



Mr Andrew Travers  
Blenheim Bedroom Ltd  
Winsford  
4 South Road  
Chorleywood, Hertfordshire WD3  
5AR

Application Ref: 24597/APP/2013/3101

**Process set out by condition J.2 of Schedule 2 Part 1 Class J of the  
Town and Country Planning (General Permitted Development) Order 1995  
(as amended by SI 2008 No 2362 and SI 2013 No 1101)**

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

**Address of the proposed development:**

Summerfield Office Building Springwell Lane Rickmansworth

**Description of proposed development:**

Change of use to residential (Prior Approval)

**Date of application:**

18 October 2013

**Plan Numbers:**

Location Plan and 3 Site Photographs - received 18 Oct 2013

Sitecheck Report dated 8/5/13 - received 18 Oct 2013

**Reason for Refusal:**

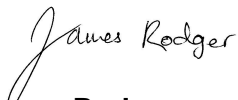
The last use of the building would appear to be as ancillary accommodation in relation to the use of part of the site as a garden centre and therefore does not fall within Use Class B1(a) (offices) of the Schedule to the Use Classes Order as required by Section J.1(b) of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013. The use of the building is subject to condition 12 of planning permission dated 7/8/90 (App. No. 24597/A/89/1968 refers) which states that the sales building/office/store shall be used for purposes solely in connection with the garden centre operations and therefore the use of the building cannot benefit from permitted development rights granted by the Town and Country Planning (General Permitted Development) (England) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013. The site is located within Flood Zone 3 and the proposed residential use represents a more vulnerable development in terms of the flood risk associated with the site. The application does not demonstrate that the development is appropriate in this location and that the flood risk has been suitably mitigated, in accordance with Policy EM6 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policy 5.12 of the London Plan (July 2011), the

**INFORMATIVES:**

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

1. This written notice indicates that the proposed development would comply with the process set out by condition J.2 of Schedule 2 Part 1 Class J of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by SI 2008 No 2362 and SI 2013 No 1101). It is important to note that this written notice doesn't indicate whether or not the proposed development would comply with any of the other limitations or conditions of Schedule e Part 1 Class A.
2. Should you wish to appeal against this decision please read the attached sheet which explains the procedure.

**END OF SCHEDULE**



**James Rodger**  
**Head of Planning, Green Spaces and Culture**

**Date: 5 December 2013**

**Address:**  
Residents Services  
London Borough of Hillingdon  
3 North Civic Centre, High Street, Uxbridge UB8 1UW  
Tel: 01895 250230  
**[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)**

# **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.