

DELEGATED ADVERTISEMENT 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 Option

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

REFUSAL RECOMMENDED: GENERAL

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

RESIDENTIAL DEVELOPMENT

- | | |
|--|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | ☐ |
| 11. Householder application in the Green Belt | ☐ |

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 | ☐ |
| 13. Refusal of change of use from retail class A1 to any other use | ☐ |
| 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. | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | ☐ |
| 16. Certificate of Lawfulness (for existing use or Development) | ☐ |
| 17. Certificate of Appropriate Alternative Development | ☐ |

CERTIFICATE OF LAWFULNESS

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

The delegation powers schedule has been checked. Director of Planning, Environment and Community Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives 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 DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No. Report of the Head of Planning & Enforcement Services**Address** 926 UXBRIDGE ROAD HAYES**Development:** Installation internally illuminated ATM surround**LBH Ref Nos:** **5789/ADV/2015/32**

Drawing Nos: Location Plan
 Product Data
 Design and Access Statement
 GW4295M/HAYE/D01
 Illumination Specification
 GW4295M/HAYE/D02
 GW4295M/HAYE/D03

Date Plans Received: 13/04/2015**Date(s) of Amendment(s):****Date Application Valid:** 22/05/2015**1. CONSIDERATIONS****1.1 Site and Locality**

Natwest Bank located at the junction of Uxbridge Road and Gledwood Drive will close in 2015. The applicant (RBS Bank), in order to retain the ATM service in the area, wish to create a secure ATM room that is externally accessible to Cash in Transit staff. This involves creating a new door opening within the Gledwood Drive elevation.

The property is located within a minor retail centre as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). Uxbridge Road is a major radial route into Uxbridge Town Centre, it connects the town centre to The Parkway which is a major carriageway leading to Heathrow Airport. The Uxbridge Road/ Gledwood Drive junction is signalised and this section of Uxbridge Road is a duel-carriageway. Short-term car parking is provided adjacent to the retail block.

The application property occupies an end-of -terraced position within a three-storey terraced block comprising Class A retail ground floor with two-storey of residential apartments above. Access to the residential apartments is taken via steps against the northern elevation fronting onto Gledwood Drive; adjacent to a private car parking area. The front elevation to Uxbridge Road contains the main shop front which comprises two ATMs. The shop front illuminated fascia name signs continue around to the Gledwood Drive elevation.

The corner of the property is chamfered, which creates a secondary elevation to the junction crossing. There is a third ATM inserted into elevation.

1.2 Proposed Scheme

An existing ATM will be retain within a chamfered face of the building directly facing the junction mouth of Uxbridge Road/ Gledwood Drive. This ATM will be fitted with new illuminated ATM surround signage.

1.3 Relevant Planning History

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

922/924/928/ 944/942 -948 Uxbridge Road; Apartment 2A were consulted on the 27 May 2015

Site Notice was posted on 29 May 2015

No objections were received

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE27 Advertisements requiring express consent - size, design and location

BE29 Advertisement displays on business premises

DAS-SF Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

5. MAIN PLANNING ISSUES

The main consideration relates to the impact of the new illuminated ATM surround upon the local centre.

The proposed Illuminated ATM surround 1500 mm in height and would be situated 636 mm off the ground. the top edge of the sign would reach an overall height of 2.136 metres. The surround serves as a name sign and also highlights the presence of the ATM within the high street.

The surround differs from the existing as it contains more illumination panels. However, these are tempered by the fact that all other signs in relation to two existing ATMs will be removed and the shop front will be muted. The ATM sign would be the signs visible to the street and is an acceptable level of signage within a retail high street setting. The development proposal conforms with BE 29 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

The proposal would have an acceptable appearance within the street scene and is an acceptable level of sign within the high street context. And by virtue of its size and design it would not appear incongruous or out of place. This is in compliance with policy BE 27 of the of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6. RECOMMENDATION

APPROVAL subject to the following:

1 B1 Time Limits

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 ADVERT1 Standard Condition

All advertisement consents carry the following 5 standard conditions as contained in the Town and Country Planning (Control of Advertisements) Regulations 1992 and unless specified to the contrary the consent expires after 5 years.

i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

ii) No advertisement shall be sited or displayed so as to:-

(a) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air or;

(c) Hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

vi) The consent hereby granted shall expire at the end of a period of five years from the date of this consent.

REASON

These requirements are deemed to be attached by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

3 ADV7 Type of Illumination

The illumination of the sign is to be by fixed and constant lights and not by lights which are, or appear to be, intermittent, moving, flashing or vibrating.

REASON

In order to protect the visual amenity of the area and/or highway safety in accordance with Policy BE27 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 ADV8 Removal of Existing Signs

Prior to the display of the advertisement hereby approved, all other advertisements on the premises shall be removed.

REASON

In order to protect the visual amenity of the area and/or highway safety in accordance with Policy BE27 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 COM4 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 GW4295M/HAYE/D02/3 and supporting information and shall thereafter be 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).

6 RCU2 Use Within Same Use Class

The premises shall be used for a secure ATM Room and for no other purpose (including any other purpose in Class A2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987).

REASON

Specify, in accordance with Policy BE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

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