HILLINGDON
LONDON

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Mr Barry Harmer (Head Teacher)
Whiteheath Junior School
Whiteheath Avenue
Ruslip
Middlesex
HA4 7PR

Application Ref: 1906/APP/2008/1080

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:

ERECTION OF A SINGLE STOREY PITCHED ROOF BUILDING (ATTACHED TO SOUTH END OF MAIN BUILDING FACING LADYGATE LANE) FOR USE AS A NEW SPORTS HALL.

Location of development: Whiteheath Junior School, Whiteheath Avenue Ruislip,

Date of application: 06 May 2008

Plan Numbers: See attached Schedule of plans

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

Corporate Director of Planning & Community Services

Date: 1 July 2008

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.

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Application Ref: 1906/APP/2008/1080

SCHEDULE OF REASONS

1 . The proposal fails to demonstrate that the development will safeguard existing trees on site and makes inadequate provision for the protection and long-term retention of the trees. The proposal is therefore considered to be contrary to Policy BE38 of the Hillingdon UDP Saved Policies (September 2007).

INFORMATIVES:

1 . 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).

2 . The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

R10 - proposal for new school facilities
BE13 - new development to harmonise with the existing street scene.
BE38 - Retention of topographical and landscape features, and provision of new planting and landscaping in developments proposals
BE15 - extensions to harmonise with the scale, form, architectural composition and proportions of the original building;
BE19 - new development to complement and improve the amenity and character of the area;
AM7 - Consideration of traffic generated by proposed developments
AM14 - adequate off-street parking

3 . You are advised that there is a discrepancy between the submitted tree survey plan and the block plan. This relates to the footprint of the proposed extension. You are advised that any resubmission of this scheme should correct this discrepancy.

4 . You are advised that any resubmitted scheme should include details of the likely type and scale of evening activities, and provisions for managing car parking usage.

END OF SCHEDULE

SCHEDULE OF REASONS

Address:
Planning & Community Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250400 / 250401
www.hillingdon.gov.uk

REFUSAL OF PLANNING PERMISSION

Application Ref.No.: 1906/APP/2008/1080

SCHEDULE OF PLANS

Design and Access Statement, Tree Protection Plan and Arboricultural Statement, Flood Risk Assessment, Unnumbered Block Plan scale 1:500, 0397.1 REV C and 0397.2 REV C - received 08/05/2008; Sketch/1:1250 tree location plan