

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

unless the Local Planning Authority otherwise first agrees in writing.

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. N8 Limit for Noise Level

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 23:00 and 07:00, and 50 dB LAr 1 hour for any one-hour period between 07:00 and 23:00, 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 safeguard the amenity of the surrounding area in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy D14 of the London Plan (2021).

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. I70 LBH worked applicant in a positive & proactive (Granting)

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

3. I99 BNG Exempt

For the avoidance of doubt, in accordance with Schedule 14 of The Environment Act 2021, paragraph 13 (General Condition of Planning Permission) of the Act requires a condition securing the submission of a biodiversity net gain plan to be approved by the local planning authority on the grant of every planning permission. However, paragraph 17 (Exceptions) of this Act states paragraph 13 (General Condition of Planning Permission) does not apply in relation to development for which planning permission is granted by a development order; under section 293A (urgent

Crown development); or development of such other description as the Secretary of State may by regulations specify. Consequently, under current exemptions this proposal is exempt from the mandatory minimum 10% Biodiversity Net Gain requirement which was introduced by The Environment Act 2021.

4. 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.

DMEI 7	Biodiversity Protection and Enhancement
DMHB 11	Design of New Development
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D14	(2021) Noise
LPP T4	(2021) Assessing and mitigating transport impacts

3. CONSIDERATIONS

3.1 Site and Locality

Unit 2 is a vacant retail unit in a purpose-built terrace of four large format retail units located to the southwest of the junction of Victoria Road and Field End Road in South Ruislip. The unit is currently undergoing a refurbishment following a change of business, with the previous occupants, 'Carpentryright', having ceased trading at the site in Summer 2024. The unit has an existing gross internal floor area of 1,442 sq. m. at ground floor level. It faces out on to an area of car parking, with entry access from Victoria Road.

The site is situated within a Developed Area as identified in the policies of the Hillingdon Local Plan. It is within a Critical Drainage Area. There are no other relevant constraints.

3.2 Proposed Scheme

The application proposes the installation of 18 x HVAC plant condenser units to the rear of the site, contained within associated palisade fencing measuring an area of 10.9m by 2.7m.

3.3 Relevant Planning History

43510/APP/2024/3336 UNIT 2 RUISLIP RETAIL PARK VICTORIA ROAD RUISLIP

Installation of an internal mezzanine floor that can be used for Use Class E(a) retail purposes and use of floorspace for an ancillary cafe and back-of-house storage space.

Decision: 17-11-2025 Approval

43510/APP/2024/3337 UNIT 2 RUISLIP RETAIL PARK VICTORIA ROAD RUISLIP

Refurbishment of the existing retail unit (Unit 2) for its use within Use Class E(a) to include the sale of clothing, footwear, furniture and homewares, and ancillary items, back-of-house storage space, a new shopfront, and new fire exit door.

Decision: 12-03-2026 Approval

43510/APP/2021/2377 UNITS 1-4 RUISLIP RETAIL PARK VICTORIA ROAD RUISLIP

Variation of Condition 12 of planning permission ref: 43510/APP/2012/3176 dated 7th May 2014 to vary the restrictions on the sale of goods that can be sold from particular units (S73 application).

43510/APP/2014/2678 Unit 3, Ruislip Retail Park VICTORIA ROAD RUISLIP

Installation of 12 HVAC plant condensers and 2 louvres to rear with associated fencing and alterations to rear

Decision: 02-10-2014 Approval

Comment on Planning History

There is a long planning history associated with the Units. Of relevance to this application, consent was recently granted under two separate applications for both the refurbishment of the unit for its use within Use Class E, to include the sale of clothing, footwear, furniture and homewares (ref: 43510/APP/2024/3337), and for the installation of an internal mezzanine floor (ref: 43510/APP/2024/3336). These applications have been prompted by a change of business at the unit, and its anticipated future use as a 'NEXT' store.

This application relates to the installation of plant equipment only which would serve the proposed store. All other external changes shown on the plans (including new first floor windows to the front elevation and relocation of the fire exit) have already been approved under 43510/APP/2024/3337.

It is also noted in the planning history that permission has previously been granted under 43510/APP/2014/2678 for the installation of 12 x HVAC condenser units to the rear of the adjacent unit, Unit 3.

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

28 neighbouring properties were consulted on the proposal, as well as the South Ruislip Residents Association. This neighbour consultation period expired on 01.04.2026. One letter of representation was received, objecting to the proposal based on concerns over:

- Impact on character/appearance of the area
- Impact on neighbour amenity (noise)

Officer Comments: Impacts relating to character/appearance and neighbour amenity are discussed within the main assessment, below.

INTERNAL CONSULTEES:

Noise Planning Specialist Team:
No Objections.

