

# **PLANNING DESIGN AND ACCESS STATEMENT**

**inc. Heritage Impact Assessment**

**Rev A**

55 Green Lane, Hillingdon, Northwood, HA6 3AG

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# Site Context

The site is on the North side of Green Lane, the main shopping street in Northwood, 150 metres west of Northwood Station, a TFL station on the Metropolitan Line.

Northwood shopping street is a mostly linear, running along the B469 / Green Lane, centred around Maxwell Road and Northwood Underground Station. The site is listed as part of the defined *Secondary Shopping Area* of Northwood.

The site, a former Barclays Bank was previously a financial institution on a corner site, visible from Maxwell Road and has a similar neo-baroque architectural style to the former NatWest bank (now Fruity Fresh) at the other end. The two corner sites work together as the architectural book ends for the parade in between.

The building itself is not statutorily listed, and is located in the linear Northwood Town Centre, Green Lane Conservation Area; pinned around the junction of Green Lane and Maxwell Road, along with the residential areas to the south.





## Site Context (cont.)



A: Aerial image of surrounding area with application site outlined in red



# Proposal

Planning permission is being sought for the installation of a kitchen extractor system with an associated flue at the side and rear of the property. This is a revised submission to address the points raised on application 8580/APP/2023/2763

*1 The proposed extractor flue, by reason of its scale, bulk, design, visual prominence and inappropriate siting on the east/side elevation of the locally listed building, would harm the character and appearance of the host building and fail to harmonise with the historic local context. The development would result in less than substantial harm to the heritage asset and would fail to preserve and enhance the appearance and character of the Northwood Town Centre, Green Lane conservation area. The harm identified would not be outweighed by public benefits associated with the development. The development is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 1, DMHB 3, DMHB 4 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policies D3 and HC1 of the London Plan (2021), Paragraph 202 of the National Planning Policy Framework (2021) and Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990.*

There is no change of the E Use Class (Commercial, Business and Service) for the premises, formerly a bank and there are no former restrictive conditions attached.

The intended use, still under E Use Class system, will be for a family orientated restaurant operation (the Farm Restaurant and Bar, FRB), with an associated kitchen extraction installation system. This revised submission includes a kitchen extraction system that is sympathetic to the character and appearance of the building and its conservation area, alongside a noise and odour report.

The FRB will serve a continental style cuisine with various meat and vegetarian options on the menu, to residential patrons and local businesses.

