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24 Church Street West
Woking
GU21 6HT

Application Ref:
67708/APP/2020/1568

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

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:

Change of Use of Unit 4 from B8 (storage & distribution) to B2 (general industrial), B8 (storage & distribution) and B1c/E (For Industrial Processes Only) uses including the construction of a dock pit and cycle shelter, and alterations to the elevations and parking area.

Location of development: Unit 4, Victoria Retail Park, Crown Road Ruislip

Date of application: 10 June 2020

Plan Numbers: See attached Schedule of plans

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

Head of Planning, Transportation and Regeneration

Date: 16 September 2020

- 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 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 · The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers

11240_PL_210 Site Layout Plan Proposed
11240_PL_211 Proposed Elevations Dock Levellers
11240_PL_100 Rev A Landscape General Arrangement Plan
11240_PL_121 Rev. A Proposed Floor Plans

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 Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2016).

- 3 · The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Preliminary Risk Assessment parts 1-4 dated May 2020; ref 20-0699.01
Planning Statement dated May 2020 ref 11240
Noise Impact Assessment ref CJA4375/20149/Rev0
Flood Risk assessment dated May 2020-ref EEL.8243.R05.001
Air Quality Assessment, dated 20.05.2020 ref A3899/AQ/003
Energy and Sustainability Statement dated 18/5/20 ref 5703/CBC/IF/Z/002
Design and Access Statement
Transport Assessment dated 19th Aug 2020
Landscape management and Maintenance Plan ref 11240-12 rev 0

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

REASON

To ensure that the development complies with the objectives of the Hillingdon Local Plan Part 1 (2012) and Local Plan Part 2 (2020).

SCHEDULE OF CONDITIONS

- 4 · The development hereby permitted for Use Class B1c/E shall be solely for Industrial Processes only, notwithstanding the changes to the Use Classes Order in relation to Use Class E. No other 'E' use call is permitted without seeking full planning permission.

REASON

To protect adjoining residential amenity in accordance with policy DMHB11 of the Local Plan Part 2 (2020) and to prevent a detrimental impact on the local highway network, in accordance with policies DMT 1 and DMT2 of the Local Plan Part 2 (2020) and to ensure town centre uses are retained with the designated town centre locations.

- 5 · Prior to above ground works, details of a clear and effective low emission strategy (LES) shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include, but not be restricted to:
- a) Be clean by design as per the London Sustainable Design and Construction Supplementary Planning Guidance,
 - b) provision of an electric vehicle fast charging bay. This is to be implemented as part of the proposal with the minimum requirements as per the London Plan.
 - c) a clear and effective strategy, aligned with the Travel Plan, to encourage staff and guest of the site to
 - i) use public transport;
 - ii) cycle/walk to work where practicable;
 - iii) enter car share schemes;
 - iv) enter cab share schemes to and from the airport and or home/work locations; and
 - iv) purchase and drive to work zero emission vehicles.

Measures to support and encourage modal shift, will include but be not restricted to incentives for residents to use public transport to reduce their car ownership. The measures in the agreed scheme shall be maintained throughout the life of the development.

REASON

As the application site is within an Air Quality Management Area and to reduce the impact on air quality in accordance with Policy EM8 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy DME1 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), London Plan 2016 Policy 7.14, and paragraph 170 of the National Planning Policy Framework (2019).

- 6 · The development hereby approved shall not be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority should the development be subdivided. The parking allocation scheme shall, as a minimum, include the appropriate level of provision for each use class and dedicated in such a manner for the life-time of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Chapter 6 of the London Plan (2016).

SCHEDULE OF CONDITIONS

- 7 · No contaminated soils or sub-soils shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. All imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted to the Local Planning Authority for approval. Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policies - DMEI 11: Protection of Ground Water Resources and DMEI 12: Development of Land Affected by Contamination.

- 8 · No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:
- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii. include a timetable for its implementation; and
 - iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
- The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iv. provide details of water collection facilities to capture excess rainwater;
 - v. provide details of how rain and grey water will be recycled and reused in the development.
- Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy DMEI 10 of the Hillingdon Local Plan Part 2 (2020) and London Plan (2016) Policy 5.12.

SCHEDULE OF CONDITIONS

- 9 · Prior to above ground floor work, a scheme to show the following shall be submitted and approved in writing by the Local Planning Authority. The scheme shall include: -

- 1) 65 car parking spaces including 5 accessible spaces on site with 3 active and 3 passive electrical vehicle charging points;
- 2) Layouts for 2 motorcycle spaces on site;
- 3) 44 new cycle parking spaces on site

The consented car parking layout shall be laid out prior to the first occupation of the development hereby permitted and shall be retained for the lifetime of the development.

REASON: To ensure that the proposed development will provide adequate facilities in compliance with policies DMEI 1 and DMT 6 of the Hillingdon Local Plan Part 2 (2020).

- 10 · Within 6 months of occupation a robust Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The TP shall detail the strategies and steps that will be followed in promoting effectively modal shift and the usage of clean vehicles namely electric cars, euro 6/VI and above by the users/staff of the proposed development and quantify, wherever appropriate, the reduction of emissions achieved. As a minimum the TP shall include

- 1) a clear and effective strategy to encourage staff to
 - a) use public transport;
 - b) cycle / walk to work where practicable;
 - c) enter car share schemes;
 - d) purchase and drive zero emission vehicles.

