



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF DETAILS

Mr Jarrod Spencer
Weston Homes Plc
Weston Group Business Centre
Parsonage Road
Takeley
CM22 6PU

Ref: 59872/APP/2021/4268

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above-mentioned Act and Orders made thereunder hereby **REJECT** the following received on 19 November 2021:-

Details pursuant to the discharge of Condition 4 (Podium Access Plan) in relation to planning application reference 59872/APP/2020/342 approved 19-06-20 (Section 73 application to vary the approved plans list condition of application reference 59872/APP/2018/1107 dated 06/12/2018 (Reserved Matters Application regarding the appearance and landscaping for Phase 3B 'The Assembly Buildings' of The Old Vinyl Factory site, as required by Conditions 2 and 3 of planning permission ref. 59872/APP/2013/3775 dated 31/07/2014)).

Drawing/Plan Nos: See Attached Schedule of Plans

At: THE OLD VINYL FACTORY, BLYTH ROAD, HAYES,

Head of Planning, Transportation and Regeneration

Date: 17 January 2022

NOTE: This notice does NOT relate to any approvals, which may be required under any conditions of the notice of planning permission except the condition(s) referred to herein.

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Application Ref: 59872/APP/2021/4268

SCHEDULE OF REASONS

- 1 . The submitted details, the proposed location for the public access to the rear of the building and the lack of accessibility, fail ensure that the development provides access to the podium to non-residents of the Assembly Buildings, ensuring integration with the wider site and creating an acceptable level of social infrastructure and quality of street design to comply with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020) and London Plan Policies S1 and S4 (2021).

INFORMATIVES

- 1 . At ground floor level the proposed staircase would block the tracking route provided by the applicant in the Section 2.5 of the Design and Access Statement (Rev B June 2020) submitted with the amended proposals (application reference 59872/APP/2020/342). As such it has not been demonstrated that the proposed staircase would not have a detrimental impact on vehicle movements and therefore parking and servicing availability for the development.

The proposed stairs would also result in a loss of parking as they are located where a parking space is approved at first floor level (as shown on approved drawing number WH199/20/P/25.02a Rev A). In addition the proposals would result in the loss of external amenity spaces on the podium (as shown on approved drawing number WH199/20/P/25.03a Rev A). The loss of parking and the loss of external amenity space are not considered to be acceptable.

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

SCHEDULE OF PLANS

WH199/21/P/25.02d Proposed First Floor Plan - received 19 Nov 2021

WH199/21/P/25.01d Proposed Ground Floor Plan - received 19 Nov 2021

WH199/21/P/75.01 Proposed Podium Access Technical Details - received 19 Nov 2021

Covering Letter dated 19th November 2021 - received 19 Nov 2021

WH199/21/P/25.03d Proposed Second Floor Plan - received 19 Nov 2021

**RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF
LOCAL PLANNING AUTHORITY
TOWN & COUNTRY PLANNING ACT 1990**

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 Secretary of State for Transport, Local Government and The Regions 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, 3/02 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel. 0117 372 8428). Appeal forms can be downloaded from the Planning Inspectorate's website at <http://www.planning-inspectorate.gov.uk>.

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 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. T

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