



Mr F Juchau
Dusek Design Associates
Moorhouse Farm Estate
Lower Road, Higher Denham
Uxbridge UB95EN

Application Ref: 2695/APP/2021/466

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:

Erection of a detached 7 bed dwelling with basement and habitable roof space to include 4 rear dormers including demolition of existing dwelling, replacement new wrought iron gates and piers and removal of the front boundary brick walls

Location of development: 18 Linksway Northwood

Date of application: 16 February 2021

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: 12 April 2021

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 its siting, size, scale and design, would fail to harmonise with the character and architectural composition of the original property and the historic character of the Copse Wood Estate, appearing as an overly large, incongruous and cramped form of development which would be detrimental to the visual amenity of the street scene and harmful to the character and appearance of the surrounding Copse Wood Estate Area of Special Local Character, contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 5, DMHB 6, DMHB 11 and DMHB 12 of the adopted Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), Policies D4 and HC1 of the London Plan (2021) and the NPPF.

INFORMATIVES:

- 1 . 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.

END OF SCHEDULE

Address:

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

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SCHEDULE OF PLANS

1366/P/3 - received 05 Feb 2021
1366/P/4 - received 05 Feb 2021
1366/P/5 - received 05 Feb 2021
1366/P/6 - received 05 Feb 2021
1366/P/7 - received 05 Feb 2021
1366/P/8 - received 05 Feb 2021
1366/P/10 - received 05 Feb 2021
1366/P/11 - received 05 Feb 2021
1366/P/9 - received 05 Feb 2021
Design and Access Statement - received 05 Feb 2021
1366/P/2 - received 05 Feb 2021
Arboricultural and Planning Integration Report - received 05 Feb 2021
Arboricultural Impact Assessment Rev. A - received 05 Feb 2021
Tree Constraints Plan Rev. A - received 05 Feb 2021
Tree Protection Plan Rev. E - received 05 Feb 2021
200 Issue A - Topographical Survey - received 05 Feb 2021
Basement Impact Assessment - received 05 Feb 2021
1366/P/1 Received 07-04-2021 - received 07 Apr 2021

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

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

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.