



Miss Ashleigh Cook
Iceni Projects
Da Vinci House
44 Saffron Hill
London EC1N 8FN

Application Ref: 12853/APP/2021/2202

**Process set out by condition O.2 of Schedule 2 Part 3 Class O of the
Town and Country Planning (General Permitted Development) Order 2015
(as amended)**

The Council of the London Borough of Hillingdon as the Local Planning Authority hereby confirm that their **PRIOR APPROVAL IS REQUIRED AND REFUSED** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the Local Planning Authority.

Address of the proposed development:

Hayes Park North, Hayes Park Hayes End Road Hayes

Description of proposed development:

Change of use of offices (Use Class E(g)) to residential use (Use Class C3) to include 64 residential units comprising 6 x studio units, 33 x one-bedroom units, 19 x two-bedroom units and 6 x three-bedroom units (Application for Prior Approval under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015).

Date of application:

02 June 2021

Plan Numbers:

basement plan 21-M011-D00-001 - received 02 Jun 2021
ground floor plan 21-M011-D00-002 - received 02 Jun 2021
first floor plan 21-M011-D00-003 - received 02 Jun 2021
second floor plan 21-M011-D00-004 - received 02 Jun 2021
typical unit plan 21-M011-D00-0100 - received 02 Jun 2021
Transport Note I June 2021 - received 02 Jun 2021
Noise Impact assessment May 2021 - received 02 Jun 2021
Daylight, Sunlight, Overshadowing Assessment May 2021 - received 02 Jun 2021
Phase 1 Environmental Report May 2021 - received 02 Jun 2021
22519LH_NorthBuilding_Basement. - received 02 Jun 2021
22519LH__NorthBuilding_Ground - received 02 Jun 2021

22519LH_NorthBuilding_First. - received 02 Jun 2021
21-T066_SITE LOCATION PLAN(1) - received 02 Jun 2021
21-T066_02 - SITE LOCATION PLAN. - received 02 Jun 2021
22519LH_NORTH-BUILDING-SECOND-F0 - received 02 Jun 2021
210601_Hayes Park North_PDR_Cover Letter_FINAL. - received 02 Jun 2021

Reasons for Refusal:

CONDITIONS:

- 1** The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 3, Class O.1(f) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) because the Hayes Park North building is within the curtilage of a listed building, namely Hayes Park Central and Hayes Park South.
- 2** The applicant has failed to secure financial and non financial contributions required to mitigate the highways impacts created by the proposed development. The scheme therefore conflicts with Policies DMCI 7, DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), the adopted Planning Obligations Supplementary Planning Document (July 2014), Policy DF1 of the London Plan (2021) and paragraphs 55-58 of the National Planning Policy Framework (2021). Prior approval is refused under Condition AA.2.-(1)(a).

INFORMATIVES:

It is important that you read and understand all the following informatives

1. Should you wish to appeal against this decision please read the attached sheet which explains the procedure.

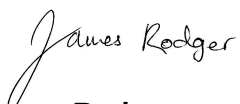
Additional Informative: 2

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service. We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

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

END OF SCHEDULE



James Rodger
Head of Planning, Transportation and Regeneration

Date: 26 July 2021

Address:

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

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Appeals to the Secretary of State

- 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
- Appeals must be made 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 or online at www.planningportal.gov.uk/pcs.
- 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 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 they 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 office 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 in its existing state nor render the land capable of 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.