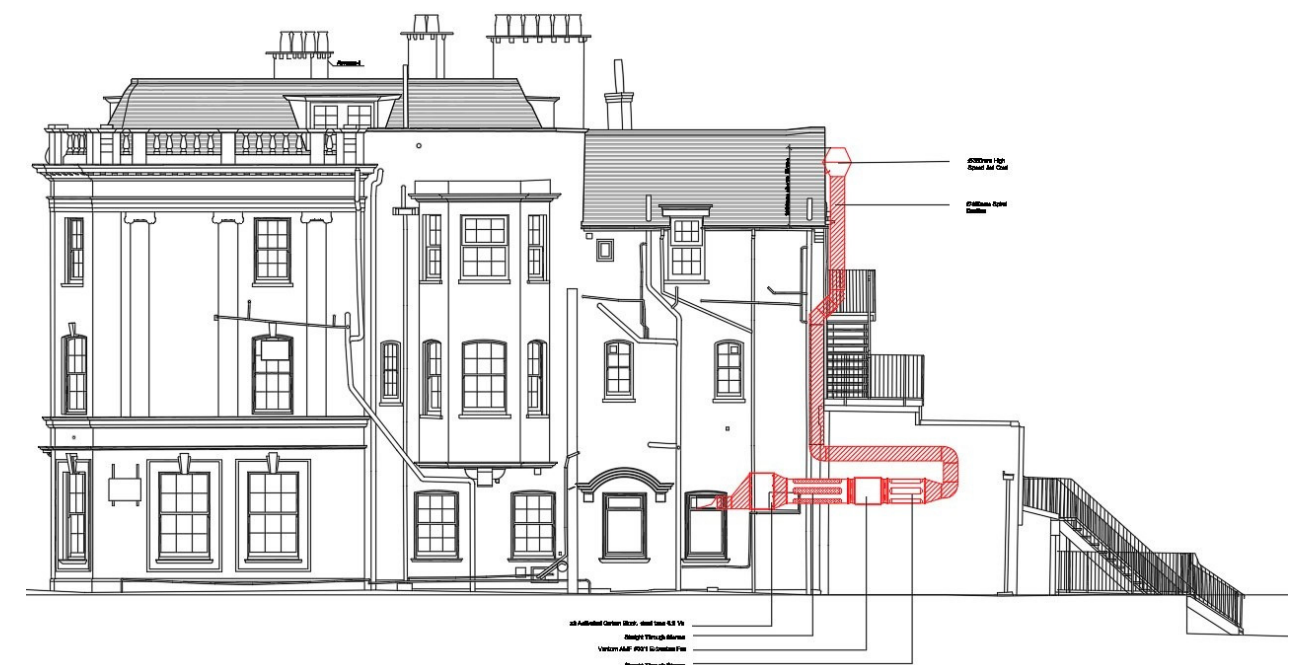
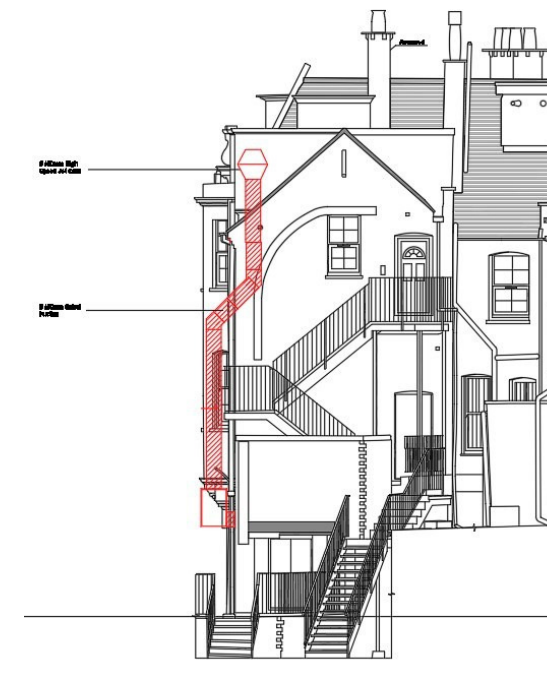
The premises comprises a basement, ground and first floors areas. The basement will be used for storing dry products and secured storage of beverages.

The ground floor will be the main seated area for guests, consisting of

- (i) disabled access toilet/baby changing facility,
- (ii) commercial modern kitchen (with a canopy above the kitchen cooking line, directly connected to the extraction kitchen system outside the rear and side of the premises; please refer to Architects drawings).
- (iii) separate washing up room and
- (iv) a separate preparation room/refrigeration area.

The first floor will be another seated area for guests, mainly to be used as an overflow during busy periods. On the first floor there will also be a secured office, staff changing facilities and female/male toilets.

Daily opening hours will be 08:00 to 23:30 with 5 full-time staff members and 6 part-time staff member



Revised Side Elevation



## Revised Design

The discrete installation of an extractor flue to the east side elevation of the building is the external fixture that requires attention in order to reduce its scale, bulk, design, visual prominence as well as consider an alternative location.

