

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.	ADVERTISEMENT 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: 9 KINGSEND RUISLIP

Development: Proposed removal of existing plant units at roof level and installation of 2no. new DAC Units, 6no. new LT & HT CUBO Condenser units and 2no. Air Source Heat Pumps, at existing roof level.

LBH Ref Nos: 36969/APP/2025/2390

Drawing Nos: 11469-BAR-CR-ZZ-DR-T-01011_S2 REV P00
Design and Access Statement
11469-BAR-CR-XX-DR-T-03031_S2 REV P00
11469-BAR-CR-02-DR-T-03010_S2 REV P00
11469-BAR-CR-02-DR-T-03110_S2 REV P00
11469-BAR-CR-XX-DR-T-03131_S2- REV P00
11469-BAR-CR-ZZ-DR-T-01002_S2-
Noise Impact Assessment 11-09-2025

Date Plans received: 15-09-25 **Date(s) of Amendments(s):**

Date Application valid 15-09-25

1. SUMMARY

Full planning permission is sought for the removal of existing plant units at roof level and installation of 2no. new DAC Units, 6no. new LT & HT CUBO Condenser units and 2no. Air Source Heat Pumps, at existing roof level. The new equipment would be positioning within a lower section of the roof form that has been designed to facilitate associated equipment without causing visual harm to the buildings fabric or the wider area.

The Acoustic Officer has been consulted and reviewed the noise survey. No objections have been raised to the scheme subject to compliance with a noise restricted condition. There are no residents within the immediate area of the plant that would be affected.

Overall the scheme is considered acceptable subject to condition.

2. RECOMMENDATION

APPROVAL subject to the following:

1. HO1 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. HO2 Accordance with approved

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

11469-BAR-CR-ZZ-DR-T-01002_S2 REV P00 (Site Location Plan)

11469-BAR-CR-ZZ-DR-T-01011_S2 REV P00 (Block Plan)

11469-BAR-CR-XX-DR-T-03131_S2- REV P00 (Proposed Elevations)

11469-BAR-CR-02-DR-T-03110_S2 REV P00 (Proposed Roof Plan)

REASON

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

3. NONSC Limitation on Noise

For the lifetime of the development hereby permitted the rating level (LAr) of noise caused by its operation shall not exceed: 40 dB LAr 15 min for any fifteen-minute period between 2300 and 0700, and 50 dB LAr 1 hour for any one-hour period between 0700 and 2300, determined one metre free field external to any window or door of any permanent residential, or equivalently noise sensitive premises, in accordance with 'Methods for rating and assessing industrial and commercial sound' British Standards Institution BS4142 2014.'

REASON

To ensure that occupants would not be exposed to noise caused by the permitted development that would be likely to cause an adverse effect on their health and quality of life with windows fully open for the purposes of ventilation and cooling, in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

INFORMATIVES

1. I52 Compulsory Informative (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. 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.

3. I99 Noise Informative

It is considered that a condition based on fixed noise levels is consistent with noise and planning policy by relating external noise levels to the point at which adverse effects on health and quality of life start to be observed. The limit values are intended to be consistent with the evidence base that is reflected in guidance: 'Guidance on Sound Insulation and Noise Reduction for Buildings' BS8233 2014. This is combined with the assessment principles and procedures detailed in guidance: 'Methods for rating and assessing industrial and commercial sound' British Standards Institution BS4142 2014.' This is used to set reference time periods for the assessment and adjust measured or calculated LAeq values for character as detailed in BS4142 to determine the rating level.

I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan (2021) and national guidance.

DMHB 1	Heritage Assets
DMHB 4	Conservation Areas
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 15	Planning for Safer Places
DMT 2	Highways Impacts
LPP D5	(2021) Inclusive design
LPP T4	(2021) Assessing and mitigating transport impacts

NPPF4 -24 NPPF4 2024 - Decision making

NPPF12 -24 NPPF12 2024 - Achieving well-designed places

NPPF16 -24 NPPF16 2024 - Conserving and enhancing the historic environment

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to a Waitrose supermarket located on Kingsend in Ruislip (addressed as 9 Kingsend, Ruislip). Within the curtilage of the site is the main part single part two storey supermarket building, with a customer car park located to West accessed via Wood Lane, and a staff/store delivery entrance to the North accessed via Kingsend. This Northern entrance to the site is located between residential properties, with the residential properties on the Southern side of Kingsend backing onto the Northern boundary of the site. To the South of the site runs the London Underground and to the East is Ruislip Underground station and a block of residential flats, separated from the site by West End Road. In relation to West End Road, the supermarket site is located at lower level in relation to the road due to the railway bridge over the underground line. There is a pedestrian access to the site from West End Road.

