

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 an 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 the Heads of Terms have already received Committee approval	☐
25.	WORKS TO TREES	☐
26.	OTHER (please specify)	☐

The delegation powers schedule has been changed. Interim Director of Planning, Regeneration & Public Realm can determine this application

Case Officer:

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's 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 DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

Item No. **Report of the Head of Development Management and Building Control**

Address: CHEVRON HOUSE, 346 LONG LANE HILLINGDON

Development: Installation of a vehicle crossover

LBH Ref Nos: 42825/APP/2024/2429

Drawing Nos: Location Plan
100 REV 01

Date Plans received: 10-09-24 **Date(s) of Amendments(s):**

Date Application valid 10-09-24

2. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

By reason of its size, location, design and surroundings, in particular its proximity to the existing pedestrian crossing, the proposed vehicle crossover raises significant concerns regarding pedestrian and cyclist safety. The proximity of the dropped kerb to the pedestrian crossing introduces an increase in vehicle movements which increase the risk of conflicts between pedestrians, cyclists, and vehicles. The design fails to meet the safety requirements necessary to protect road users, pedestrians and cyclists resulting in significant highway concerns. The proposed development is therefore considered to be contrary to Policy DMT 1 and DMT 2 of Hillingdon Local Plan: Part 2, Development Management Policies (2020) and London Plan (2021) Policies T1, T2 and T4 .

INFORMATIVES

1. I52 Compulsory Informative (1)

The decision to REFUSE 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).

I53 Compulsory Informative (2)

The decision to REFUSE 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 (2021) and national guidance.

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMT 2	Highways Impacts
DMT 1	Managing Transport Impacts
LPP T1	(2021) Strategic approach to transport
LPP T2	(2021) Healthy Streets
LPP T4	(2021) Assessing and mitigating transport impacts
NPPF9	NPPF 2021 - Promoting sustainable transport

3. CONSIDERATIONS

3.3 Relevant Planning History

42825/APP/2024/1979 CHEVRON HOUSE, 346 LONG LANE HILLINGDON

Details pursuant to the discharge of Condition 1 (Landscaping Scheme) of planning permission reference APP/R5510/C/24/3337391, dated 23/04/2024 (installation of hardstanding to the front elevations of the property).

ENF/334/22

Without planning permission, the installation of hardstanding to the front elevations of the property at Chevron House, 346 Long Lane.

Decision:

Appeal: 23-04-24 Part Allowed

42825/L/98/0975 346 LONG LANE HILLINGDON

Variation of condition (to increase the hours of operation of 2 air conditioning units) planning permission ref.42825K/97/1294 dated 03/12/97; Installation of external condenser units for air conditioning

Decision: 18-09-1998 Approve Limited Time

42825/K/97/1294 346 LONG LANE HILLINGDON
Installation of external condenser units for air conditioning
Decision: 03-12-1997 Approval

42825/M

42825/M/0237/98
ENFORCEMENT: Site being used as a religious meeting hall

42825/J/96/0920 346 LONG LANE HILLINGDON
Use of building as a health centre
Decision: 07-08-1996 Approval

42825/H/96/0183 346 LONG LANE HILLINGDON
Details of visibility, landscaping scheme and boundary treatment in compliance with conditions 3,4 and 6 of planning permission ref. 42825E/95/ 1012 dated 13/12/95; Erection of a two storey office building (involving demolition of existing buildings)
Decision: 17-04-1996 Approval

42825/E/95/1012 346 LONG LANE HILLINGDON
Erection of a two storey office building (involving demolition of existing building)
Decision: 13-12-1995 Approval

42825/D

42825/C/94/0537 346 LONG LANE HILLINGDON
Erection of roof to create a covered storage area, rear wall, access door and installation of two storage containers, together with raising part of the perimeter wall (retrospective application)
Decision: 24-08-1994 Approval

42825/B/93/1074 346 LONG LANE HILLINGDON
Erection of a 1.5 metre high extension to wall to form a part 3.6 metre high southern boundary wall (retrospective application)
Decision: 12-10-1994 No Further
Action(P)

42825/A

Comment on Planning History

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date: Not applicable

4.2 Site Notice Expiry Date: Not applicable

5. Comments on Public Consultation

24 neighbouring properties were consulted by letter dated 24.09.24. No responses were received by the close of the consultation period on 15.10.2024

Consultee comments

Highways Officer: Objection to the proposed development.

Officer Response: The highway officers full comments are set out below and have been taken into consideration in the determination of this application.

6. 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

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMT 2 Highways Impacts

DMT 1 Managing Transport Impacts

LPP T1 (2021) Strategic approach to transport

LPP T2 (2021) Healthy Streets

LPP T4 (2021) Assessing and mitigating transport impacts

NPPF9 NPPF 2021 - Promoting sustainable transport

7. MAIN PLANNING ISSUES

Contact Officer: Daniel Ambrose

Telephone No: 01895 250230