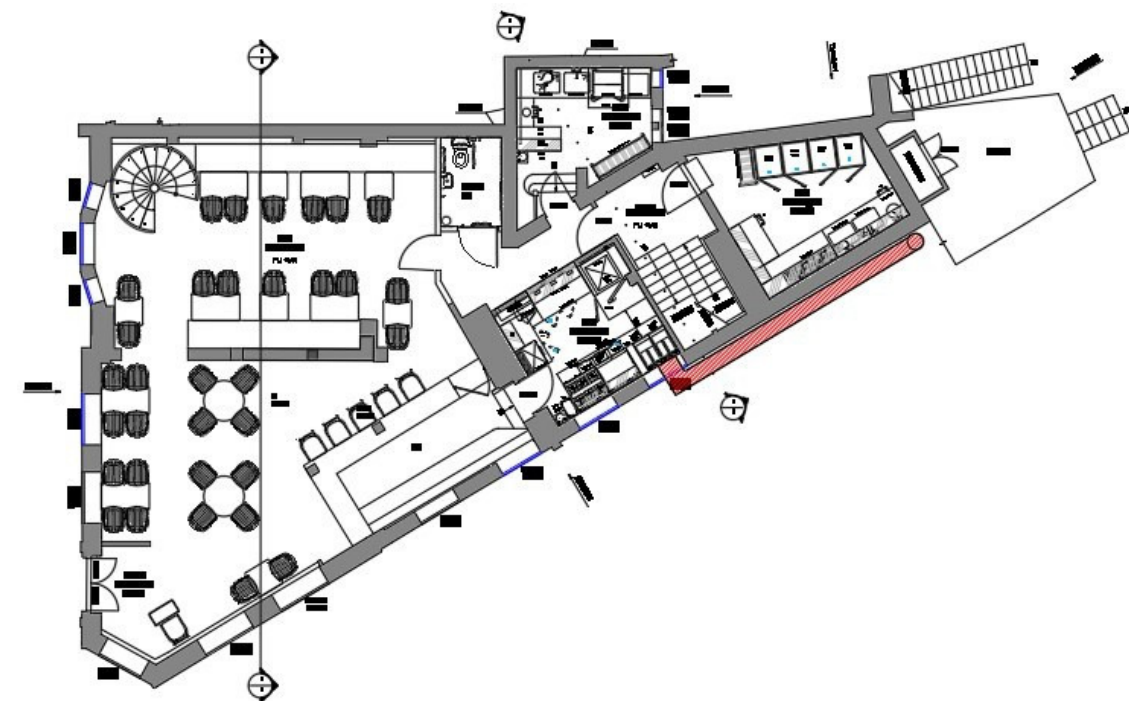
This resubmission provides a solution to address all the above concerning the extractor flue, by drawing from similar kitchen flue / extraction system installations implemented successfully in other London Boroughs, as follows:

- (i) with a reduced scale by design;
- (ii) with less bulk with it discretely rising vertically only up to the first floor level (on the far back east side elevation), then wrapping round behind the rear side elevation of the building; thus changing part of the location by design.
- (iii) with a brick finish vinyl wrapping of it on the far back east side elevation to blend in with the host property brickwork and ensure visual impact from taking any precedent.

The siting of the extractor flue to the rear elevation of the building ensures that it will not be visible to the public. In this way, the proposal preserves the appearance and character of the property and does not introduce any incongruous architectural elements that alter the fabric of the building.

With respect to the interior of the property, this proposal will improve and enhance the internal space in order to provide a well-lit, comfortable and welcoming restaurant that offers a pleasant experience for local patrons and businesses.

The property is sufficiently spacious and easily provides a functional layout. The kitchen area has been integrated into the seating area and four W/Cs, including disabled toilets, have been provided.



Proposed Plan



# External Flu / Extract System

See below comment received in the delegated officers report

### Conservation and Design: (Objection)

**There is no objection to the internal changes. Most are minor and insertions. Those of higher impact are the installation of a circular staircase between the ground and first floor, the removal of doors and partitions on the first floor and installation of WCs on the first floor. The building is locally listed for its external characteristics and the internal alterations will not impact this or the conservation area and are acceptable. Where there are real concerns is with the proposal to install the kitchen extractor system on the east elevation overlooking the railway. This will be prominent in views from the tracks as well as being visible from Eastbury Road within the conservation area looking back across the railway line. It will also be visible above the single storey buildings on the north side of the Green Lane railway bridge. This aspect of the proposal needs to be rethought and its impact mitigated. Can it be installed to the rear? Can the product be more visually discreet? As proposed, the ducting is visually intrusive and would not preserve the conservation area in which it is located. Refusal is recommended on the basis that it would not preserve the conservation (Planning (Listed Buildings & Conservation Areas) Act 1990, 72 (1). The proposal would be harmful to the conservation area, the harm identified would be less than substantial and the NPPF 202 test is relevant.**