The site is located on the fringes of the Ruislip Village Conservation Area, with the boundary being located on the Northern side of the site along Kingsend. This site is also classified as being with Ruislip Town Centre, which is designated a primary shopping area.

There are currently no other planning restrictions on this site that would impact this proposal.

3.2 Proposed Scheme

Full planning permission is sought for the removal of existing plant units at roof level and installation of 2no. new DAC Units, 6no. new LT & HT CUBO Condenser units and 2no. Air Source Heat Pumps, at existing roof level.

3.3 Relevant Planning History

36969/APP/2022/816 9 KINGSEND RUISLIP

Variation of Condition 7 (opening hours) of planning permission ref. 36969/APP/2015/2159 (dated 03/11/2015) to extend store opening hours

Decision: 20-05-2022 Approval

36969/APP/2015/4251 WAITROSE, 9 KINGSEND RUISLIP

Installation of new window to north east elevation

Decision: 19-01-2016 Approval

36969/APP/2015/2159 WAITROSE, 9 KINGSEND RUISLIP

Variation of condition 9 (Delivery Times) of planning permission ref: 36969/APP/2013/918, dated 16/03/2013, to extend the stores delivery hours (Variation of condition 1 of planning permission

ref: 36969/APP/2011/2450 dated 02/12/2011 to extend opening hours).

Decision: 28-10-2015 Approval

36969/APP/2015/2167 WAITROSE, 9 KINGSEND RUISLIP

Variation of condition 1 (Delivery Times) of planning permission ref: 36969/APP/2002/133, dated 10-07-02, to extend the stores delivery hours (Removal of condition 13 of planning permission ref: 36969C/88/982 and condition 9 of planning permission ref: 36969G/89/2037, and replacement delivery hours condition)

Decision: 28-10-2015 Approval

36969/APP/2013/918 WAITROSE, 9 KINGSEND RUISLIP

Variation of condition 1 of planning permission ref: 36969/APP/2011/2450 dated 02/12/2011 to extend opening hours (Variation of condition 8 of planning permission ref. 36969/G/89/2037 dated 30/11/1993 to extend Saturday opening hours (Erection of 13 unit shopping mall; extension to supermarket; and provision of additional parking (involving demolition of Kingsend Court and 5 & 7 Kingsend)))

Decision: 07-08-2013 Approval

36969/APP/2011/2450 WAITROSE, 9 KINGSEND RUISLIP

Variation of condition 8 of planning permission ref. 36969/G/89/2037 dated 30/11/1993 to extend Saturday opening hours (Erection of 13 unit shopping mall; extension to supermarket; and provision of additional parking (involving demolition of Kingsend Court and 5 & 7 Kingsend))

Decision: 02-12-2011 Approval

36969/ADV/2009/71 BOOTS THE CHEMIST, WAITROSE SUPERMARKET 9 KINGSEND RUISLIP

Installation of 1 non-illuminated projecting sign and 1 non-illuminated logo sign. Retrospective Application

Decision: 16-12-2009 Approval

36969/APP/2007/275 WAITROSE, 9 KINGSEND RUISLIP

INSTALLATION OF 4 ADDITIONAL CHILLER SYSTEM PLANT UNITS.

Decision: 26-03-2007 Approval

36969/APP/2005/1565 WAITROSE, 9 KINGSEND RUISLIP

REMOVAL OF CONDITION 2 OF PLANNING PERMISSION REF.36969/AC/94/1248 DATED 21/07/1994, TO ALLOW PERMANENT OPENING BETWEEN 08:30 AND 18:00 HOURS ON SUNDAYS AND BANK HOLIDAYS

Decision: 04-08-2005 Approval

36969/APP/2004/2834 WAITROSE SUPERMARKET, 9 KINGSEND RUISLIP

DETAILS OF SCHEME FOR MONITORING NOISE LEVELS IN COMPLIANCE WITH CONDITION 2 OF PLANNING PERMISSION REF. 6969/APP/2004/803 DATED 21.07.2004: VARIATION OF CONDITION 2 (TO ALLOW SUNDAY/BANK HOLIDAY OPENING BETWEEN