"It is recommended that no objection is made on noise grounds subject to the inclusion of suitable conditions which should be achievable despite the absence of any noise assessment in support of the application. With regard to the noise impact of the proposed development on the existing environment:

'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.

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".

Officer Comments: Comments noted. A Noise Impact Assessment was subsequently submitted by the applicant, which demonstrates that the anticipated noise output of the plant would not exceed the limits specified in the recommended condition above.

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.EM8	(2012) Land, Water, Air and Noise

Part 2 Policies:

DMEI 7	Biodiversity Protection and Enhancement
DMHB 11	Design of New Development
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D14	(2021) Noise
LPP T4	(2021) Assessing and mitigating transport impacts

In addition: 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:

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 London Plan (2021)
The West London Waste Plan (2015)

The National Planning Policy Framework (NPPF) 2024 is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance. The proposed development has been assessed against development plan policies and all relevant material

considerations.

7. MAIN PLANNING ISSUES

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

Policy D14 of the London Plan (2021) states that - In order to reduce, manage and mitigate noise to improve health and quality of life, residential and other non-aviation development proposals should manage noise by, inter alia, avoiding significant adverse noise impacts on health and quality of life.

Policy EM8 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) states that the Council will seek to ensure that noise generating development is only permitted if noise impacts can be adequately controlled and mitigated.

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

Given the nature of the proposal, and siting of the development in relation to neighbouring properties, there would be no adverse impact on the amenities of neighbouring properties in terms of light, outlook or privacy.

In terms of noise, the HVAC units would be sited to the rear of the site. The nearest residential properties, those along Field End Road, would be located some 95m away, across the road.

The prevailing acoustic environment is dominated by road traffic and general retail park activity, with the Noise Impact Assessment submitted with the application stating that existing ambient levels rarely fall below 50 dB LAe during the day. The document states that "the proposed HVAC units are modern systems expected to generate broadband, non-tonal noise that is unlikely to be distinguishable from existing sound sources".

The Noise Impact Assessment submitted indicates that the expected noise output from the proposed units would, measured from the closest residential receptor, be approximately 21db lower than the existing daytime background noise level, and 4db lower than the existing night-time background noise level. As such, the noise output from the units would fall below existing background levels throughout the whole day, and would therefore be within tolerable limits. To this extent, no harmful impact on neighbour amenity in terms of noise is envisaged beyond the existing arrangement.

The Council's Noise Planning Specialist Team has raised no objections to the development to this effect, subject to a condition which allows for a degree of tolerance within the noise assessment results, but strictly maintains acceptable limits. Provided the development complies with this condition, it is not considered that the proposal would adversely impact on the amenity of any residential neighbours.

7.2 Impact on Street Scene

Policies D3 and D4 of the London Plan (2021) require development proposals to be high quality and enhance the local context, delivering buildings and spaces that positively respond to local distinctiveness.

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.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) 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.

The installation of the proposed HVAC units and palisade fencing would be to the rear of the retail park, within an industrial setting where such plant and fencing would not appear as out of keeping. Indeed, there is existing such fencing at the rear boundary of the site, whilst the plant would not be readily visible from the public domain given its siting and separation distance from Field End Road. In any case, as above these additions would not look out of place for their industrial, service area location, and would have no impact on the main facade of the unit. As such, the proposal is considered to comply with the relevant policies of the Development Plan in this regard.

7.3 Traffic Impact/Pedestrian Safety

The proposed development is for the installation of plant equipment to the rear of the site only, which is not accessible to vehicles. As such, the proposal would have no impact on surrounding traffic flows, highway safety or parking arrangements.

7.5 Urban Design, Access and Security Considerations

The proposed development would not alter the existing access into the building, with this aspect having already been approved under 3510/APP/2024/3337. Overall, no concerns are raised in this regard.

7.6 Other Issues

BIODIVERSITY AND ECOLOGY

In England, Biodiversity Net Gain ("BNG") is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is required to meet the biodiversity net gain objective of 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat.

In this instance, the proposal would meet the 'de minimis' exemption to biodiversity net gain, as defined in the statutory guidance. As such, the proposal would not have to satisfy the national biodiversity net gain objective. Furthermore, given the developed nature of the site curtilage, and nature of the proposal, there would be no further ecology concerns.

FLOODING AND DRAINAGE

The application site falls within Flood Zone 1, but within a critical drainage area. In this instance, the site is however already entirely either built-on or laid to hardstanding. The proposed HVAC units would be sited to an existing area of hardstanding. As such and given the limited scale of the proposal, it is not considered that the proposal would result in any greater level of surface water flood risk, either on or off the site, than the existing arrangement.

Contact Officer:

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