

Appeal 6008941

Submitted on 29 April 2026.

Before you start

Local planning authority	London Borough of Hillingdon
Appeal type	Full planning
Decision date	16 April 2026

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Sunny Bika Bika Construction Ltd
Contact details	Jordan Wiseman Gillings Planning Ltd
What is your phone number?	023 8235 8855
What is the address of the appeal site?	82-84 High Street Ruislip HA4 7AB
What is the area of the appeal site?	0.3 ha
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Is the appeal site part of an agricultural holding?	No
Access for inspection	No
Are there any health and safety issues on the appeal site?	Yes Ongoing building works
What is the application reference number?	78935/APP/2026/418
What date did you submit your application?	17 February 2026
Was your application for a major or minor development?	Minor development

Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	Extensions and alterations at ground, first and second floors, conversion of existing roof and conversion of first floor from office (Class E), to provide 6no. residential flats (Class C3) with associated cycle and refuse storage, retention and reconfiguration of Class E unit at ground floor and alterations to fenestrations.
Did the local planning authority change the description of development?	No
How would you prefer us to decide your appeal?	Written representations
Are there other appeals linked to your development?	No

Upload documents

Application form	ApplicationForm.pdf (/document/b9606736-9586-4e88-910a-309041a74827)
Decision letter	decision notice.pdf (/document/bf96e1fb-34b2-47a2-9ae0-f47c981e40c2)
Do you plan to submit a planning obligation to support your appeal?	No
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Appeal statement	Appellants Statement of Case.pdf (/document/98ab6aa9-e315-4c81-b695-219dc0541524)
Do you want to apply for an award of appeal costs?	No
Did you submit a design and access statement with your application?	Yes
Design and access statement	DesignandAccessStatement.pdf (/document/77a6008a-8941-44f6-9a17-8f6e5f8421de)
Plans, drawings and supporting documents	existing floor plans.pdf (/document/c025375e-01da-4a21-8057-06ff50a05a17) 3616-P-141-Rev-A-Proposed Floor and Roof Plans - A1.pdf (/document/92b48e2b-b7b1-420b-afb1-0863ea427df6) existing elevations.pdf (/document/a9afa9b1-3f7b-4c94-a76b-1d9b3c61eddf)

[6877 - Daylight and Sunlight Assessment - Rev 2 - Issued 11.02.2026.pdf \(/document/e047e9a7-f92a-4912-b351-1f4c9cf401b5\)](#)
[Planning Statement.pdf \(/document/9c4b26b2-ec68-4176-8b78-25e9fc820f20\)](#)
[11021 82-84 High Street Ruislip - Air Quality Neutral Statement - 2602-02nv2.pdf \(/document/dc8d36b4-8298-42fd-ac9f-48864650dd18\)](#)
[Bat Emergence Survey - Grove Ecology 2024.pdf \(/document/31e5aa5f-e894-494d-9eeb-59471f80ee09\)](#)
[11021-82-84 High Street Overheating Analysis -2601-30xt-RSQAappx.pdf \(/document/9cb6b94a-15f3-40d0-88d3-65e300e55289\)](#)
[3616-P-142-Rev-B-Proposed Elevations - Sections A-A - B-B and C-C - A1.pdf \(/document/468314b9-210f-4a4f-9033-93f082b07a2c\)](#)
[Rebuttal to Conservation Officer Comments & Recommendation for refusal.pdf \(/document/5348da47-c574-4419-83ef-9ee11fa5df93\)](#)
[Technical statement - Ethos Environmental Planning - 2025.pdf \(/document/89ef9567-5756-4801-9db7-a440c0adb279\)](#)
[High Street Ruislip Heritage February 2026.pdf \(/document/a61408c3-0675-4b51-a311-ca5ca94b69e6\)](#)
[Preliminary Roost Assessment - Grove Ecology 2024.pdf \(/document/455503eb-6f12-4b2d-9a5b-d7d1e3107e22\)](#)
[block plan.pdf \(/document/a9441c47-d2bd-43dd-8960-d912c0eed4ec\)](#)
[location plan.pdf \(/document/e236eb3c-da14-4635-bae3-e46138853612\)](#)
[R02-QO-82-84 High Street Transport Statement 260126-Issued.pdf \(/document/a6bb3ebd-48d2-453e-881f-fdb121f5925e\)](#)

Do you have any new plans or drawings that support your appeal?

No

Do you have any other new documents that support your appeal?

No