09.00 AND 16.00 HOURS INCLUSIVE) OF PLANNING PERMISSION REF. 36969AC/94/1248 DATED 1 MARCH 1995 (TO ALLOW FOR SUNDAY AND BANK HOLIDAY OPENING)

Decision: 04-01-2005 Approval

36969/APP/2004/803 WAITROSE SUPERMARKET, 9 KINGSEND RUISLIP
VARIATION TO CONDITION 2 (TO ALLOW SUNDAY/BANK HOLIDAY OPENING BETWEEN 0900 AND 1600 HOURS INCLUSIVE) OF PLANNING PERMISSION REF.36969/AC/94/1248 DATED 01/03/1995 (TO ALLOW FOR SUNDAY AND BANK HOLIDAY OPENING)

Decision: 13-07-2004 Approve Limited Time

36969/ADV/2003/89 WAITROSE, 9 KINGSEND RUISLIP
INSTALLATION OF VARIOUS REPLACEMENT AND NEW SIGNAGE ON BUILDING

Decision: 28-01-2004 Approval

36969/APP/2002/133 WAITROSE SUPERMARKET KINGSEND RUISLIP
REMOVAL OF CONDITION 13 OF PLANNING PERMISSION REF.36969C/88/982 AND CONDITION 9 OF PLANNING PERMISSION REF. 36969G/89/2037 BOTH SUBSEQUENTLY VARIED BY CONSENTS REF.36969AC/94/1248, 36969/APP/2001/295 AND 36969/APP/2001/1296 AND THEIR REPLACEMENT BY A CONDITION TO PERMIT DELIVERIES BETWEEN 0600 HOURS AND 2000 HOURS MONDAYS TO SATURDAYS AND 0800 HOURS AND 1700 HOURS SUNDAYS AND BANK HOLIDAYS, AND TO ALLOW DELIVERIES BY FREEZER CONTAINER VEHICLES, ARTICULATED HGVS AND OTHER HGVS ON A PERMANENT BASIS

Decision: 10-07-2002 Approval

36969/ADV/2001/102 WAITROSE SUPERMARKET, 9 KINGSEND RUISLIP
INSTALLATION OF SEASONAL DECORATIVE BANNERS ON EXISTING LAMP POSTS

Decision: 29-10-2001 Approval

36969/APP/2001/1664 WAITROSE, 9 KINGSEND RUISLIP
INSTALLATION OF ADDITIONAL LIGHT TO CAR PARK EXTENSION, REPLACEMENT OF CAR PARKING SIGNAGE, INSTALLATION OF CAR PARK CONTROL SYSTEM AND TICKET MACHINE, REPLACEMENT OF LIGHTING HEADS TO EXISTING LOCAL AUTHORITY LIGHT COLUMNS

Decision: 11-09-2001 Approval

36969/APP/2001/295 WAITROSE, 9 KINGSEND RUISLIP
VARIATION OF CONDITION 9 (TO ALLOW DELIVERIES BETWEEN 0600 HOURS AND 2000 HOURS MONDAY TO SATURDAY) OF PLANNING PERMISSION REF.36969/G/89/2037 DATED 30/11/93; RETAIL DEVELOPMENT

Decision: 25-07-2001 Approve Limited Time

36969/APP/2001/296 WAITROSE, 9 KINGSEND RUISLIP

VARIATION OF CONDITIONS 3 AND 4 (TO ALLOW DELIVERIES BETWEEN 0800 AND 1700 HOURS ON SUNDAYS AND BANK HOLIDAYS) OF PLANNING PERMISSION REF.36969AC/94/1248 DATED 01/03/95; RETAIL DEVELOPMENT

Decision: 25-07-2001 Approve Limited Time

36969/AN/99/0285 BOUNDED BY KINGSEND, WEST END ROAD AND WOOD LANE RUISLIP

Removal of conditions 15 and 16 (to close gates to the shopping area and service yard at specified times) of planning permission ref.36969AJ/96/410 dated 08/11/97; Erection of 13 unit shopping mall and extension to supermarket

