

DELEGATED DECISION

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

APPROVAL RECOMMENDED: GENERAL

Select Option

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

REFUSAL RECOMMENDED: GENERAL

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

RESIDENTIAL DEVELOPMENT

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

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

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

CERTIFICATE OF LAWFULNESS

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

CERTIFICATE OF LAWFULNESS

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

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

Case Officer

Signature:

Date:

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

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

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

Item No. Report of the Head of Planning, Transportation and Regeneration

Address MUSLIM COMMUNITY CENTRE, 4-5 COWLEY MILL ROAD UXBRIDGE

Development: Reconstruction of single storey rear extension with raised height and conversion of roof space, involving installation of 3 front and 2 rear roof lights

LBH Ref Nos: 48098/APP/2019/508

Drawing Nos: ECDL/E/02089/1 Received 27-05-2019
Block Plan (1:500)
Location Plan (1:1250)
ECDL/E/02089/6
ECDL/E/02089/7
ECDL/E/02089/5
ECDL/E/02089/2
ECDL/E/02089/3
ECDL/E/02089/4

Date Plans received : 03/04/2019 **Date(s) of Amendment(s):** 11/02/2019
Date Application Valid: 03/04/2019 26/02/2019

1. SUMMARY

Planning permission is sought for the reconstruction of single storey rear extension and loft conversion, involving installation of 3 front and 2 rear roof lights.

The proposed single storey rear extension would replace an existing single storey rear extension of an identical size. The loft conversion would include the insertion of 3 front rooflights and 2 rear rooflights to create an office/store.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 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 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan numbers ECDL/E/02089/1 dated 27.05.2019, ECDL/E/02089/2, ECDL/E/02089/3, ECDL/E/02089/4, ECDL/E/02089/5, ECDL/E/02089/7 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

3 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 D1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), no additional windows or doors shall be constructed in the walls of the development hereby approved facing 3 or 6 Cowley Mill Road.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (2012)

5 N13 Sound insulation of commercial/entertainment premises

The development shall not begin until a sound insulation scheme for the control of noise transmission to the adjoining dwellings/premises has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is occupied/use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (2016) Policy 7.15

6 HO6 Obscure Glazing

The window(s) facing 3 and 6 Cowley Mill Road 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 BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (2012)

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
R9	Proposals for the use of buildings for religious and cultural purposes
LPP 3.16	(2016) Protection and enhancement of social infrastructure
LPP 3.9	(2016) Mixed and Balanced Communities
LPP 5.3	(2016) Sustainable design and construction

3 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4 147 Damage to Verge - For Council Roads:

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.

5 12 Encroachment

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 may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

6 15 Party Walls

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 Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 16 Property Rights/Rights of Light

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.

8 115 Control of Environmental Nuisance from Construction Work

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.

9 I14C Compliance with Building Regulations Access to and use of

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice.
AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6 and 8.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the southern side of Cowley Mill Road about 100m from its junction with Cowley Road, the A408. Cowley Mill Road is a heavily trafficked road leading to the North Uxbridge Industrial Estate. The section where the application is located is mainly 19th century terraced and semi-detached houses with some modern flats. There are a variety of roof styles, comprising a mixture of gable ended and hipped roofs.

The site, when viewed from the street front appears as a pair of semi-detached properties.

These properties have been linked internally and a substantial single storey rear extension has been added, to create an Islamic Community Centre. There are industrial buildings in the vicinity, with associated industrial buildings immediately behind the application site. The site is located within the 'Developed Area' as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission is sought for the reconstruction of single storey rear extension and loft conversion, involving installation of 3 front and 2 rear roof lights.

The proposed single storey rear extension would replace an existing single storey rear extension of an identical size. It would measure 13 m in depth for its full width and have a shallow mono-pitch roof with a maximum height of 2.8 m. The loft conversion would include the insertion of 3 front rooflights and 2 rear rooflights to create an office/store. The proposed works would be finished in materials to match the existing.

3.3 Relevant Planning History

48098/93/0790 04-May Cowley Mill Road Uxbridge
Change of use of premises to Muslim Community Centre

Decision: 14-12-1994 Approved

48098/APP/2005/3463 Muslim Community Centre, 4-5 Cowley Mill Road Uxbridge
ERECTION OF SINGLE STOREY REAR EXTENSION TO EXISTING SINGLE STOREY REAR EXTENSION, FOR USE AS PRAYER HALL AND INSTALLATION OF SIDE ENTRANCE GATE (INVOLVING DEMOLITION OF EXISTING STRUCTURE).