The measures in the agreed scheme shall be maintained throughout the life of the development.

REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with London Plan (2016) Policies 6.1 and 6.3.

- 11 · Notwithstanding the provisions of Part 7, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the buildings shall not be extended without the prior written consent of the Local Planning Authority.

REASON

To enable the Local Planning Authority to assess all the implications of the development and in accordance with policies DMHB 11 of the Local Plan: Part Two Development Management Policies (2020).

SCHEDULE OF CONDITIONS

- 12 · Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990 (or any others revoking and re-enacting this provision with or without modification), no additional internal floorspace shall be created in excess of that area expressly authorised by this permission.

REASON

To enable the Local Planning Authority to assess all the implications of the development and to ensure that adequate parking and loading facilities can be provided on the site, in accordance with Policy [specify] Hillingdon Local Plan Part 2 (2020)

- 13 · The cladding proposed to be used on the exterior of this building shall meet with and accord with the most up to date fire regulation requirements.

REASON

To ensure that the development accords with the London Plan Fire Safety policy D12 of the Intend to publish London Plan (2019).

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 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMEI 9	Management of Flood Risk
DME 1	Employment Uses in Designated Sites
DMHB 12	Streets and Public Realm
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMHB 14	Trees and Landscaping
DMT 6	Vehicle Parking
OE1	Protection of the character and amenities of surrounding properties and the local area
DMHB 11	Design of New Development
LE2	Development in designated Industrial and Business Areas
LPP 4.1	(2016) Developing London's economy

SCHEDULE OF CONDITIONS

LPP 4.4 (2016) Managing Industrial Land and Premises

- 3 . Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-
- A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.
- B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.
- C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.
- D. No bonfires that create dark smoke or nuisance to local residents.
- You are advised to consult the Councils Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.
- 4 . 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.
- 5 . There is a possibility that some contaminating substances are present in the ground at depth. We have some recent information (ref: Preliminary Risk Assessment dated May 2020) concerning potential ground conditions at the property and we would advise persons working on site to take basic precautions in relation to any contamination they may encounter. Precautions should be taken to minimise the mixing of any excavated materials with any clean soils that are to remain on site.

REASON

The advice is provided on the basis of Health and Safety of ground workers on site, and to ensure the appropriate restoration of the site when ground works are complete, and to minimise risk to occupants of the site.

- 6 . Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement

SCHEDULE OF CONDITIONS

within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/publications/safeguarding.asp)

- 7 . The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

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SCHEDULE OF PLANS

Covering letter 20 May 2020 - received 20 May 2020

Planning Statement May 2020, PRC Ref: 11240 - received 20 May 2020

Air Quality Assessment 20.05.2020, A3899/AQ/003 - received 20 May 2020

Preliminary Risk Assessment May 2020, 20-0699.01 - Part 1 - received 20 May 2020

Planning Noise Impact Assessment CJA4375/20149/Rev. 0 - received 20 May 2020

Flood Risk Assessment May 2020, EEL.8243.R05.001 - received 20 May 2020

11240_PL_211 Proposed Elevations Dock Levellers - received 28 Jul 2020

11240_PL_220 Site Layout Plan Existing - received 28 Jul 2020

11240_PL_221 Ground and First Floor Plans Existing - received 28 Jul 2020

11240 May 2020 DAS Reconfiguration of External Areas - received 28 Jul 2020

11240_PL_121 Rev. A Proposed Floor Plans - received 29 Jul 2020

Preliminary Risk Assessment May 2020, 20-0699.01 - Part 2 - received 20 May 2020

Preliminary Risk Assessment May 2020, 20-0699.01 - Part 3 - received 20 May 2020

Preliminary Risk Assessment May 2020, 20-0699.01 - Part 4 - received 20 May 2020

11240_PL_111 Site Layout Plan Existing - received 20 May 2020

Energy and Sustainability Statement 18/05/2020, 5703-CBC-IF-Z-002 - received 10 Jun 2020

11240_PL_222 Existing Roof Plan - received 28 Jul 2020

Landscape Management and Maintenance Plan, 11240_12_ Landscape Maintenance & Management Plan/ REV * - received 28 Jul 2020

11240_PL_100 Landscape General Arrangement Plan - received 28 Jul 2020

11240_PL_200 Site Location Plan - received 28 Jul 2020

11240_PL_210 Site Layout Plan Proposed - received 28 Jul 2020

Technical Note 2: Highways and Transport 19th August 2020 - received 25 Aug 2020

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 8424). Appeal forms can be downloaded from the Planning Inspectorate's website at [**www.Planning-inspectorate.gov.uk**](http://www.Planning-inspectorate.gov.uk)

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

Further details are available at [**www.gov.uk/government/collections/casework-dealt-with-by-inquiries**](http://www.gov.uk/government/collections/casework-dealt-with-by-inquiries)

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of an appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

If either the local planning authority or the officer of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.