



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF DETAILS

Ms Cristina Fante
Bellway Homes Ltd (North London)
Bury Street
London
West/North London
HA4 7SD

Application Ref: 24843/APP/2025/667

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 **REJECT** the following received on 10th March 2025:-

Details pursuant to the discharge of Conditions 15 (energy monitoring), 16 (energy strategy), and 27 (overheating strategy) of planning permission reference 24843/APP/2022/2403, dated 11-06-24, for the 'Erection of building comprising 105 residential dwellings (Use Class C3) and 99sq.m (GIA) Community Hub (flexible Use Class E/F.1/F.2), ranging from two to seven storeys together with associated accesses, car parking, cycle parking and hard and soft landscaping'

Drawing/Plan Nos: See Attached Schedule of Plans

At: COMAG TAVISTOCK ROAD YIEWSLEY

Signed:

Head of Development Management and Building Control

Date: 28th May 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 REASONS

- 1 The Applicant has failed to demonstrate how the carbon savings set out in the energy strategy shall be monitored and when these will be reported to Local Authority and how the development will reduce the potential for internal overheating and reliance on air conditioning systems in accordance with Policies SI 4 and S12 of the London Plan (2021).

INFORMATIVES

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

Energy and Sustainability-Rev-1, prepared by AES Sustainability Consultants, dated 20.02.2025 - received 20 Mar 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 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 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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