

DELEGATED DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL Select an Option

1.	No valid planning application objection in the form of a petition of 20 or more signatures, has been received	<input type="checkbox"/>
2.	Application complies with all relevant planning policies and is acceptable on planning grounds	<input type="checkbox"/>
3.	There is no Committee resolution for the enforcement action	<input type="checkbox"/>
4.	There is no effect on listed buildings or their settings	<input type="checkbox"/>
5.	The site is not in the Green Belt (but see 11 below)	<input type="checkbox"/>

REFUSAL RECOMMENDED: GENERAL

6.	Application is contrary to relevant planning policies/standards	<input type="checkbox"/>
7.	No petition of 20 or more signatures has been received	<input type="checkbox"/>
8.	Application has not been supported independently by a person/s	<input type="checkbox"/>
9.	The site is not in Green Belt (but see 11 below)	<input type="checkbox"/>

RESIDENTIAL DEVELOPMENT

10.	Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha	<input type="checkbox"/>
11.	Householder application in the Green Belt	<input type="checkbox"/>

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

12.	Change of use of retail units on site less than 1 ha or with less than 1000 sq. m other than a change involving a loss of A1 uses	<input type="checkbox"/>
13.	Refusal of change of use from retail class A1 to any other use	<input type="checkbox"/>
14.	Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use.	<input type="checkbox"/>

CERTIFICATE OF LAWFULNESS

15.	Certificate of Lawfulness (for proposed use or Development)	<input type="checkbox"/>
16.	Certificate of Lawfulness (for existing use or Development)	<input type="checkbox"/>
17.	Certificate of Appropriate Alternative Development	<input type="checkbox"/>

CERTIFICATE OF LAWFULNESS

18.	ADVERTISMENT CONSENT (excluding Hoardings)	<input type="checkbox"/>
19.	PRIOR APPROVAL APPLICATION	<input type="checkbox"/>
20.	OUT-OF-BOROUGH OBSERVATIONS	<input type="checkbox"/>
21.	CIRCULAR 18/84 APPLICATION	<input type="checkbox"/>
22.	CORPSEWOOD COVENANT APPLICATION	<input type="checkbox"/>
23.	APPROVAL OF DETAILS	<input type="checkbox"/>
24.	ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where the Heads of Terms have already received Committee approval	<input type="checkbox"/>
25.	WORKS TO TREES	<input type="checkbox"/>
26.	OTHER (please specify)	<input type="checkbox"/>

The delegation powers schedule has been changed. Interim Director of Planning, Regeneration & Public Realm can determine this application

Case Officer:

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

Item No. Report of the Head of Development Management and Building Control

Address: 618 UXBRIDGE ROAD HAYES

Development: Proposed removal of 2 receipt bins from the external front glass panel and painting of door frame (amended description)

LBH Ref Nos: 24864/APP/2024/679

Drawing Nos: Location Plan
EX.00.E1
EX.00.05
PR.00.E1 Rev A

Date Plans received: 14-03-24 **Date(s) of Amendments(s):**

Date Application valid 14-03-24

1. SUMMARY

Planning permission is sought for the removal of 2 receipt bins from the external front glass panel and painting of door frame.

The application site comprises a mid terrace retail unit in use as a bank at ground floor level located on the north side of Uxbridge Road, Hayes with residential accommodation located above. The site lies within the Minor Centre Boundary and within a Primary Shopping Area. The building benefits from existing external signage.

The surrounding area is comprised of a mix of unit units at ground floor level with residential accommodation at first floor and above.

The proposed development is minor and would not harm the character and appearance of the building nor the street scene. It would not have an impact on neighbouring properties nor would it impact the highway network.

As such, the application is recommended for approval, subject to conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

1. RES3 Time Limit

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. RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

Location Plan
PR.00.E1 Rev A

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

3. HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

INFORMATIVES

1. I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit

(www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

2. I47 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a mid terrace retail unit in use as a bank at ground floor level located on the north side of Uxbridge Road, Hayes with residential accommodation located above. The site lies within the Minor Centre Boundary and within a Primary Shopping Area. The building benefits from existing external signage.

The surrounding area is comprised of a mix of unit units at ground floor level with residential accommodation at first floor and above

3.2 Proposed Scheme

Planning permission is sought for the removal of 2 receipt bins from the external front glass panel and painting of door frame.

3.3 Relevant Planning History

24864/ADV/2024/18 618 UXBRIDGE ROAD HAYES

Installation of 1 no. internally illuminated fascia signs, installation of 1 no. internally illuminated projecting sign, installation of frosted vinyl and ATM surround.

