



Elaine Kimber
Fluent A D S Ltd.
69-71 Windmill Road
Sunbury On Thames
TW16 7DT

Application Ref: 32265/APP/2021/710

**The Town and Country Planning (General Permitted Development)
(England) Order 2015**

The Council of the London Borough of Hillingdon as the Local Planning Authority hereby confirm that their **PRIOR APPROVAL IS 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:

78 High Street Northwood

Description of proposed development:

Conversion of existing Retail Unit to create 2 x 2-bed apartments (Class C3) under Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date of application:

04 March 2021

Plan Numbers:

FLU.1441.02 - received 23 Feb 0021
FLU.1441.03 - received 23 Feb 0021
FLU.1441.04 - received 23 Feb 0021
FLU.1441.05 - received 23 Feb 0021
FLU.1441.01 - received 23 Feb 0021
CIL Form - received 23 Feb 2021

Reason for Refusal:

The applicant has demonstrated in Q.13 of the submitted application form that the gross internal floor area of the existing retail unit is 174 square metres. It is considered that the application submission constitutes development not permitted as the cumulative floorspace of the existing building changing use under Class M exceeds 150 square metres contrary to the provisions of Schedule 2, Part 3, Class M.1 (c) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The applicant has demonstrated in Q.12 and Q.13 of the submitted application form that the gross internal floor area for the proposed residential units would be 174 square metres. It is

considered that the application submission constitutes development not permitted as the development would result in more than 150 square metres of floor space in the building having changed use under Class M contrary to the provisions of Schedule 2, Part 3, Class M.1 (d) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Having regard to the proximity of No.78 High Street to the adjoining Kate Fassnidge Community Hall, it is considered that insufficient information has been submitted in order to enable the Local Planning Authority to establish whether the development complies with Condition M.2-(1)(f) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) in respect of the provision of adequate natural light in the Bedroom Areas at Ground Floor Level and the Kitchen and Sitting Room Areas towards the rear of the property at Ground Floor Level.

The proposed development, by reason of its siting within the Northwood High Street Local Parade, would result in the loss of an essential retail unit that would be harmful to the sustainability of this Local Shopping Parade contrary to the provisions of Policy DMTC 3 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and prior approval is refused having regard to the provisions of Condition M.2-(1)(d)(ii) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

INFORMATIVES:

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

1. This written notice indicates that the proposed development would comply with the process set out by condition J.2 of Schedule 2 Part 1 Class J of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by SI 2008 No 2362 and SI 2013 No 1101). It is important to note that this written notice doesn't indicate whether or not the proposed development would comply with any of the other limitations or conditions of Schedule e Part 1 Class A.
2. Should you wish to appeal against this decision please read the attached sheet which explains the procedure.

END OF SCHEDULE



James Rodger
Head of Planning, Transportation and Regeneration

Date: 28 April 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.