

Olesea Morozan
Maplin Studio Limited
15 Station Road
Upminster
RM14 2SJ

Application Ref: 79843/APP/2025/3245

Date of Decision: 11th June 2026

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:-

Application number: 79843/APP/2025/3245

Date your planning application was submitted: 22nd January 2026

Site location: 4 Albany Close Ickenham UB10 8QW

Description:
Erection of first floor extension and associated alterations to allow for part-conversion of roof space to habitable use

Application submitted by: Olesea Morozan

Plans that this decision was based on: See attached Schedule of Plans

Permission is refused for the reason(s) listed below:-

1. The proposed development, by virtue of its size, siting, form and design, would result in a disproportionate and unsympathetic addition to the property which would fail to appropriately integrate with the dwelling or the immediate surrounding built form of the Conservation Area. The first floor extension would fail to appear as appropriately subservient which, together with the unsatisfactory design, would result in the extension appearing as a disagreeing and discordant addition, and would introduce an uncharacteristic feature to the Close, diluting the existing uniform character exhibited. Furthermore, the immediate proximity of the extension to the side boundary at first floor level would also result in a visually cramped appearance, over and above what currently exists at the site, to the detriment of the visual amenities of the area. Overall, the proposal would

fail to create a positive satisfactory appearance and design which improves and enhances the character and appearance of the street scene and locality.

The proposal would result in a less than substantial harm to the character and appearance of the Conservation Area. There is no public benefit from the scheme to outweigh this harm. The proposal therefore fails to respect the local context and overall does not comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 1, DMHB 4, DMHB 11 and DMHD1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policies D3 and D4 of the London Plan (2021) and Section 72 of The Planning (Listed Building and Conservation Areas) Act 1990.

2. The proposed first floor rear opening, by virtue of its siting, height, openable nature and the limited separation distances involved, would result in the introduction of a harmful level of overlooking to the rear of the site, significantly impacting upon the privacy of an adjacent neighbour, namely no. 40 Halford Road. As such, the proposal would represent an un-neighbourly form of development which would not achieve a satisfactory relationship with adjacent dwellings, failing to preserve the amenity of a neighbouring property. The proposed development would therefore not conform to the requirements of Policies DMHB 11 and DMHD1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

STANDARD INFORMATIVES

1. 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1. Policies

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies

DMEI 7 Biodiversity Protection and Enhancement

DMHB 1 Heritage Assets

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DMHB 14 Trees and Landscaping

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP D3 (2021) Optimising site capacity through the design-led appro

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

LPP HC1 (2021) Heritage conservation and growth

LPP T6 (2021) Car parking

LPP T6.1 (2021) Residential parking

NPPF16 - NPPF16 2024 - Conserving and enhancing the historic env
24

2. 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).
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Date of Decision: 11th June 2026



Roz Johnson
Head of Development Management and Building Control

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

HS.01.26.	Received	22-01-2026
MS29201.	Received	29-12-0025
MS29202.	Received	29-12-0025
MS29203.	Received	29-12-0025
MS29204.	Received	29-12-0025
MS29205.	Received	29-12-0025
PP-14584665v1.	Received	29-12-0025

WHAT TO DO WHEN A HOUSEHOLDER PLANNING APPLICATION IS REFUSED

If your planning application is refused but you still want to pursue it, contact your local planning department.

If you think you could make changes that resolve the reasons for refusal, you may be able to amend your application and submit it again.

Amending your planning application

If you think you could change your application to respond to the reasons for refusal, contact us about what to do next. We can give you more information about deadlines and any fees for submitting an amended application

Residents Services
London Borough of Hillingdon
3 North, Civic Centre,
High Street, Uxbridge UB8 1UW

Email: planning@hillington.gov.uk

www.hillingdon.gov.uk

Appealing to the Planning Inspectorate

If you think the decision to refuse your application was incorrect, you may want to appeal to the Planning Inspectorate, which is an independent and impartial body.

If you want to appeal, the deadline is 12 weeks from the date on the decision letter, or 4 weeks if you've received an enforcement notice. Around 1 in 3 appeals is successful.

You'll need some documents to hand, so before you start, read the guidance and access the service at:

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

If you're unable to complete your appeal online call the Planning Inspectorate helpline on 0303 444 5000 (charges at a local rate).