

**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



7089/15- 'Block Plan';  
7089/14-'Site Location Plan';  
7089/16 - 'Existing Ground Floor Plan';  
7089/17 Rev B - 'Proposed Ground Floor Layout, Rear and Side Elevation';

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 Development Management Policies (January 2020) and the London Plan (2021).

#### 3. COM17 Control of site noise rating level

The rating level of the noise emitted from the site shall be at least 5dB below the existing background noise level. The noise levels shall be determined at the nearest residential property with all items of plant operating. The measurements and assessment shall be made in accordance to the latest British Standard 4142, 'Method for rating industrial noise affecting mixed residential and industrial areas'.

#### REASON

To safeguard the amenity of the surrounding area in accordance with policy EM8 of the Hillingdon Local Plan Part 1 (2012).

## 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.

#### I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the National Planning Policy Framework (2024), The London Plan (2021), and the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) and Supplementary Planning Guidance.

DMEI 9	Management of Flood Risk
DMHB 12	Streets and Public Realm
LPP E9	(2021) Retail, markets and hot food takeaways
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
NPPF	National Planning Policy Framework
NPPF11 -24	NPPF11 2024 - Making effective use of land
NPPF14 -24	NPPF14 2024 - Meeting the challenge of climate change, flood and coastal change

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site is Unit 1A, Cowley Retail Park in Yiewsley. The unit is currently occupied by Pets at Home and measures approximately 727 sq. m (GIA). The Retail Park is located on High Street (A408), an arterial road linking the site with West Drayton and surrounding areas. The Park is an established destination for large format retailing. Other operators at the site include Argos and Curry's PC World. To the south of the site is a large Tesco Superstore. The River Pinn is located to the south of the site.

#### 3.2 Proposed Scheme

Planning permission is sought for installation of 6 air conditioning units and a gas bottle storage to the rear of the existing unit

6 no. proposed air conditioning units would be installed to the rear elevation. They would be raised 500mm off the ground on a plinth and enclosed by 2.4m high galvanised palisade fencing.

A gas bottle store (1m wide and 2m high) in galvanised finish (raised 500mm off the ground on a plinth) would be installed to the rear elevation.

#### 3.3 Relevant Planning History

64733/APP/2025/2786      UNIT 1A COWLEY RETAIL PARK HIGH ROAD COWLEY  
Installation of mezzanine floor for use as Use Class E (Commercial, Business and Service)

64733/ADV/2021/38      UNIT 1A COWLEY RETAIL PARK HIGH ROAD COWLEY  
Installation of 2 no. non-illuminated Flex face Skin to existing fascia signs, 1 no. internally illuminated Roundel and 4 no. Poster Cases.

**Decision:** 18-05-2022      Approval

64733/APP/2018/2560 UNIT 1A COWLEY RETAIL PARK HIGH ROAD COWLEY  
Installation of 10 air conditioning units to side and a gas bottle store to rear with alterations to roller shutter to rear

**Decision:** 06-09-2018 Approval

64733/APP/2018/2561 UNIT 1A COWLEY RETAIL PARK HIGH ROAD COWLEY  
Installation of mezzanine floor for use as Use Class A1 (Shops) and Sui Generis (Pet care, treatment and grooming facility)

**Decision:** 28-09-2018 Approval

64733/ADV/2016/45 PETS AT HOME, UNIT 1A, COWLEY RETAIL PARK HIGH ROAD COWLEY

Installation of 4 internally illuminated fascia signs

**Decision:** 20-05-2016 Approval

64733/APP/2016/813 PETS AT HOME, UNIT 1A, COWLEY RETAIL PARK HIGH ROAD COWLEY

Installation of 10 air conditioning units to side and a gas bottle store to rear and alterations to roller shutter to rear

**Decision:** 07-07-2016 Refusal

64733/APP/2016/814 PETS AT HOME, UNIT 1A, COWLEY RETAIL PARK HIGH ROAD COWLEY

Installation of mezzanine floor

**Decision:** 07-07-2016 Refusal

64733/ADV/2008/105 1A COWLEY RETAIL PARK-PETS AT HOME HIGH STREET YIEWSLEY

Retention of internally illuminated main entrance sign and fascia sign (text only), 4 non-illuminated poster frames on front elevation and 1 non-illuminated deliveries panel to the rear elevation (RETROSPECTIVE APPLICATION)

**Decision:** 29-12-2008 Approval

64733/APP/2008/2147 1A COWLEY RETAIL PARK-PETS AT HOME HIGH STREET YIEWSLEY

Installation of 3 external air conditioning units to rear elevation of building.

