



Mr Jonathan Moules
Mountford Pigott L L P
50 Kingston Road
New Malden
KT3 3LZ

Application Ref:
26134/APP/2020/3624

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

Description of development:

Section 96a (Non Material Amendment) application for amendments to 26134/APP/2018/2743 dated 14-12-18 (Section 73 application seeking Minor Material Amendment to revise Condition 2 (Approved Plans) of planning permission ref: 26134/APP/2016/1987, dated 5/7/17: Demolition of existing office building and re-development of the site to provide a 4 storey building with basement parking comprising 40 residential units with associated car parking, amenity space and landscaping, to allow replacement of car lift with access ramp, increase size of terrace over the ramp, relocate children's play area, relocation of 4 disabled spaces from surface level to basement, provision of 13 M4(2) compliant spaces with net reduction from 31 to 29 spaces, uplift of cycle space provision from 41 to 51 cycle spaces, increasing the size of the M4(3) units, additional service provision, including riser areas and plant room and car park ventilation and roof amendments to include additional PV panel provision and increase in gable eaves height by 75mm,) namely to provide amendments to the external layout to include a refuse ramp for management use, insertion of a smoke vent on the north and south elevations and bathrooms in roof void for 1B 1P flats Nos 33 & 40.

Location of development: Fanuc House 1 Station Approach Ruislip

Date of application: 04 November 2020

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

A handwritten signature in black ink that reads 'James Rodger'.

Head of Planning, Transportation and Regeneration

Date: 2 December 2020

NOTES:

- (i) Please also see the informatics 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 not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2088-P03 G, 2088-P10 Rev E, 2088-P11 Rev E, 2088-P12 Rev C, 2088-P13 Rev C, 2088-P14 H, 2088-P15 D, 2088-P16 E, 2088-P17 G, 2088-P18 E, 2088-P19, 2088-P21 Rev C, 2088-P22 Rev C, 2088-P23, LP/FHSAR/030 Rev D, PA/FHSAR/040 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 Two Development Management Policies (2020) and the London Plan (2016).

INFORMATIVES:

- 1 . Notwithstanding the non-material amendments hereby approved, other than Condition 2, which is superseded by the above condition, all other conditions relating to Planning Permission Ref: 26134/APP/2018/2743 dated 14-12-18 must be discharged/adhered to as per the permission and the S106 Agreement.

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

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SCHEDULE OF PLANS

2088-P03 G - received 04 Nov 2020

2088-P14 H - received 04 Nov 2020

2088-P15 D - received 04 Nov 2020

2088-P16 E - received 04 Nov 2020

2088-P17 G - received 04 Nov 2020

Covering Letter dated November 2020 - received 04 Nov 2020

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

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, 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 (Tel 0117 372 8424) Appeal forms can be downloaded from the Planning Inspectorate's website at www.Planning-inspectorate.gov.uk

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

Further details are available at www.gov.uk/government/collections/casework-dealt-with-by-inquiries

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 an 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 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 officer 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 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.