Decision: 05-05-1999 Approval

36969/AP/99/0287 ADJ TO KINGSEND COURT & WAITROSE STORE WEST END ROAD RUISLIP

Erection of nine single domestic garages for Kingsend Court

Decision: 05-05-1999 Refusal

36969/AM/98/3034 MOSS CHEMISTS, WAITROSE STORE, 9 KINGSEND RUISLIP

Installation of 2 non-illuminated pole mounted poster signs and one internally illuminated projecting box sign

Decision: 06-05-1998 Approval

36969/AL/98/0343 WAITROSE SUPERMARKET, 9 KINGSEND RUISLIP

Installation of security shutters

Decision: 06-05-1998 Approval

36969/AK/97/1819 BOUNDED BY KINGSEND, WEST END ROAD AND WOOD LANE RUISLIP

Relaxation of condition 18 of planning permission ref.36969AJ/96/410 dated 08/01/97 to allow use of Units 6, 7, 8 and 9 as a public house

Decision: 21-01-1998 Approval

36969/AJ/96/0410 BOUNDED BY KINGSEND, WEST END ROAD AND WOOD LANE RUISLIP

Amendments to planning permissions ref. 36969C/88/ 982 dated 15/09/89, 36969G/89/2037 dated 30/11/93 and 36969AC/94/1248 dated 01/03/95 to include Class A2 and Class A3 uses, enlarged first floors to Units 6,7,8 and 9, minor changes to elevations and reduction in the number of parking spaces from that approved in planning permission ref. 36969C/ 88/982 dated 15/09/89; Erection of 13 unit shopping mall and extension to supermarket

Decision: 08-01-1997 Approval

36969/AH/96/0275 WAITROSE, 9 KINGSEND RUISLIP

Installation of external security shutters

Decision: 21-05-1996 Approval

36969/AF/94/1827 BOUNDED BY KINGSEND, WEST END ROAD AND WOOD LANE
RUISLIP

Amendments to erection of 13-unit shopping mall with staff/storage accommodation and extension to Waitrose supermarket with additional new proposal to erect offices above, incorporating additional car parking

Decision: 26-04-1995 Approval

36969/AD

36969/AE/94/3127 WAITROSE, 9 KINGSEND RUISLIP

Refurbishment and replacement of various internally illuminated signs

Decision: 10-04-1995 Approval

36969/AC/94/1248 WAITROSE SUPERMARKET, 9 KINGSEND RUISLIP

Variation of condition 10 of planning permission ref. 36969C/88/982 dated 15/09/89; condition 8 of planning permission ref. 36969G/89/2037 dated 30/11/93; condition 13 of planning permission ref. 36969C/88/982 dated 15/09/89; and condition 9 of planning permission ref. 36969G/89/2037 dated 30/11/93 to allow Sunday/Bank Holiday opening and deliveries

Decision: 01-03-1995 Approval

36969/AA

36969/Z/93/3130 REAR OF KINGSEND COURT WEST END ROAD RUISLIP

Retention of two advertisement hoardings

Decision: 15-12-1993 Approval

36969/W/92/2069 WAITROSE CAR PARK, WOOD LANE RUISLIP

Installation of one can bank, one paper bank and one textile bank

Decision: 25-03-1993 Approve Limited
Time

36969/R/91/1454 WAITROSE SUPERMARKET, 9 KINGSEND RUISLIP

Siting of 3 Durabank bottle banks

Decision: 02-06-1992 Approve Deemed
Hill.

36969/P/91/3582 REAR OF KINGSEND COURT WEST END ROAD RUISLIP

Erection of advertisement hoarding

Decision: 11-10-1991 Approval

36969/F/89/2025 BOUNDED BY WEST END RD, WOOD LANE & KINGSEND RUISLIP
Details of materials in compliance with condition 12 of Planning permission ref 36969c/88/982 dated 15th September 1989 Erection of a supermarket and retail unit with associated parking, and erection of health centre with associated parking

Decision: 29-11-1989 Approval

36969/G/89/2037 KINGSEND COURT 5-7 AND REAR OF 13-25 KINGSEND RUISLIP
Erection of 13 unit shopping mall; extension to supermarket; and provision of additional parking (involving demolition of Kingsend Court and 5 & 7 Kingsend)

Decision: 30-11-1993 Approval

36969/C/88/0982 WAITROSE, 9 KINGSEND RUISLIP
Erection of a supermarket and retail unit with associated parking; and erection of Health Centre with associated parking (by conversion/extension of "Pax")

Decision: 15-09-1989 Approval

Comment on Planning History

Please see the relevant site planning history listed above.

