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Application Ref: 4740/APP/2015/3684

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and Orders and Regulations gives notice that **Listed Building Consent** to execute the works detailed hereunder is **GRANTED:-**

Description of development:

Change of use of 3 redundant telephone kiosks to 3 A1 retail units

Location of development: Footway Outside 163 High Street Uxbridge

Date of application: 05 October 2015

Plan Numbers: See attached Schedule of plans

Consent however is given subject to the conditions listed on the attached schedule:-

Head of Planning and Enforcement

Date: 10 March 2016

- NOTES:
- (i) Please also see the informatives 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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Application Ref: 4740/APP/2015/3684

SCHEDULE OF CONDITIONS

- 1 · The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

REASON

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 · The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [PL01 and EX01] and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

- 3 · Samples of all paints to be used for the internal and external surfaces of the telephone boxes, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

- 4 · A detailed drawing/section of the proposed five-lever mortice lock fixing, shall be submitted to and approved in writing by the Local Planning Authority prior to its installation.

REASON

To safeguard the special architectural and historic interest of the building in accordance with Policy BE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

- 5 · Prior to the commencement of development, a detailed survey of the telephone boxes shall be undertaken and a schedule of works produced, identifying which parts of the telephone boxes require specific works/repairs. This schedule of works shall include the method of repair works and the colour, materials and external finishes to be used.

The results of the survey and proposed schedule of works shall be submitted to and approved in writing by the Local Planning Authority, before the work is begun.

REASON

To safeguard the special architectural and historic interest of the building in accordance with Policy BE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

SCHEDULE OF CONDITIONS

- 6 · All new works and works of making good to the retained fabric of the structure, whether internal or external, shall be finished to match the existing fabric with regard to methods used and to material, colour, texture and profile.

REASON

To safeguard the special architectural and historic interest of the building in accordance with Policy BE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES:

- 1 · The decision to GRANT Listed Building Consent 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 · The decision to GRANT Listed Building Consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

Part 2 Policies

BE10	Proposals detrimental to the setting of a listed building
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions
NPPF	National Planning Policy Framework

- 3 · On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), the London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

END OF SCHEDULE

SCHEDULE OF CONDITIONS

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250400 / 250401
www.hillingdon.gov.uk

Application Ref.No.: 4740/APP/2015/3684

SCHEDULE OF PLANS

M B Design and Build Ltd Design and Access/Heritage Statement Reference 9232-44.1/MB/FB - received 04 Oct 2015

PL01 - received 04 Oct 2015

EX01 - received 04 Oct 2015

**RIGHTS OF APPLICANTS AGGRIEVED BY DECISION
OF LOCAL PLANNING AUTHORITY**

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

1. If you are aggrieved by the decision of the Local Planning Authority to refuse Listed Building Consent or Conservation Area Consent for the proposed works, or to grant consent subject to conditions, you may appeal to the Planning Inspectorate in accordance with Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of the date of this notice. Appeals must be made on a form which is obtainable 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 also be downloaded from the website at <http://www.planning-inspectorate.gov.uk> . The Secretary of State has power to allow a longer period for the giving of a notice of appeal but will now normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice.
2. If Listed Building Consent or Conservation Area Consent is refused or granted subject to conditions, whether by the Local Planning Authority or by the office of the Deputy Prime Minister, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would have been permitted, they may serve on the Council in which the land is situated a purchase notice requiring that the Council purchase their interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
3. In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.