX 2

Side dormers on Stanley Road (Google Maps, 2023)



P Permit holders only NWH
Mon - Fri
1-2 pm

42





50
Mph
8 am - 6:30 pm
No parking



APPENDIX 3

Decision Notice for Brunel University, Kingston Lane (planning ref.
532/APP/2016/3489)



Mr Vincent Gabbe
Unit 22
41 Maltby Street
London
SE1 3FF

Application Ref: 532/APP/2016/3489

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

Description of development:

Variation of Condition 1 (in order to permanently extend opening hours until 22:00 Monday to Saturday) of planning permission reference 532/APP/2014/4036: Provision of replacement sports pitches (including new synthetic playing surfaces), erection of floodlighting, boundary fences and storage building, together with associated parking and access improvements (Site 3) (S73 application).

Location of development: Brunel University Kingston Lane Hillingdon

Date of application: 21 September 2016

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

Head of Planning and Enforcement

Date: 16 January 2017

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 532/APP/2016/3489

SCHEDULE OF CONDITIONS

- 1 · The facilities hereby approved shall not be used except between 07:30 hours and 22:00 hours Mondays to Saturday, 08:00 hours and 18:00 hours Sundays and at no time on Public or Bank Holidays.

REASON

To protect the residential amenities of adjoining residents in accordance with Policy OE1 of the Hillingdon Local Plan Part 2 Saved UDP Policies (2012).

- 2 · The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:
Reduction in energy use and renewable technology installation [Report/Drawing]
Code for Sustainable Homes Certificate to Level 4 [Report/Drawing]
SUDS [Report/Drawing]
Lifetime Homes Standards [Report/Drawing]
Wheelchair Units [Report/Drawing]
Cycle Parking and Cyclist Facilities [Report/Drawing]
Refuse and Recycling Storage [Report/Drawing]
Obscure Glazing [Report/Drawing]
Noise Mitigation Measures [Report/Drawing]
etc.

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

REASON

To ensure that the development complies with the objectives of Policies . Specify Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

- 3 · Development shall not begin until drainage works, including construction site drainage systems and surface water source control measures have been carried out in accordance with details to be submitted to and approved by the Local Planning Authority.

REASON

To avoid surface water-run off from the site and to protect the ecology of the Grove Nature Reserve, in accordance with Policies OE8 and EC3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

SCHEDULE OF CONDITIONS

- 4 · A watching brief for nesting birds, and European Protected Species shall be maintained during the clearance operations by an on-site ecologist approved by the Local Planning Authority. The removal of any large vegetation shall only take place once they have been checked for bat roosts.

REASON

In order to protect the ecology of the site and adjoining Grove Nature Reserve, in the interests of nature conservation and in order to comply with Policy EC3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the Conservation of Habitats and Species Regulations 2010 (as amended).

- 5 · A bat survey should be undertaken prior to implementation of works on the site to ascertain the presence of any protected species, estimate the size of the population present (if any) and assess the distribution of the species and their habitats across and adjacent to the application site. Where protected species are found to be present, an assessment shall be made of the likely impacts the development would have on the species concerned. This should be accompanied by a set of any additional mitigation measures necessary to comply with relevant legislation.

REASON

In order to protect the ecology of the site and adjacent nature reserve in the interests of nature conservation and in order to comply with Policy EC3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the Conservation of Habitats and Species Regulations 2010 (as amended).

- 6 · Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:
1. There shall be no changes in ground levels;
 2. No materials or plant shall be stored;
 3. No buildings or temporary buildings shall be erected or stationed.
 4. No materials or waste shall be burnt; and.
 5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Local Plan Part 2 Saved UDP Policies (2012).

SCHEDULE OF CONDITIONS

- 7 · A landscaping scheme shall be submitted to the Local Planning Authority within 2 months of the date of this permission.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Local Plan Part 2 Saved UDP Policies (2012).

- 8 · All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Local Plan Part 2 Saved UDP Policies (2012).