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

27 neighbouring properties, Ruislip Residents Association, Hillingdon Council's Access Officer, Hillingdon Council's Highways Team, Hillingdon Council's Conservation Officer and Hillingdon Council's Noise Specialist were consulted on the application on 24-09-25. The consultation period concluded on 15-10-25.

No comments from neighbouring properties and the residents association were received.

The Highways Team, Conservation Officer and Access Officer did not object to the proposal.

Hillingdon Council's Noise Specialist did not object to the proposal subject to conditions being attached that limit the noise levels, along with an associated informative.

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
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMHB 1	Heritage Assets
DMHB 4	Conservation Areas
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 15	Planning for Safer Places
DMT 2	Highways Impacts
LPP D5	(2021) Inclusive design
LPP T4	(2021) Assessing and mitigating transport impacts
NPPF4 -24	NPPF4 2024 - Decision making
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF16 -24	NPPF16 2024 - Conserving and enhancing the historic environment

In addition: Non-relevant for this application.

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 positioning of the proposed plant equipment upon the roof of the supermarket, there is unlikely to be any detrimental impact upon the amenities of the neighbouring properties resulting from overshadowing.

In terms of noise pollution, Hillingdon Council's noise officer has assessed the proposed equipment noise levels and the Noise Impact Assessment report submitted as part of this application. They have determined that the proposed noise levels are acceptable and will not lead to harm to the amenities of neighbouring properties. In order to preserve this, a condition will be added to the final decision notice to maintain the noise levels for the entire existence of the approved development.

7.2 Impact on Street Scene

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

More specifically to this proposal, Policies HE1, DMHB 1 and DMHB 4 are relevant given that the site lies on the fringes of the Ruislip Village Conservation Area. These two policies relate specifically to heritage assets and conservation areas, seeking to avoid harm to heritage assets and ensure the preservation or enhancement of the character and appearance of the conservation area.

Considerable importance and weight has been attached to and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development will be required to be designed to the highest standards and incorporate principles of good design including:

i) harmonising with the local context by taking into account the surrounding scale of development, considering the height, mass and bulk of adjacent structures.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires development proposals to be well integrated with the surrounding area and accessible.

Having reviewed and consulted with the conservation officer, planning officers consider that the proposed installation of plant equipment will have minimal impact upon the character and appearance of the building and surrounding conservation area. due to the majority of the proposed equipment being hidden from site by the pitched roof of the supermarket building. There would be no long or short term views of the equipment that would cause harm to the building and the wider conservation area.

7.3 Traffic Impact/Pedestrian Safety

Policy T4 of the London Plan specifies that development proposals 'should not increase road danger.' This is supported by DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks safe and secure access for pedestrians, cyclists and vehicles.

The Council's Highways Officer has reviewed the proposal and has raised no objection based on the proposal being positioned on the roof of the supermarket building and not near a public highway. The proposal would not have a detrimental impact to highway or pedestrian safety, in accordance with Policy T4 of the London Plan (2021) and Policy DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

7.4 Carparking & Layout

Not applicable to this application.

7.5 Urban Design, Access and Security Considerations

URBAN DESIGN

Please refer to Section 7.2 of this report.

ACCESS

Policy D5 of the London Plan (2021) sets out that proposals should achieve the highest standards of accessible and inclusive design by providing high quality people focused spaces that are designed to facilitate social interaction and inclusion, be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment, and be able to be entered, used and exited safely, easily and with dignity for all.

Hillingdon Council's Access Officer considered the detail of this planning application and concluded this proposal for the installation of plant equipment to the roof would have no impact on accessibility.

SECURITY

Policy DMHB 15 of the Hillingdon Local Plan: Part 2 (2020) states that the Council will require all new development to ensure safe and attractive public and private spaces by referring to the Council's latest guidance on Secured by Design principles.

The proposed development is not considered to compromise security and accords with Policy DMHB 15 of the Hillingdon Local: Part 2 (2020).

7.6 Other Issues

None.

8. Reference Documents

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

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

The London Plan (2021)

National Planning Policy Framework (2024)

Contact Officer:

Samuel Patten

Telephone No:

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