



Town and Country Planning Act 1990
Section 78 Planning Appeal

London Borough of Hillingdon Appeal Statement

Appeal By:

Mr Barry

Proposal:

Construction of a single storey building to house a dog grooming centre

Appeal Site:

SMALL HOLDING 1 OPP NORTHWOOD HILLS UNITED REFORM CHURCH
JOEL STREET

Our Ref:
Your Ref:

75214/APP/2021/2097
APP/R5510/W/22/3297631

1. Introduction

- 1.1 This appeal statement is submitted by the London Borough of Hillingdon, as the Local Planning Authority (LPA), in respect of the appeal against its refusal to grant planning permission.
- 1.2 The LPA refused planning permission on 28.01.2022 for the following reasons (as stated on the decision notice):
 1. The proposed development and associated dog grooming use results in an 'inappropriate development' as defined in the NPPF which would have a harmful impact on the openness and permeance of the Green Belt. No very special circumstances have been demonstrated to outweigh the identified harm to the Green Belt. The proposal is therefore contrary to Local Plan Policy DME1 4 (2020), Policy G2 of the London Plan (2021) and paragraph 147, 148, 149, and 150 of the NPPF (2021), as well as other relevant Green Belt guidance contained within section 13 of the NPPF.
- 1.3 The LPA's case is set out in the Planning Officer's delegated report, which should be read in conjunction with this statement. Appendix 1 contains a list of recommended conditions, should the inspector be minded to allow this appeal.
- 1.4 This statement will not repeat the delegated report and will focus on addressing matters raised in the Appellant's statement of case.

2. LPA Comments on Appellant's Statement of Case

- 2.1 Within their statement of case the appellant has raised the following summarised points:
 - The proposed development site is previously developed land
 - The proposed development consists of the partial redevelopment of previously developed land, which would have no greater impact on the openness of the Green Belt (when compared with existing development on the site)
 - Taking into consideration the above, the proposal is considered to be appropriate development in the Green Belt and should therefore be approved
- 2.2 The proposal is not considered to be previously developed land for reasons set out in the officers delegated report.
- 2.3 Even if the site were considered to be previously developed land, the proposal would have a greater visual and spatial impact on the openness of the Green Belt and would therefore not be appropriate development in the Green Belt. Full reasons are set out in the officers delegated report.

- 2.4 There is no identified need for the services proposed in the London Borough of Hillingdon Local Plan and no very special circumstances have been demonstrated to outweigh the developments harm to the Green Belt.

3. Other Matters

- 3.1 The officers delegated report and copies of the relevant planning policies (referenced in the delegated report) have been sent separately.

4. Conclusion

- 4.1 For the reasons set out in the Officers Delegated report and this statement the Inspector is respectfully requested to dismiss the appeal.
- 4.2 In the event that the Inspector considers the appeal should be allowed, and without prejudice to the Council's case, a list of recommended planning conditions is included at Appendix 1.

Appendices

Appendix 1 – The LPA's Recommended Conditions