



HILLINGDON

LONDON

The Owner and/or Occupier
126 Pine Gardens
Ruislip
HA4 9TH.

Our reference: APP/9931

8 March 2023

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER SECTION 195**

Site Address: 128 Pine Gardens, RUISLIP, HA4 9TH

Description of development: Conversion of roof space to habitable use to include a rear dormer with Juliet balcony, 2 front roof lights and conversion of roof from hip to gable end with new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

Application reference: 19544/APP/2022/2423

Appellant's name: Mr S Beck

Appeal reference: APP/R5510/X/23/3317871

Appeal start date: 7 March 2023

I refer to the above details. An appeal has been made to the Secretary of State against the decision of the London Borough of Hillingdon to refuse to grant a certificate of lawful use.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in the Town and Country Planning (Enforcement) (Written Representations Procedure) (England) Regulations 2002.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, you can do so online at <https://acp.planninginspectorate.gov.uk>. or by emailing teame1@planninginspectorate.gov.uk . If you do not have access to the internet, you can send your comments to:

Corrina Clements
The Planning Inspectorate
Room 3B
Temple Quay House
2 The Square
Bristol
BS1 6PN.

All representations must be received by 18 April 2023. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by the date above.

The appeal documents are available from Planning Services if required.

You can get a copy of one of the Planning Inspectorate's guides to taking part in appeals booklets from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>

Yours faithfully

Roz Johnson
Planning Service Manager

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