



The Owner and/or Occupier
. High Street
Ruislip
HA4 7AB.

12 June 2026

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER S78**

SITE: 82-84 High Street, Ruislip, HA4 7AB

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.

Application Ref: 78935/APP/2026/418

Appeal Ref: 10426

Appellant's Name: Bika Construction

Planning Inspectorate Reference: 6008941

Appeal Starting Date: 8 June 2026

I refer to the above details. An appeal has been made to the Secretary of State against the decision of London Borough of Hillingdon to refuse to grant planning permission.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at

<https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>

If you do not have access to the internet, you can send your comments to:

The Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

All representations must be received within 5 weeks of the above starting date. You should ensure that any representations are received by the Planning Inspectorate by **13 July 2026**. Any representations submitted after the deadline will not usually be considered and will be returned.

The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference.

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the inspectorate when determining the appeal.

The appeal documents are available for inspection on our website at
www.hillingdon.gov.uk/planning

You can get a copy of one of the Planning Inspectorate's "Guide to Taking Part in Planning Appeals" booklets free of charge from GOV.UK at:
www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal
or from us.

When made, the decision will be published online at
<https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>

Yours faithfully

Roz Johnson
Head of Development Management and Building Control

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