HILLINGDON
LONDON

Mr Joel Stern
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Unit 9b
Fountayne Road
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London
N15 4BE

Application Ref: 11329/APP/2025/2073

TOWN AND COUNTRY PLANNINGACT 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:
Change of use from a Class C4 small HMO to an 8-person Sui Generis large HMO including erection of a first floor rear extension with amendments to fenestration and associated alterations (revised description 15.08.25)

Location of development:	54 Bridgwater Road Ruislip
Date of application:	1st August 2025
Plan Numbers:	See attached Schedule of plans

Permission is refused for the reason(s) listed on the attached schedule:-

R Johnson

Head of Development Management and Building Control
Date: 9th January 2026

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 change of use would result in the loss of a dwellinghouse capable of functioning as a family-sized home, for which there is an identified and ongoing need within the Borough. At the time of assessment, the lawful use of the property is considered to remain as a dwellinghouse (Use Class C3), and the proposed development would permanently remove its ability to contribute to the supply of family housing. Notwithstanding this, if the property was lawful as Use Class C4, the proposed change to a Sui Generis HMO would still result in the loss of a property with the realistic capability of reverting to family use without the need for planning permission. The proposal is therefore not supported in principle and is contrary to Policies DMH 2 and DMH 5 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policies H9 and H10 of the London Plan (2021), and the objectives of Chapter 5 of the National Planning Policy Framework (2024).

2 Character and Appearance: The proposed first floor rear extension to the dwelling by reason of the creation of a flat roof at first floor level would be considered poor design that would result in harm to the character and appearance of the dwelling and wider area as viewed from Bridgwater Road Fields.

Whilst not standalone reason for refusal, the harm posed in respect of Principle of Development (Reason for Refusal 1) and harm to character and appearance accumulate to weigh against the scheme in the planning balance. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. For the reasons outlined within the main body of the report, the accumulation of identified conflicts with the development plan are considered to amount to be significant and there are no material considerations to outweigh such planning policy conflict. Accordingly the application is recommended for refusal.

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.

2 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan (2021) and national guidance.

Part 1 Policies

PT1.BE1	(2012) Built Environment
PT1.H1	(2012) Housing Growth
PT1.EM8	(2012) Land, Water, Air and Noise

Part 2 Policies

DMH 1	Safeguarding Existing Housing
DMH 2	Housing Mix
DMH 4	Residential Conversions and Redevelopment
DMH 5	Houses in Multiple Occupation
DMHB 11	Design of New Development
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP H9	(2021) Ensuring the best use of stock
LPP H10	(2021) Housing size mix
LPP D14	(2021) Noise
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF12 - 24	NPPF12 2024 - Achieving well-designed places
NPPF4 -24	NPPF4 2024 - Decision making

NPPF5 -24 NPPF5 2024 - Delivering a sufficient supply of homes

NPPF8 -24 NPPF8 2024 - Promoting healthy and safe communities

NPPF9 -24 NPPF9 2024 - Promoting sustainable transport

END OF SCHEDULE

Address:
Development Management
Directorate of Place
Hillingdon Council
3 North, Civic Centre, High Street, Uxbridge UB8 1UW
www.hillingdon.gov.uk

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SCHEDULE OF PLANS

EXL-001, EX-P001-3, EX-E001-3, EX-PE001EX-S001 - received 31 Jul 2025

PR-L001, PR-P001-3, PR-S001, PR-E001-3,PR-PE001 - received 31 Jul 2025

Site plan - received 31 Jul 2025

HMO Management Plan - received 07 Aug 2025

Lambeth Parking Survey undertaken 23-24 July 25 - received 07 Aug 2025

Waste Management Plan - received 07 Aug 2025

Transport and Travel Plan - 20 October 2025 - received 07 Aug 2025

Transport Statement dated 24 July 2025 - received 07 Aug 2025

Fire Statement - received 07 Aug 2025

Planning Statement - received 07 Aug 2025

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

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 Inspecorate 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 website at https://www.gov.uk/appeal-planning-decision

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 inless there are special circumstances, which excuse the deploy 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.