The Farm Restaurant and Bar Ltd acknowledges the impact stated by the conservation officer and this resubmission provides a strategy to address the concerns

Primarily, the external aesthetic design of extract duct, with matching vinyl pseudo brick effect wrapping will blend with the east elevation brickwork to assist in preserving and not harm the conservation area.

Overall, it is considered that, as per Policies of the Local Plan and HC7 of the London Plan, the proposal has provided sufficient marketing evidence that demonstrates that there is no realistic prospect of the building being used as a Bank in the foreseeable future.



Example of an extract design concealing the flu in matching finish to the host building. The Sample Red brick is the proposed finish type of wrap we proposed to install around the visible elements of the vertically flu.



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- Wood-effect wraps:** the wood effect is a coveted design finish from interiors to exteriors. Explore our range of wood-effect exterior vinyls, with a variety of colour options and grain patterns available
- Stone-effect wraps:** emulate the timeless beauty of stone with our selection of stone-effect exterior wall vinyl wraps, including natural stone and ceramic inspired finishes

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# Relevant Planning Policies

## National Planning Policy Framework (NPPF)

The NPPF also states in paragraph 203 that:

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

## London Plan (2021)

Relevant planning policies set out in the London Plan (2021) include:

- **Policy SD6, 'Town centres and high streets'**, which seeks that the vitality and viability of London's varied town centres be promoted and enhanced by encouraging strong, resilient, accessible and inclusive hubs with a diverse range of uses that meet the needs of Londoners, including main town centre uses, night-time economy, civic, community, social and residential uses. Outside of the CAZ, town centres should be the primary locations for commercial activity.
- **Policy D13, 'Agent of Change'**, which seeks that new noise and other nuisance-generating development proposed close to residential and other noise-sensitive uses should put in place measures to mitigate and manage any noise impacts for neighbouring residents and businesses.

The accompanying text states that noise impact assessments accompanying planning applications should be carefully tailored to local circumstances and be fit for purpose.

- **Policy HC1, 'Heritage conservation and growth'**, which seeks that development proposals affecting heritage assets and their settings should conserve their significance by being sympathetic to the assets' significance and appreciation within their surroundings.
- **Policy HC6, 'Supporting the night-time economy'**, which seeks that in planning decisions, boroughs should promote the night-time economy where appropriate.



### **Hillingdon: A vision for 2026 (Adopted 2012)**

Relevant planning policies within the Local Plan include:

- **Policy E2, 'Areas of growth and opportunity within Tower Hamlets'**, which seeks to direct new developments within the borough to highly accessible locations which have good links to public transport, walking and cycling networks and local services.

The borough's town centres will continue to be the focus of shopping, leisure, cultural and community activities and will include a broad range of uses that are accessible to a significant number of people via foot, cycle or public transport.

- **Policy HE1, 'Heritage and the historic environment'**, which seeks the preservation or enhancement of the borough's designated and non-designated heritage assets in a manner appropriate to their significance as key and distinctive elements of the borough.

Proposals that would affect the setting of a heritage asset will only be permitted where they safeguard the significance of the heritage asset, including its setting, character, fabric or identity, and where they are appropriate in terms of design, height, scale, form, detailing and materials in their local context.

- **Policy E4, 'Food, drink, entertainment and the night-time economy'**, which seeks that proposals for restaurants outside of the town centre hierarchy should be supported if the proposal can demonstrate that the development would support surrounding uses and would not undermine the function of nearby town centres, or form part of a concentration of uses that would cumulatively cause harm to the viability of the borough's town centres.
- **Policy 8.120, 'Noise and vibration'**, which seeks that new development is required to identify/outline mitigating measures to manage noise. A noise assessment should be provided where noise-generating development is proposed.
- **Policy T3, 'Sustainable travel'**, which seeks that new development be focused within areas with high levels of public transport accessibility and the town centre hierarchy, in respect of developments generating significant levels of trips. New development should not adversely impact the capacity, quality, accessibility and safety of the transport network in the borough.



