



Mr Jordan Wiseman
Gillings Planning Ltd
Gillings Planning Ltd
2 Wessex Business Park
Colden Common
Winchester
SO21 1WP

Application Ref: 78935/APP/2026/418

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL 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 **REFUSES** permission for the following:

Description of development:

Creation of 6no. self-contained flats with associated cycle and bin storage, following the change of use of first floor from office (Class E) to residential (Class C3), the erection of a two storey rear extension with balconies and terraces and alterations to rear building including an additional storey and terraces. Retention and reconfiguration of the Class E unit at ground floor level with alterations to fenestration.

Location of development: 82-84 High Street Ruislip

Date of application: 19th February 2026

Plan Numbers: See attached Schedule of plans

Permission is refused for the reason(s) listed on the attached schedule:-

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Head of Development Management and Building Control

Date: 16th April 2026

- NOTES:
- (i) Please also see the informatives included in the Schedule of Reasons.
 - (ii) Should you wish to appeal against this decision please read the attached sheet which explains the procedure.

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SCHEDULE OF REASONS

- 1 The proposed development, by reason of its cumulative scale, bulk and visual complexity, including extensive alterations to the roof of the locally listed building and the addition of a further storey to the rear building, would result in an overdevelopment of the site. The proposal would materially alter the established proportions and roofscape, erode the legibility of the building's neo-Georgian design, and diminish the prominence of key features, resulting in a dominant and intrusive form of development that fails to preserve the character and appearance of the Ruislip Village Conservation Area and harms the significance of the locally listed building. This represents a clear departure from the form of development previously found acceptable at appeal. The identified less than substantial harm is not outweighed by the limited public benefits of the proposal and is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One (2012), Policies DMHB 1, DMHB 4 and DMHB 11 of the Hillingdon Local Plan: Part Two (2020), Policies D3 and HC1 of the London Plan (2021), and the National Planning Policy Framework (2024).
- 2 The proposed development, by reason of the additional storey to the rear building and associated increase in height and bulk, would result in an overbearing form of development that would cause an unacceptable loss of outlook and sense of enclosure to neighbouring occupiers, in particular the first-floor rear bedroom window at No. 80A High Street and No.2 Ickenham Rd. The proposal would therefore result in harm to the residential amenity of adjoining occupiers, contrary to Policy DMHB 11 of the Hillingdon Local Plan: Part Two (2020), Policy D3 of the London Plan (2021), and the National Planning Policy Framework (2024).

INFORMATIVES

- 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).
- 2 This is a reminder that Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), should an application for appeal be allowed, the proposed development would be deemed as 'chargeable development' and therefore liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This would be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012.

For more information on CIL matters please visit the planning portal page at:
www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

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.

Part 1 Policies

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies

DMCI 7 Planning Obligations and Community Infrastructure Levy

DMEI 10 Water Management, Efficiency and Quality

DMEI 2 Reducing Carbon Emissions

DMEI 7 Biodiversity Protection and Enhancement

DMEI 9 Management of Flood Risk

DMHB 3 Locally Listed Buildings

DMH 1 Safeguarding Existing Housing

NPPF11 - 24 NPPF11 2024 - Making effective use of land

NPPF12 - 24 NPPF12 2024 - Achieving well-designed places

NPPF14 - 24 NPPF14 2024 - Meeting the challenge of climate change, flood and coastal change

NPPF2 -24 NPPF2 2024 - Achieving sustainable development

NPPF5 -24 NPPF5 2024 - Delivering a sufficient supply of homes

NPPF9 -24 NPPF9 2024 - Promoting sustainable transport

DMH 2 Housing Mix

DMHB 1 Heritage Assets

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

DMT 5 Pedestrians and Cyclists

DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
LPP GG2	(2021) Making the best use of land
LPP GG4	(2021) Delivering the homes Londoners needs
LPP DF1	(2021) Delivery of the Plan and Planning Obligations
LPP D12	(2021) Fire safety
LPP G7	(2021) Trees and woodlands
LPP H1	(2021) Increasing housing supply
LPP H10	(2021) Housing size mix
LPP HC1	(2021) Heritage conservation and growth
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP SD6	(2021) Town centres and high streets
LPP SI2	(2021) Minimising greenhouse gas emissions
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking

END OF SCHEDULE

Address:

Development Management
 Directorate of Place
 Hillingdon Council
 3 North, Civic Centre, High Street, Uxbridge UB8 1UW
www.hillingdon.gov.uk

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SCHEDULE OF PLANS

Air quality assessment - received 14 Apr 2026
Overheating Analysis - received 14 Apr 2026
Daylight or sunlight assessment - received 14 Apr 2026
BAT EMERGENCE SURVEY REPORT - received 14 Apr 2026
Heritage statement - received 14 Apr 2026
Planning Supporting Statement - received 14 Apr 2026
PRELIMINARY ROOST ASSESSMENT - received 14 Apr 2026
Transport Statement - received 14 Apr 2026
Technical statement - received 14 Apr 2026
3616 / L / 01 - received 17 Feb 2026
3616 / L / 02 - received 17 Feb 2026
3616 / P / 141 Rev A - received 17 Feb 2026
3616 / P / 142 Rev B - received 17 Feb 2026
DAS.02.26 - received 17 Feb 2026

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

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 website at <https://www.gov.uk/appeal-planning-decision>

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 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.