24864/ADV/2003/28 618 UXBRIDGE ROAD HAYES
 INSTALLATION OF INTERNALLY ILLUMINATED FASCIA SIGNS AND PROJECTING BOX SIGNS
Decision: 20-05-2003 Approval

24864/ADV/2002/49 618 UXBRIDGE ROAD HAYES
 INSTALLATION OF AN ATM CASH MACHINE SURROUND SIGN
Decision: 12-06-2002 Approval

24864/P/95/1936 618 UXBRIDGE ROAD HAYES
 Installation of two new cash dispensing machines (involving removal of existing cash dispenser)
Decision: 19-02-1996 Approval

24864/M/94/0111 NATIONWIDE BUILDING SOCIETY, 618 UXBRIDGE ROAD HAYES
 Erection of a single storey rear extension and installation of a new shopfront
Decision: 08-03-1994 Refusal **Appeal:** 13-10-94 Allowed

24864/K/91/3548 618 UXBRIDGE ROAD HAYES
 Installation of replacement internally illuminated fascia and projecting box sign
Decision: 07-05-1991 Approval

24864/J/91/0387 618 UXBRIDGE ROAD HAYES
 Installation of an internally illuminated fascia sign and an internally illuminated projecting box sign
 (Application for determination under Section 64 of the Act)
Decision: 15-04-1991 Refusal

24864/G/86/1403 618 UXBRIDGE ROAD HAYES
 Alterations to front elevation and installation of automatic teller machine.
Decision: 17-09-1986 Approval

24864/D/79/1583 618 UXBRIDGE ROAD HAYES
 Installation of shop front & erection of a single storey rear extension.
Decision: 01-11-1979 Approval

24864/C/79/0377 618 UXBRIDGE ROAD HAYES
 Change of use of ground floor from retail shop to Building Society Branch.
Decision: 06-07-1979 Approval

Comment on Planning History

The planning history for the site is listed above.

Advertisement consent is being sought for the Installation of 1 no. internally illuminated fascia signs, installation of 1 no. internally illuminated projecting sign, installation of frosted vinyl and ATM surround under reference 24864/ADV/2024/18.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date: Not applicable

4.2 Site Notice Expiry Date: Not applicable

5. Comments on Public Consult

EXTERNAL CONSULTEES:

Five neighbouring properties were consulted on the application by letter dated 02-04-24. The consultation period expired 25-04-24. No representations were received.

INTERNAL CONSULTEES:

Highway Officer Comment:

There are no objections from the Highways Authority for this proposal.

Access Officer Comment:

I have considered the detail of this planning application and consider this proposal to have no impact on accessibility.

6. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- DMHB 11 Design of New Development
- DMTC 2 Primary and Secondary Shopping Areas
- DMHB 12 Streets and Public Realm
- DMTC 4 Amenity and Town Centre Uses
- DMT 6 Vehicle Parking
- LPP D1 (2021) London's form, character and capacity for growth
- LPP D2 (2021) Infrastructure requirements for sustainable densities
- LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D4	(2021) Delivering good design
LPP D8	(2021) Public realm
LPP SD6	(2021) Town centres and high streets
LPP T6	(2021) Car parking

In addition: Development Plan

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)
 The Local Plan: Part 2 - Development Management Policies (2020)
 The Local Plan: Part 2 - Site Allocations and Designations (2020)
 The West London Waste Plan (2015)
 The London Plan (2021)

Material Considerations

The National Planning Policy Framework (NPPF) (2023) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

7. MAIN PLANNING ISSUES

7.1 Impact on the amenities of the occupiers of neighbouring residential properties

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Due to the limited nature of the proposed development (removal of two receipt bins from the front elevation) it is not considered that any neighbouring property would be adversely effected. As such the development complies with Policy DMHB 11.

7.2 Impact on Street Scene

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) with advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

The proposed development would include the removal of two receipt bins from the front elevation of

the building. They would be replaced by glass to match existing. The development would also include painting the door frame in grey. It is not considered that the removal of the receipt bins nor the painting of door frames would cause harm to the character and appearance of the building nor the street scene.

It should be noted that this application is solely for the removal of receipt bins and painting of door. Advertisement consent has been applied for separately under ref. 24864/ADV/2024/18 for the proposed signage.

7.3 Traffic Impact/Pedestrian Safety

The application site is located in an area with a PTAL ranking of 3 indicating that the proposal would be located in an area with good access to public transport which complies with the Mayor's Transport Strategy that aims to encourage walking, cycling and public transport over use of the private motor car and National Planning Policy Framework (NPPF) 9: Promoting Sustainable Transport.

The proposed development does not increase the need for additional parking. The highway authority were consulted on the application and have no objection to the proposed development.

7.4 Carparking & Layout

see above section.

7.5 Urban Design, Access and Security Considerations

ACCESS:

The Council's Access Officer was consulted on the application and has considered the development to have no impact on accessibility.

7.6 Other Issues

PRIMARY SHOPPING AREA:

The application site lies within a Primary Shopping Area.

Policy DMTC 2 states that:

A) In primary shopping areas, the Council will support the ground floor use of premises for retail, financial and professional activities and restaurants, cafes, pubs and bars provided that:

- i) a minimum of 70% of the frontage is retained in Use Class A1;
- ii) Use Class A5 hot food takeaways are limited to a maximum of 15% of the frontage;
- iii) the proposed use will not result a separation of more than 12 metres between A1 retail uses; and
- iv) the proposed use does not result in a concentration of non retail uses which could be considered to cause harm to the vitality and viability of the town centre.

The proposed development would retain its retail use on ground floor level and includes no further change of use. There would be minor changes to the shop frontage to remove two receipt bins and paint the front door. As such, the development complies with Policy DMTC 2.

CONCLUSION:

The application is recommended for approval.

8. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)

The London Plan (2021)
Technical Housing Standards - Nationally Described Space Standard (2015)
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework (2023)

Contact Officer:

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