D: view of 55 Green Lane

The proposed restaurant introduces an evening and night-time economy use that complements the existing uses within its vicinity; including that of the town centre. It will also contribute to the economic vitality and viability of this area and therefore, supports the network and hierarchy of town centres.

Additionally, in compliance with the Local Plan, the development is proposed within a reasonable accessible location with a PTAL rating of 4, that can be reached via public transport, cycling, and walking.

### **Night-time economy**

Adhering to the aims of Policies HC6 of the London Plan and the Local Plan, the proposed restaurant will naturally contribute to and support the local area's night-time economy.

### **Noise and amenity impact**

A Noise Impact Assessment has been provided as part of this application and has found that noise emissions from the extractor system would meet the Council's requirements.

To further reduce noise impact, the siting of the extractor system is also as far back as possible from habitable windows. In accordance with the suggestions of the Noise Impact Assessment.

Due to the above, the proposal can successfully manage and mitigate noise impact and thus satisfies Policy D13 of the London Plan.



## Extractor Specifications

To guarantee odour level is kept to a minimum and within requirements, the proposed extractor system scheme includes the use of UV odour destruction along with HEPA filters.

The following provides details on the canopy system specification (see accompanying technical sheets):

### PRODUCT DETAILS

#### 1.CARBON FILTER

SUPPLIER: Prufied Air Ltd.  
SIZE:600 X 600mm  
TYPE: 3-STAGE PRE / PATICULATE / ACTIVATED CARBON  
No.of PANELS: 2  
CARBON WEIGHT: 50Kg  
AIRVOL CFM: 2250  
m<sup>3</sup>/s:1 .06  
AIRRESISTANCE: 0 .20

#### 2.CANOPY

CanopySize: 2900 x 1100mm  
ExtractRate: 1 .20M/S  
StaticPressure at Extract Spigots: 125 Pascals  
FullLength Heavy Duty Washable Filters

#### 3.EXTRACT FAN

FanDetails  
Ventorn AMF 500/1  
1.45KW  
3Phase,230V/3PH/50Hz capacitor motor ,Protection to IP 54  
SpeedController = AMF500 Inverter Controller  
SoundLevel = 54 dBA @ 3 metres

#### 4.ATTENUATION BAR

dBreduction based on distance(mm) from attenuator

63.0:9dB  
125.0:18dB  
250.0:30dB  
500.0:47dB  
1000.0:50dB  
2000.0:50dB  
4000.0:50dB  
8000.0:40dB

The odour of the development will be within acceptable standards and should not result in any adverse impacts on neighbouring occupiers.

Furthermore, it is important to note that the extractor flue will terminate at a height that is in line with current guidance. The height, the location and distance combined with the high quality and efficiency of the proposed extractor system will together significantly mitigate both odour and noise impacts.

# Marketing Advertisement

The ground floor level of the property, operating as a Bank, has now been vacant for more than two years.

The marketing evidence provided as part of this application submission includes: The unit where the FRB will operate has been on the rental market for 2 years approximately since the last tenant, Barclays Bank PLC vacated. The site was advertised to let by 2 estate agents: Chamberlain Commercial and VDBM Chartered Surveyors.

The Farm Restaurant and Bar Ltd negotiated a 25yr long-term lease via Chamberlain Estate Agents who no longer have the site advertised on their website. However, below is an old link from VDBM Chartered Surveyors who had advertised the site:

[https://propertysearch.agencypilot.com/\(S\(fra5nvvgtzefcnx0uvvg3mwm\)\)/PropertyDetails.aspx?siteid=558&pkey=1096](https://propertysearch.agencypilot.com/(S(fra5nvvgtzefcnx0uvvg3mwm))/PropertyDetails.aspx?siteid=558&pkey=1096)

Please note that unfortunately not all the advertisements have specified the date on which they were uploaded, other than the advert on Property Links website. However, from the overall evidence, it can be discerned that the public house has been marketed as a public house for a significant amount of time (since early 2021 at the very least)

In accordance with Policy D.CF4 of the Local Plan, the proposed development has provided evidence that the former Bank has been marketed for at least 12 months as a public house at a reasonable market rent.