Decision: 27-12-2006 Refused

48098/APP/2007/1406 4-5 Cowley Mill Road Uxbridge

On 14 December 1994 Planning Permission was granted for change of use of premises to a Muslim Community Centre subject to conditions. One of those conditions is Condition 4 - the number of people using the premises at any one time is limited to a maximum of 35 persons and cannot be used outside the following hours: Mondays to Thursdays inclusive 18:00 - 19:30; Fridays 13:00 - 14:00; Saturdays and Sundays 10:00 - 12:00. It appears to the Council that the condition has not been complied with because more than 35 persons are using the premises and the premises is being used within the prohibited times. (Appeal against Enforcement Notice; Application for planning permission deemed to have been made pursuant to Section 174 of The Town and Country Planning Act 1990)

Decision: 18-01-2008 Approved **Appeal:** 18-01-2008 Allowed

48098/APP/2007/2060 4-5 Cowley Mill Road Uxbridge

Erection of the rear section of the single storey timber/wooden structure with solid wood-type roofing panels and erection of a mono-pitched roof over the original single-storey rear extension (Appeal against Enforcement Notice; Application for planning permission deemed to have been made pursuant to Section 174 of the Town and Country Planning Act 1990)

Decision: 18-01-2008 Refused **Appeal:** 18-01-2008 Dismissed

48098/APP/2009/2605 Muslim Community Centre, 4-5 Cowley Mill Road Uxbridge
Installation of marquee to rear (Retrospective application.)

Decision: 24-03-2010 Refused

48098/APP/2016/4620 Muslim Community Centre, 4-5 Cowley Mill Road Uxbridge
Reconstruction of single storey rear extension with raised height and loft conversion, involving installation of 3 front and 2 rear roof lights.

Decision: 12-05-2017 Approved

48098/B/94/1173 04-May Cowley Mill Road Uxbridge
Installation of a fire escape and erection of a single storey rear extension

Decision: 14-12-1994 Approved

48098/E/98/2423 04-May Cowley Mill Road Uxbridge
Erection of a single storey rear extension (including reconstruction and part new build) to existing Islamic Education Society premises for use as a prayer area with ablution facilities (involving demolition of existing outbuildings)

Decision: 12-05-1999 Refused

48098/F/99/0510 Muslim Community Centre, 4-5 Cowley Mill Road Uxbridge
Continuance of use of premises as Islamic Education Centre (no other alterations proposed) without complying with condition 5 of planning permission ref.48098/93/790 dated 14/02/94 (relating to parking provision at rear of premises)

Decision: 12-05-1999 Approved

Comment on Planning History

On 14 December 1994 Planning Permission was granted for change of use of premises to a Muslim Community Centre subject to conditions.

One of those conditions is Condition 4 - the number of people using the premises at any one time is limited to a maximum of 35 persons and cannot be used outside the following hours: Mondays to Thursdays inclusive 18:00 - 19:30; Fridays 13:00 - 14:00; Saturdays and Sundays 10:00 - 12:00.

48098/APP/2016/4620: Reconstruction of single storey rear extension with raised height and loft conversion, involving installation of 3 front and 2 rear roof lights - Approved.

It is considered as the current application solely seeks to alter the internal floor layout following the grant of planning permission under ref: 48098/APP/2016/4620, the application is acceptable and is therefore recommended for approval.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- Not applicable

4.2 Site Notice Expiry Date:- Not applicable

5. Comments on Public Consult

6. UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.CI1 (2012) Community Infrastructure Provision
- PT1.CI3 (2012) Culture

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- R9 Proposals for the use of buildings for religious and cultural purposes
- LPP 3.16 (2016) Protection and enhancement of social infrastructure
- LPP 3.9 (2016) Mixed and Balanced Communities
- LPP 5.3 (2016) Sustainable design and construction

In addition: The use of the site as a place of worship is an established use. The current application would extend the floor area available in terms of ancillary office use, but not the capacity of the Community Centre. Policy R9 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012) states proposals for buildings to be used for religious and cultural purposes will only be permitted if;

they provide adequate parking provision;
the new building or extension would harmonise with or compliment the scale and appearance of the existing and neighbouring properties;
they are sited so that they do not prejudice the amenities of neighbouring properties or occupiers, by reason of noise, traffic or visual amenity;
the access arrangements are satisfactory, and the proposal complies with other policies in the plan.

