



Miss Jenna Allen
Unit 26-28
Britannia Way
Lichfield
WS14 9UY

Application Ref:
60595/APP/2019/1653

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:

Proposed telecommunications removal and replacement

Location of development: Land At Junction Of Paddock Road & Field End Road
Ruislip

Date of application: 16 May 2019

Plan Numbers: See attached Schedule of plans

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

Head of Planning, Transportation and Regeneration

Date: 22 July 2019

- 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.

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Application Ref: 60595/APP/2019/1653

SCHEDULE OF REASONS

- 1 · The proposed telecommunications mast installation by reason of its excessive height, scale, design and location would be an incongruous and visually obtrusive form of development, thereby resulting in a detrimental impact on the character and appearance of the street scene and surrounding area. Furthermore, the proposed cabinets, by reason of their size, siting and design would add undue clutter to the detriment of the visual amenity of the street scene. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part 1 Strategic Policies (November 2012), Policies BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).
- 2 · The proposed development, by virtue of its size, scale and proximity would be detrimental to the amenities of the adjoining occupiers at 590 Field End Road by reason of visual intrusion. Therefore the proposal would be contrary to policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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 · The decision to REFUSE planning permission 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

Part 2 Policies

AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE37	Telecommunications developments - siting and design
NPPF- 10	NPPF-10 2018 - Supporting high quality communications

END OF SCHEDULE

SCHEDULE OF REASONS

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

REFUSAL OF PLANNING PERMISSION

Application Ref.No.: 60595/APP/2019/1653

SCHEDULE OF PLANS

HGN009/50688 15 May 2019 - received 17 May 2019
50688/HGN009 30 April 2019 - received 17 May 2019
002 Site Location Plan Issue D - received 04 Jun 2019
110 Existing Site Plan Issue D - received 04 Jun 2019
150 Existing Elevation A Issue D - received 04 Jun 2019
215 Max Configuration Site Plan Issue D - received 04 Jun 2019
265 Max Configuration Elevation Issue D - received 04 Jun 2019
50688/HGN009 - Supplementary Information 15 May 2019 - received 17 May 2019
Town and Country Planning (Development Management Procedure)(England) Order 2015 Notice Under Article 13 of Application for Planning Permission - received 17 May 2019
HGN009/50688_Telecoms Site, Highways Land, Field End Road, South Harrow, London: Hillingdon, HA4 0RG 15 May 2019 - received 17 May 2019
DCMS MHCLG Collaborating for Digital Connectivity 7th March 2019 - received 17 May 2019
MBNL.Supp.Info.New Tech.06.12.18 - received 17 May 2019
Declaration of Conformity with ICNIRP Public Exposure Guidelines 2019-05-03 - received 17 May 2019
982011_HGN009_50688_HA0103_M003 Rev C - received 24 May 2019

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's website at [**www.Planning-inspectorate.gov.uk**](http://www.Planning-inspectorate.gov.uk)

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**](http://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.