



Mr Philip Norvill
Norvillpropertyservices
7 Fairfield Lane
Farnham Royal SL2 3BX

Application Ref: 71084/APP/2017/3604

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and Orders and Regulations gives notice that **Listed Building Consent** to execute the works detailed hereunder is **REFUSED:-**

Description of development:

Erection of two new semi-detached two-storey houses (4 and 6 Arlington Drive) with two new vehicular access and crossovers, part demolition of front boundary wall and site landscaping (Application for Listed Building Consent).

Location of development: Land Forming Part Of 2 Arlington Drive Ruislip

Date of application: 16 October 2017

Plan Numbers: See attached Schedule of plans

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

Head of Planning and Enforcement

Date: 12 December 2017

- 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 the location, design and layout of the dwellings, the loss of historic features and the loss of the existing open garden aspect of the site, would have an unacceptable impact on the character, appearance and setting of the Grade II Listed Little Manor House, contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE8, BE9, BE10 and BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.8 of the London Plan (2016), the adopted Supplementary Planning Document HDAS: Residential Layouts and the NPPF.

INFORMATIVES:

1. The decision to REFUSE Listed Building Consent 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. The decision to REFUSE Listed Building Consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) 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

BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions
BE10	Proposals detrimental to the setting of a listed building
LPP 7.8	(2016) Heritage assets and archaeology

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250400 / 250401
www.hillingdon.gov.uk

SCHEDULE OF PLANS

21641/3/12 - received 05 Oct 2017

Listed Building Description - received 05 Oct 2017

Location Plan (1:1250) - received 05 Oct 2017

Design, Access and Heritage Statement - received 05 Oct 2017

21641/3/11 - received 05 Oct 2017

21641/3/10 - received 05 Oct 2017

**RIGHTS OF APPLICANTS AGGRIEVED BY DECISION
OF LOCAL PLANNING AUTHORITY**

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

1. If you are aggrieved by the decision of the Local Planning Authority to refuse Listed Building Consent or Conservation Area Consent for the proposed works, or to grant consent subject to conditions, you may appeal to the Planning Inspectorate in accordance with Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of the date of this notice. Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/02 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0117 372 8428). Appeal forms can also be downloaded from the website at <http://www.planning-inspectorate.gov.uk> . The Secretary of State has power to allow a longer period for the giving of a notice of appeal but will now normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice.
2. If Listed Building Consent or Conservation Area Consent is refused or granted subject to conditions, whether by the Local Planning Authority or by the office of the Deputy Prime Minister, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would have been permitted, they may serve on the Council in which the land is situated a purchase notice requiring that the Council purchase their interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
3. In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.