The current application seeks improvement works to an existing community facility. The principle of the use has already been established. The main issues for consideration in determining this application therefore relate to the effect of the proposal on the character and appearance of the original building, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings and the availability of parking.

The proposal is considered to comply with the criteria and as such, the proposal is considered to comply with this policy. These issues are discussed in full in the following sections of this report.

7. MAIN PLANNING ISSUES

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

Saved Policy OE1 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012) states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties Saved Policy OE3 deals with development which has the potential to cause noise annoyance.

The application site benefits from adjoining neighbours to either side at 3, 6 and 7 Cowley Mill Road. It is considered as the proposed single storey rear extension would replace an existing extension of an identical size, it would not result in a greater impact upon the residential amenities and light levels of the adjoining neighbours. Similarly as the proposed windows would be in the same position, would not give rise to loss of privacy and overlooking.

The current use as a community centre/place of worship is has already been established on the site. The proposal does not increase the capacity of the centre, although new office/administrative floor space is being provided on the second floor loft space. The development is unlikely to result in a larger number of persons attending the facility as per the previous condition following the grant of change of use.

It is also acknowledged that the proper construction of a solid structure replacing the existing timber ground floor rear extension will reduce the potential for noise disturbance to be caused, as it will be properly insulated from noise outbreak. The incidence of noise nuisance from the prayers and chanting, especially at night, is therefore likely to be reduced.

Nevertheless, a number of conditions are recommended to limit noise outbreak from the site. It is not considered appropriate to impose a condition limiting external activities, as the Inspector approving the original change of use application did not impose such a condition. Instead, a condition is in place limiting the hours of use of the premises. It is assumed that this condition remains in force.

It is also considered reasonable to impose conditions requiring details of a sound insulation scheme and a scheme controlling noise from any plant and/or machinery as per the previous permission.

Subject to these conditions, it is considered that the proposal is in accord with the aims of policies OE1 and OE3 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

7.2 Impact on Street Scene

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the Local Planning Authority considers it desirable to retain or enhance.

The proposed single storey rear extension although would consist of an extensive size, as it would replace an existing extension of an identical size, coupled with its use of materials to match the existing building as opposed to the existing timber structure would improve the appearance of the site. The proposed rooflights given their modest nature are considered not to detract from the appearance of the original dwelling and the visual

amenities of the street scene and surrounding area.

It is considered that the proposed works would result in have an acceptable impact on appearance of the existing building and the visual amenities of the surrounding area, in compliance with Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.3 Traffic Impact/Pedestrian Safety

The proposed development would not alter the parking provisions at the site. The highways Officer under the previous application ref: 48098/APP/2016/4620 considered the site to be operating as a community centre for a number of years and as the proposal would not create any additional capacity there were no highways implications arising from the proposal. Therefore, the development would be considered to comply with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.4 Carparking & Layout

As above.

7.5 Urban Design, Access and Security Considerations

The development would have an acceptable impact on the visual amenities of the surrounding area and the residential amenity of both neighbouring occupiers. Therefore, there are no objections on urban design grounds.

7.6 Other Issues

ARCHAEOLOGY

Although within an archaeological priority area, the proposed works are too small scale to result in a significant archaeological impact at this location. The Greater London Archaeological Advisory Service (GLAAS). having considered the proposals advise that no further assessment or conditions are necessary.

ACCESS

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from direct discrimination on the basis of a protected characteristic, which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease.

No changes are proposed to the entrance to the building, which is level access. However the provision of upgraded facilities for people with disabilities in the form of two disabled toilets measuring 1.7 m x 2.2 m have been added to revised plans.

8. Reference Documents

The Hillingdon Local Plan: Part 1- Strategic Policies (8th November 2012)

The Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)

London Plan 2016

National Planning Policy Framework (NPPF)

Council's Supplementary Planning Guidance - Community Safety by Design

Hillingdon Supplementary Planning Document: Accessible Hillingdon (January 2010)

Contact Officer: Naim Poptani

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