



Mr David Eagle
Signature Plans Ltd
23 Northfield Rd
London
N16 5RL

Application Ref: 19188/APP/2025/3239

TOWN AND COUNTRY PLANNING ACT 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:

Erection of rear extension, hip-to-gable roof conversion and rear dormer, and conversion of property from Class C3 (dwellinghouse) to Class C4 (small HMO) for up to 6 persons (Part retrospective application).

Location of development: 149 Herlwyn Avenue Ruislip

Date of application: 23rd December 2025

Plan Numbers: See attached Schedule of plans

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

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Head of Development Management and Building Control

Date: 20th March 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 development, by virtue of the number of potential occupants and proposed use, would represent an over-intensification of the site which would be harmful to the amenities of the neighbouring properties and at odds with the established character of the surrounding locality. The proposal would have an unacceptable and undue impact on existing residential amenity in terms of noise and disturbance, over and above what would be expected for a single family dwelling. As such, the proposal would therefore be contrary to Policy EM8 of the Hillingdon Local Plan - Part 1: Strategic Policies (2012), Policies DMH 5 and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy D14 of the London Plan (2021).
- 2 The proposed development, by virtue of its layout, internal design and number of potential occupants, would fail to provide adequate communal space and facilities for the future occupiers. As such, the proposed development would provide a sub-standard and unsatisfactory level of internal living accommodation, contrary to Policy DMH 5 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policies D3 and D6 of the London Plan (2021).
- 3 In the absence of any submitted details or evidence with regard to the level of present on-street parking demand within the locality and whether any spare capacity exists which could satisfactorily accommodate the potential parking displacement generated by the proposed level of occupancy, it is considered that the proposal has the potential to lead to undue on-street parking displacement to the detriment of parking capacity and safety on the local public highway, As such, the proposal would be contrary to Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy T4 of the London Plan (2021).

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

01PL RV00 - received 24 Dec 2025
PL02 RV00 - received 24 Dec 2025
PL03 RV00 - received 24 Dec 2025
PL04 RV00 - received 24 Dec 2025
PL05 RV00 - received 24 Dec 2025
PL06 RV00 - received 24 Dec 2025
PL07 RV00 - received 24 Dec 2025
PL08 RV00 - received 24 Dec 2025
MP 17.12.25 - received 24 Dec 2025
PS.22.12.25 - received 24 Dec 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 Inspectorate 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 unless there are special circumstances, which excuse the delay 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.