

Studio V Architects

224 West Hendon Broadway  
Hendon  
London  
NW9 7ED

Application Ref:  
12055/APP/2022/2069

**Process set out by Schedule 2, Part 20, Class AA of the  
Town and Country (General Permitted Development) (England) (Amendment) (No.2) Order 2020**

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

**Description of Development:**

Addition of 2 floors above existing residential and mixed use scheme to provide 11 flats (Application for Prior Approval under Schedule 2, Part 20, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended))

**Location of Development:** 117 Pinner Road, Northwood, , HA6 1DA

**Date of Application:** 24th November 2022

**Plan Numbers:** See attached Schedule of Plans.

**Reasons for Refusal:**

**CONDITIONS**

1. The proposed additional storeys would not be constructed on the principal part of the building that was granted permission under application reference 12055/APP/2006/2510. The application submission therefore fails to accord with provision AA.1.(d), Class AA, Part 20, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
2. The floor to ceiling height of the proposed additional storeys, measured internally, would exceed the floor to ceiling height, measured internally, of the principal part of the existing building. The application submission therefore fails to accord with provision AA.1.(e) (ii), Class AA, Part 20, Schedule 2 of the Town and Country Planning (General Permitted Development)

(England) Order 2015 (as amended).

3. By virtue of its height, scale, bulk and massing, the proposed development would harm the external appearance of the building. Prior approval is therefore refused under Condition Class AA.2.(1)(e), Part 20, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
4. The proposed development fails to demonstrate that the retained service road would be capable of maintaining adequate delivery and service vehicle access to adjacent commercial properties without the need for vehicles to reverse excessive distances and that the 8 additional parking spaces would be feasible and workable. As such, it has not been adequately demonstrated that the proposal would not give rise to additional on-street parking and lead to conditions which would be prejudicial to the operation of the highway network and pedestrian and highway safety, contrary to Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan Part 2 - Development Management Policies (March 2020).
5. Insufficient information, based on the latest BRE guidelines (June 2022) has been submitted in order to enable the Local Planning Authority to establish whether the proposed development would provide the provision of adequate natural light in all habitable rooms of the new dwellinghouses. Prior approval is therefore refused under Condition Class AA.2.(1)(f), Part 20, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
6. Insufficient information, based on the latest BRE guidelines (June 2022) has been submitted in order to enable the Local Planning Authority to establish whether the proposed development would adversely impact on the amenity of the existing building and neighbouring premises, in respect to the loss of light. Prior approval is therefore refused under Condition Class AA.2.(1)(g), Part 20, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
7. The applicant has failed to secure parking permit restrictions for future occupiers and a Travel Plan which are both required to mitigate the parking and highways impacts created by the proposed development. Prior approval is therefore refused under Condition Class AA.2.(1)(a), Part 20, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

### **INFORMATIVES**

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

1. Should you wish to appeal against this decision please read the attached sheet which explains the procedure.

**END OF SCHEDULE**



Julia Johnson  
Interim Director of Planning, Regeneration & Public Realm

**Date:** 18th January 2023

**Address:**  
Development Management  
Directorate of Place  
Hillingdon Council  
3 North, Civic Centre, High Street, Uxbridge UB8 1UW  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

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SCHEDULE OF PLANS

PL17 Rev. A (Proposed 5 Elevation).	Received	24-11-2022
PL14 Rev. B (Proposed Fifth Floor Plan).	Received	24-11-2022
PL19 Rev. B (Proposed Sections E-E and F-F).	Received	24-11-2022
PL11 Rev. A (Context Plan).	Received	24-11-2022
Fire Strategy Report, dated 18/11/22.	Received	24-11-2022
PL06 Rev. A (Existing Third Floor Plan).	Received	24-11-2022
PL16 Rev. B (Proposed 2 and 4 Elevations).	Received	24-11-2022
Flood Risk Assessment Report, December 2022.	Received	19-12-2022
Daylight and Sunlight Report, dated 14/3/22, Ref. 4724.	Received	24-11-2022
PL03 Rev. A (Existing Upper Ground Floor Plan).	Received	24-11-2022
PL18 Rev. B (Proposed Sections C-C and D-D).	Received	24-11-2022
Design and Access Statement, dated 30/4/22.	Received	24-11-2022
PL01 Rev. A (Existing Basement Floor Plan).	Received	24-11-2022
PL10 Rev. A (Existing East Elevation).	Received	24-11-2022
PL07 Rev. A (Existing Roof Plan).	Received	24-11-2022
PL12 Rev. A (Proposed Third Floor Plan).	Received	24-11-2022
PL15 Rev. B (Proposed 1 and 3 Elevation).	Received	24-11-2022
PL20 Rev. B (Proposed Roof and Site Plan).	Received	24-11-2022
Agent's covering email dated 24/11/22.	Received	24-11-2022
PL02 Rev. A (Existing Lower Ground Floor Plan).	Received	24-11-2022
PL05 Rev. A (Existing Second Floor Plan).	Received	24-11-2022
PL09 Rev. A (Existing North and South Elevations).	Received	24-11-2022
PL13 Rev. B (Proposed Fourth Floor Plan).	Received	24-11-2022
PL00 (Location Plan).	Received	24-11-2022
PL04 Rev. A (Existing First Floor Plan).	Received	24-11-2022
PL08 Rev. A (Existing West Elevation).	Received	24-11-2022
PL21 Rev. B (Proposed Views).	Received	24-11-2022



## 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](http://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.