



London Borough of Hillingdon, Civic Centre, Uxbridge, Middlesex UB8 1UW.

Local Services, Tel: 01895 250111 Ext.

Fax: 01895 250830

Town and Country Planning Act 1990

GRANT OF PLANNING PERMISSION

To:

Ref: 6970R/98/2449

Ruth Amin
5 Lancaster Road
Uxbridge, Middlesex
UB8 1AW

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above mentioned Act and Orders made thereunder hereby GRANT permission for the following development:-

Description of development:-

Variation of Condition 2 (to increase the number of children from 20 to 30) of planning permission ref. 6970N/76/1698 dated 3 March 1997; Use of church hall for a playgroup

Location of development:-

St Lawrence Church Hall, High Street, Cowley

Date of application:-

5 December 1998

Drawing/plan Nos:-

Unnumbered location plan and unnumbered site plan received 21 December 1998

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

Signed:
Din 1 Chinn.
HEAD OF PLANNING SERVICES
Date: 9 April 1999

NOTES:

- (i) If you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
- (ii) This decision does not purport to convey any approval or consent which may be required under any by-laws, building regulations, or under any enactment other than the Town and Country Planning Act 1990.



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Continuation Sheet No. 1

Ref: 6970R/98/2449

CONDITION 1

The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

CONDITION 2

The maximum number of children to be accommodated in the premises shall not exceed 30.

REASON

To ensure that the proposal does not have an adverse effect on the amenities of the area by reason of an excessive amount of activity and at the applicant's request.

CONDITION 3

The premises shall not be used for the accommodation of children in connection with the nursery use between the hours of 1830 hours and 0730 hours.

REASON

To ensure that the amenities of the occupiers of adjoining and nearby properties is not adversely affected.

INFORMATIVES:

1. Your attention is drawn to the fact that planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner.
2. You are advised that this permission does not dispense with the necessity of obtaining approval or consent under the Building Regulations Building Acts and other relevant legislation or regulations. You should contact Building Control Services, Civic Centre, Uxbridge (Telephone 01895 250111) if you require further information.



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Continuation Sheet No. 2

Ref: 6970R/98/2449

3. In order to comply with Section 76 of the Town and Country Planning Act 1990, the Local Planning Authority draws your attention to statutory obligation to provide access and accessible facilities to public buildings for people with disabilities. The provisions are to be in accordance with requirements of Sections 4, 7, 8 and 8A of the Chronically Sick and Disabled Persons Act 1970 and (Amendment) Act 1976, Disabled Persons Act 1981, BSI Code of Practice BS 5810 (1979) Code of Practice for Access for the Disabled to Buildings, Design Note 18 : Access for the Physically Disabled to Educational Buildings and Part M of the Building Regulations 1991. Specific points for guidance, together with illustrative minimum standards attached to this notice, are:-
 - (a) Car parking : designate appropriate car parking spaces in accordance with the Council's standards, close to entrance(s) (with ramped kerbs and safe rear access), size as illustrated.
 - (b) Approach to public/employees entrance(s) to be level or ramped. If ramped, desirable gradient is 1:20.
 - (c) Entrance threshold, if unavoidable, not more than 15mm high, either side.
 - (d) Entrance door 1000mm doorset.
 - (e) Revolving doors to be supplemented by accessible side hung or sliding door.
 - (f) Entrance lobbies to allow for wheelchair movement, as illustrated.
 - (g) Entrance mats to be of solid link-type, not coir or similar soft loom.
 - (h) Corridors 1200mm wide minimum.
 - (i) Doors to allow wheelchair to pass with ease, minimum 800mm clear each leaf for entrance doors and 750mm clear for internal doors, with a minimum 300mm clearance between any fixed obstruction and the leading edge of the door (as illustrated).
 - (j) Any self or automated closing device to have a delay on closing.
 - (k) Door kickplate and/or window ground sill to be 400mm high for impact resistance.
 - (l) Convenient grip door handles (Allgoods Modric Lumbar or similar).
 - (m) A/Some toilet(s) to be wheelchair accessible (including lobbies and chair-side transfer as illustrated. Can be unisex on each floor).
 - (n) Counter (or part) to be not more than 750-800mm high, with grab rail support.
 - (o) Loose seating to be provided. No centre pillars under the tables. Legroom under the table 650-700mm.
 - (p) Public phone, if provided, as illustrated.
 - (q) A suitable passenger lift to be provided with a handrail all around at 900mm, controls and visual indicators at 900-1200mm maximum with profiled/braille control buttons.



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Continuation Sheet No. 3

Ref: 6970R/98/2449

- (r) Automatic Telling Machines as illustrated, with 1500 x 1500mm clear floor area.
- (s) A wheelchair stairlift for small areas with a unique function may be used (to BS 5776: 1979).
- (t) A change of level within a storey may be resolved by using a platform lift, where a provision of ramp proves impractical (BS 6440 : 1983).
- (u) Fire escape provisions for the Disabled to be considered (BS 5588 Part 8 draft or more recent revisions, as appropriate).



HEAD OF PLANNING SERVICES

9 April 1999

**RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF
LOCAL PLANNING AUTHORITY
TOWN AND COUNTRY PLANNING ACT 1990**

Appeals to the Secretary of State

- 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 Secretary of State for the Environment 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 Tollgate House, Houlton Street, Bristol BS2 9DJ.
- 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 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 they 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 Secretary of State for the Environment 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 in its existing state nor render the land capable of a reasonably beneficial use by the 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.