



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPROVAL OF DETAILS

Bethan O'Sullivan
Montagu Evans
70 St Mary Axe
London
EC3A 8BE

Application Ref: 23658/APP/2025/498

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above-mentioned Act and Orders made thereunder hereby **GRANT APPROVAL** of the following received on 24th February 2025:-

Details pursuant to the discharge of Conditions 9 (Floodlighting), 10i,ii and iii (Pedestrian Walkways) and 11 (Materials) of planning permission ref. 23658/APP/2023/2980 dated 11-10-2024 (Minor Material Amendment (S73) to Conditions 2 (Approved Plans), 3 (Approved Documents) and 23 (Landscaping Scheme for Health Centre Development) of planning permission ref. 23658/APP/2021/1296, granted 31-08-2023 for: Partial demolition, refurbishment and extension of the existing Cottage Hospital to provide a state of the art health centre and the comprehensive redevelopment of the remaining Site to provide residential (Use Class C3) accommodation and ancillary works including car parking, cycle parking, landscaping and associated works (Phased Development)

Drawing/Plan Nos: See Attached Schedule of Plans

At: NORTHWOOD AND PINNER COMMUNITY HOSPITAL PINNER ROAD NORTHWOOD

Signed:

A handwritten signature in black ink, appearing to read 'R. Johnson'.

Head of Development Management and Building Control

Date: 9th April 2025

NOTES: This notice does NOT relate to any approvals, which may be required under any conditions of the notice of planning permission except the condition(s) referred to herein.

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SCHEDULE OF CONDITIONS

INFORMATIVES

- 1 The approval of details hereby secured under 23658/APP/2025/498, deals specifically with the first phase of the development i.e. related to the Health Centre. The applicant is reminded that Condition 10, will not be fully discharged until (iv) maintenance of dusk till dawn access from Pinner Road to Juniper Court and Neal Close; and (v) access arrangements has been submitted to and approved in writing by the Local Planning Authority.

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

Ground Floor Landscape Plan SY752-400-0001 Rev D - received 24 Feb 2025

Elevations 146280-ARC-EL-A-251100 Rev P01 - received 24 Feb 2025

Existing Wall - Typical Timber Sash Window 146280-ARC-DT-A-321403 - received 24 Feb 2025

Aluminium Window Head and Cill Detail 146280-ARC-DT-A-321401 Rev P01 - received 24 Feb 2025

Aluminium Window Jamb Detail (Type E01) 146280-ARC-DT-A-321411 Rev P1 - received 24 Feb 2025

Aluminium Window Head and Cill Detail - received 24 Feb 2025

Aluminium Window Jamb Detail (Type E10) 146280-ARC-DT-A-321421 Rev p1 - received 24 Feb 2025

Window Elevations 146280-ARC-DT-A-321400 Rev P1 - received 24 Feb 2025

Aluminium Window Head and Cill Detail 146280-ARC-DT-A-321420 Rev 01 - received 24 Feb 2025

Aluminium Window Jamb Detail 146280-ARC-DT-A-321421 Rev P01 - received 24 Feb 2025

Sash Window Head and Cill Detail (Fire-Rated) 146280-ARC-DT-A-321403 Rev P01 - received 24 Feb 2025

External Door Elevations 146280-ARC-DT-A-322411 - received 24 Feb 2025

Internal Door and Screen Elevations 146280-ARC-DT-A-322451 Rev P01 - received 24 Feb 2025

Typical Door Mounting Locations 146280-ARC-DT-A-322452 Rev P01 - received 24 Feb 2025

Access Control Door Plan - Ground Floor 146280-ARC-PL-A-322001 Rev P02 - received 24 Feb 2025

Access Control Door Plan - First Floor 146280-ARC-PL-A-322002 Rev P02 - received 24 Feb 2025

Covering Letter - received 24 Feb 2025

**RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF
LOCAL PLANNING AUTHORITY
TOWN & COUNTRY PLANNING ACT 1990**

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 Secretary of State for Transport, Local Government and The Regions 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, 3/02 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel. 0117 372 8428). Appeal forms can be downloaded from the Planning Inspectorate's website at <http://www.planning-inspectorate.gov.uk>.

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 circumstance 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 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.

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