



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Firstplan (Mr Andy King)
25 Floral Street
London
WC2E 9DS

Application Ref: 64445/APP/2008/1295

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:

VARIATION OF CONDITION 2 OF PLANNING PERMISSION REF. 3953EG/96/1602 DATED 09/05/97 TO ALLOW FOR EXTENSION OF THE RANGE OF GOODS AVAILABLE FOR SALE FROM THE PREMISES TO ALLOW FOR THE SALE OF SPORTS GOODS AND EQUIPMENT, BICYCLES AND ASSOCIATED EQUIPMENT, PLAY EQUIPMENT, BABY EQUIPMENT AND PRODUCTS, ELECTRONIC GAMES AND EQUIPMENT AND OTHER PRODUCTS ASSOCIATED WITH TOYS AND CHILDREN'S ENTERTAINMENT.

Location of development: 428a Victoria Road, Ruislip

Date of application: 21 April 2008

Plan Numbers: See attached Schedule of plans

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

Corporate Director of Planning & Community Services

Date: 3 September 2008

- 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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SCHEDULE OF CONDITIONS

- 1 · The development hereby approved shall be used solely for the sale of the following non-food goods: DIY articles, garden materials and goods, building and decorating equipment and related goods, furniture, carpets, toys, sports goods and equipment, bicycles and associated equipment, play equipment, baby equipment and products, electronic games and equipment and other products associated with toys and children's entertainment. The premises shall be used for no other purposes, including any other use within Class A1 of the town and Country Planning (Use Classes) Order 1987, unless prior written consent is obtained from the Local Planning Authority.

REASON

To protect the vitality and viability of town and local centres and to restrict the retail activity on sites which are far more accessible by private motor vehicles than by public transport, bicycles or pedestrians in accordance with PPS6: Planning for Town Centres.

- 2 · Prior to the commencement of the development hereby permitted a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan, as submitted shall follow the current Travel Plan Development Control Guidance issued by Transport for London and will include:
 - (1) targets for sustainable travel arrangements
 - (2) effective measures for the ongoing monitoring of the Travel Plan
 - (3) a commitment to delivering the Travel Plan objectives
 - (4) effective mechanisms to achieve the objectives of the Travel Planby both present and future occupiers of the development.
The development shall be implemented only in accordance with the approved Travel Plan.

REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with Policies 3C.1, 3C.2 and 3C.3 of the London Plan (February 2008).

INFORMATIVES:

- 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 · The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

SCHEDULE OF CONDITIONS

OE1 - Protection of the character and amenities of surrounding properties and the local area.

R17 - Use of planning obligations to supplement the provision of recreation, leisure and community facilities.

AM1 - Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations.

AM7 - Consideration of traffic generated by proposed developments.

AM14 - New development and car parking standards.

PPS6 - Planning for Town Centres (2006)
The London Plan

- 3 . This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Planning & Community Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

END OF SCHEDULE

Address:

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

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SCHEDULE OF PLANS

Unnumbered location plan, 08-175-PM5000, Trip Rate Calculations and Planning Statement received on 21/04/08. Letter, sales data spreadsheet and correspondence from other Council's received 25/07/08 and e-mail received on 28/07/08.