SCHEDULE OF CONDITIONS

- 9 · Trees, hedges and shrubs shown to be retained on the original approved scheme (532/APP/2001/1858) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority (LPA).

Any trees, hedges and shrubs being severely damaged during construction, seriously diseased or dying shall be replaced by one of a size and species to be agreed in writing with the LPA.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the LPA. New planting should comply with EIS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) Recommendations for Tree Work and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Such work or planting shall be completed within 8 months of the commencement of the development or such period as agreed in writing by the LPA.

REASON

To safeguard the amenities of the area in accordance with Policy BE38 of the Hillingdon Local Plan Part 2 Saved UDP Policies (2012).

- 10 · The roads, sight lines at road junctions and parking areas (including where appropriate the marking out of parking spaces) shown on the approved plans shall be constructed prior to the commencement of the use of the synthetic hockey pitch and multi games area, thereafter permanently retained and used for no other purpose.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off street parking, and loading facilities in compliance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

- 11 · No floodlighting or other form of external lighting (including security lighting) shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources, intensity of illumination and shielding to eliminate vertical and horizontal light spillage. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON

To protect the visual amenity of the Green Belt, the residential amenities of surrounding residents and the ecology of The Grove Nature Reserve, in compliance with Policies OL2, OE1 and EC3 of the Hillingdon Local Plan Part 2 Saved UDP Policies (2012).

SCHEDULE OF CONDITIONS

- 12 · The floodlights hereby approved shall only be used for those specific facilities in use at any time. The floodlights installed herein shall be fitted with a timer unit to ensure compliance with these times.

REASON

To protect the visual amenity of the Green Belt, the residential amenities of surrounding residents and the ecology of The Grove Nature Reserve, in compliance with Policies OL2, OE1 and EC3 of the Hillingdon Local Plan Part 2 Saved UDP Policies (2012).

- 13 · The retained hedgerow along the site boundary shall be maintained at a minimum height of 2,4 metres. Any gaps which occur shall be filled with replacement planting of similar size and species or other boundary screening as agreed by the Local Planning Authority.

REASON

To protect the visual amenity of the Green Belt, the residential amenities in surrounding residents and the ecology of The Grove Nature Reserve, in compliance with Policies OL2, OE1 and EC3 of the Hillingdon Local Plan Part 2 Saved UDP PoliciesPolicies (2012).

INFORMATIVES:

- 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 · 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) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2016) and national guidance.

Part 1 Policies:

Part 2 Policies

- 3 · The applicant is advised that where the conditions requiring the submission of details have been discharged in connection with the original permission, the Local Planning Authority will not require these details to be re-submitted as part of this new planning permission, where those details would remain the same.

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref.No.: 532/APP/2016/3489

SCHEDULE OF PLANS

FLOOD LIGHTING SURVEY REPORT & REV 1 dated August 2010 - received 21 Sep 2016

BUSPPV-GW-00-ETL-001 Lighting Details - Site 3 Northern Envelope - received 21 Sep 2016

Lighting Details - Site 3 Southern Envelope - received 21 Sep 2016

Vehicle Count Register - Oct 14 - received 21 Sep 2016

Location Plan - Drawing BUSPPV-OW-00-LOC-004B - received 19 Sep 2016

Site Plan - Drawing BUSPPV-OW-00-SIT-003B - received 19 Sep 2016

Fencing Details received 13/11/2001 - received 21 Sep 2016

Fencing/tree Protection Method Statement received 13/11/2001 - received 21 Sep 2016

Ecological Survey received 21/11/2001 - received 21 Sep 2016

lighting report received 30/11/2001 - received 21 Sep 2016

Letter dated 16/11/2001 - received 21 Sep 2016

Covering Letter 13-11-14 - received 21 Sep 2016

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 8424). Appeal forms can be downloaded from the Planning Inspectorate's website at <http://Planning-inspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of an appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

If either the local planning authority or the officer of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.