In particular, the submitted property performance report demonstrates that, when interest was received in the property, this interest did not lie in the continued usage of the property as a Bank. Rather, it laid in the possibility of converting the public house into a Retail, Restaurant/Takeaway, Educational/Medical.

This evident lack of interest in continuing the use of the site as the listed can be explained by the substantial shift in the demographic makeup of the area surrounding the site.

Overall, it is considered that, as per Policies of the Local Plan and HC7 of the London Plan, the proposal has provided sufficient marketing evidence that demonstrates that there is no realistic prospect of the building being used as a Bank in the foreseeable future.



Advertisement (cont.)

VDBM

Chartered Surveyors

01923 845222

T: 01923 845222 E: [property@vdbm.co.uk](mailto:property@vdbm.co.uk) W: [www.vdbm.co.uk](http://www.vdbm.co.uk)



UNIT TO LET

PROMINENT LOCATION

SUITABLE FOR A VARIETY OF USES

£50,000 PAX

55 GREEN LANE, NORTHWOOD, HA6 3AG	£50,000 per annum exclusive
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LOCATION

The Property is situated in the popular Green Lane very close to Waitrose and other multiples. Northwood Station is a couple of minutes' walk away.

DESCRIPTION

This prominent unit was previously used as a bank.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

Ground Floor	1,475 sq ft
Basement	346 sq ft
Total	1,821sq ft

TERMS

The premises are available on a new Full Repairing and Insuring lease for a term to be agreed.

RENT

£50,000 per annum exclusive

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of any offer or contract.

Search CriteriaView Shortlist

Property Details

55 Green Lane, Northwood, HA6 3AE

Retail, Restaurant/Takeaway, Educational/Medical

1821 Sq Ft (169.17 Sq M)

To Let £50,000 per annum exclusive

Description

This prominent unit was previously used as a bank and offers a large open plan area in the front section on the ground floor with office/storage to the rear section. Stairs leading to further storage at basement level.

- £50,000 PAX

Location

The Property is situated in the popular Green Lane very close to Waitrose and other multiples. Northwood Station is a couple of minutes' walk away.

Viewing

The ingoing tenant to bear the landlord's reasonable legal costs.

Legal Costs

Strictly by appointment through VDBM. [steve.keenan@vdbm.co.uk](mailto:steve.keenan@vdbm.co.uk) 01923 845226 [toby.woodward@vdbm.co.uk](mailto:toby.woodward@vdbm.co.uk) 01923 845221

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# Heritage Impact Assessment

The application site is located in Northwood Town Centre, Green Lane Conservation Area.

The property has been designated as locally listed for its positive contribution to the character of the locality and settings of the Green Lane Conservation Area.

The sole external fixture proposed as part of the change of use at the application site is the installation of the extractor system with an associated flue at the far back side and rear of the property.

The revised location of the extractor flue at the far back side and rear minimizes its visibility. Also, by covering *the extract flue duct with a matching vinyl pseudo-brick effect wrapping; the flue will blend with the side elevation brickwork in keep with the property to reduce any impact of the street-scene and help preserve the conservation area.*

The proposal otherwise does not include any major external fixtures to the fabric of the building and will retain its appearance and character, particularly as viewed from the public realm.

The proposal therefore will continue to strongly preserve the special architectural and historic character of the non-designated heritage asset. In doing so, the proposal also avoids harming the setting and significance of the Green Lane Conservation Area.

For the reasons above, it is not considered that a full Heritage Impact Assessment is required. The proposal is compliant with Policies HC1 of the London Plan.