**Decision:** 08-09-2008 Approval

### **Comment on Planning History**

64733/APP/2018/2560 - Installation of 10 air conditioning units to side and a gas bottle store to rear with alterations to roller shutter to rear  
- granted on 06-09-2018.

- the nature of the approved proposal is considered similar to that of the current proposal except the reduction in number of AC units proposed and the location of AC units. All the proposed AC units would be located to the rear elevation under the current proposal.

#### 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

PUBLIC:

4 neighbouring properties were consulted on 31-12-25. No representation was received.

#### 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.EM6 (2012) Flood Risk Management

Part 2 Policies:

DMEI 9 Management of Flood Risk  
DMHB 12 Streets and Public Realm  
LPP E9 (2021) Retail, markets and hot food takeaways  
LPP SI12 (2021) Flood risk management  
LPP SI13 (2021) Sustainable drainage  
NPPF National Planning Policy Framework  
NPPF11 -24 NPPF11 2024 - Making effective use of land  
NPPF14 -24 NPPF14 2024 - Meeting the challenge of climate change, flood and coastal change

In addition: Development Plan:

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 documents:

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

Material Considerations:

The National Planning Policy Framework (NPPF) (2024) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

## **7. MAIN PLANNING ISSUES**

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

The application property is located within a retail park, therefore the impact of the development upon occupiers of neighbouring residential properties is not relevant to the determination of the application. The proposal would not unduly impact the adjoining commercial occupiers.

### **7.2 Impact on Street Scene**

The rear of the application property is not visible from the surrounding street scene. The impact of the development on the character of the application property should however be addressed.

Policies D3 and D4 of the London Plan (2021) require development proposals to be of high quality and to enhance the local context by 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.

It is considered that the proposed air-conditioning units and gas bottle storage are of an appropriate scale, reflective of the scale and commercial use of the application site. It is noted that there are existing air-conditioning units installed on the other side of the rear elevation. The proposed units would be read as a group with the existing units. In conclusion, the proposed development is viewed to confer any acceptable impact upon the visual amenity of the application property and the character of the surrounding area.

### **7.3 Traffic Impact/Pedestrian Safety**

Not relevant to the determination of the application.

### **7.4 Carparking & Layout**

Car parking arrangements at the application site would not be affected by the development.

### **7.5 Urban Design, Access and Security Considerations**

No issues raised.

### **7.6 Other Issues**

Flooding

The NPPF advises that planning applications should ensure flood risk is not increased elsewhere. Policy SI12 of the London Plan (2021) states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. Policy DMEI9 of the Local Plan Part 2 - Development Management Policies (2021) states that development proposals in Flood Zones 2 and 3 will be required to submit an appropriate level Flood Risk Assessment (FRA) to demonstrate that the development is resilient to all sources of flooding.

The application site is located within Flood Zone 3. A Flood Risk Assessment (FRA), prepared by Aegaea has been submitted as part of this application. The FRA provides a detailed assessment of the proposal and includes analysis of site flood hazards, probability of flood, flood risk management and off site impacts. The FRA provides full acknowledgement of the flood risk, and recognises that the site is located within Flood Zone 3. As the proposed development is for the installation of a mezzanine floor, approximately 3m above ground level of the current structure, the risk to the development from fluvial flooding is considered to be of low significance. The risk of flooding from pluvial sources to the wider site can be considered to be moderate, however the risk to the existing building is considered low.

A Flood Evacuation Plan (FEP), prepared by Aegaea has been submitted as part of this application.

It is therefore considered that the proposal is considered acceptable in accordance with Policy DMEI9 of the Hillingdon Local Plan and the NPPF (2024).

## **8. Reference Documents**

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

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

The London Plan (2021)

National Planning Policy Framework (2024)

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