



PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Wakelin Associates
The Old School House
Bridge Road
Hunton Bridge
Hertfordshire
WD4 8RQ

Application Ref: 2393/APP/2011/681

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and Orders and Regulations gives notice that **Listed Building Consent** to execute the works detailed hereunder is **GRANTED:-**

Description of development:

Alterations to entrance consisting of demolition of existing wall, construction of new wall, railings and gates, widening of vehicular crossover, erection of new flagpole and associated landscaping (Listed Building Consent)

Location of development: A C S International School, Hillingdon Court 108 Vine Lane Hillingdon

Date of application: 12 April 2011

Plan Numbers: See attached Schedule of plans

Consent however is given subject to the conditions listed on the attached schedule:-

Head of Planning & Enforcement

Date: 5 July 2011

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

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SCHEDULE OF CONDITIONS

- 1 · The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 · The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

- 3 · No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority. The details shall be not limited to and necessarily include the following:
 - Brick sample to be agreed
 - Sample and details of the design of coping stone for piers and wall (including cross section)
 - Details of the design and construction of the box ironwork supports for the gate, details of the hinges, vertical closing rail, lock/handle (if required), railing heads and finials, method of fixing of the railings (to piers and coping)
 - samples of the new finish to the road surface

In addition a sample brick panel shall be constructed on site to illustrate mortar mix (colour and texture) and pointing style - this should be made available for viewing by London Borough of Hillingdon officers prior to commencement for agreement and thereafter retained on site during the works.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES:

- 1 · The decision to GRANT 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 GRANT planning permission has been taken having regard to the

SCHEDULE OF CONDITIONS

policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

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| BE19 | New development must improve or complement the character of the area. |
| BE8 | Planning applications for alteration or extension of listed buildings |
| BE9 | Listed building consent applications for alterations or extensions |
| OL1 | Green Belt - acceptable open land uses and restrictions on new development |
| OL2 | Green Belt -landscaping improvements |
| OL5 | Development proposals adjacent to the Green Belt |
| BE15 | Alterations and extensions to existing buildings |
| BE13 | New development must harmonise with the existing street scene. |

END OF SCHEDULE

Address:

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

SCHEDULE OF PLANS

Tree Survey - received 31 Mar 2011

ACS/H/E.10/01 Rev E - received 21 Jun 2011

Design & Access Statement - received 18 Mar 2011

0702/ACS/H/Gen/S01 Rev B - received 12 Apr 2011

**RIGHTS OF APPLICANTS AGGRIEVED BY DECISION
OF LOCAL PLANNING AUTHORITY**

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

1. If you are aggrieved by the decision of the Local Planning Authority to refuse Listed Building Consent or Conservation Area Consent for the proposed works, or to grant consent subject to conditions, you may appeal to the Planning Inspectorate in accordance with Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of the date of this notice. Appeals must be made on a form which is obtainable 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 also be downloaded from the website at <http://www.planning-inspectorate.gov.uk> . The Secretary of State has power to allow a longer period for the giving of a notice of appeal but will now normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice.
2. If Listed Building Consent or Conservation Area Consent is refused or granted subject to conditions, whether by the Local Planning Authority or by the office of the Deputy Prime Minister, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would have been permitted, they may serve on the Council in which the land is situated a purchase notice requiring that the Council purchase their interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
3. In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.