



Mr Jeremy Peter
Jeremy Peter Associates
21 Britten Road
Penarth
Glamorganshire CF64 3QJ

Application Ref: 70476/APP/2022/706

Process set out by condition MA.2 of Schedule 2 Part 3 Class MA of the
Town and Country Planning (General Permitted Development) Order 2015 (as amended)

The Council of the London Borough of Hillingdon as the Local Planning Authority hereby confirm that their **PRIOR APPROVAL IS REQUIRED AND REFUSED** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the Local Planning Authority.

Address of the proposed development:

54c High Street Northwood

Description of proposed development:

Change of use of offices (Use Class E) to a one-bedroom dwelling (Prior Notification under Class MA of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended).

Date of application:

09 March 2022

Plan Numbers:

3443/1L - received 09 Mar 2022

Planning Statement (dated 2nd March 2022) - received 09 Mar 2022

Valuation Office Agency Letter Notice of Alteration to an Existing 2017 Rating List Entry (dated 27th September 2017) - received 09 Mar 2022

Gov.uk website Business rate valuation for Ground Floor 54C, High Street, Northwood - received 09 Mar 2022

Reasons for Refusal:

CONDITIONS:

- 1 The proposed development would involve external changes to the property, including alterations to the door on the front elevation of the building. The proposed external changes would fall outside of the remit of Class MA, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

INFORMATIVES:

It is important that you read and understand all the following informatives

1. Should you wish to appeal against this decision please read the attached sheet which explains the procedure.

END OF SCHEDULE

James Rodger
Head of Planning, Transportation and Regeneration

Date: 3 May 2022

Address:

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

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

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 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
- Appeals must be made 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 or online at www.planningportal.gov.uk/pcs.
- 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 office 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 in its existing state nor render the land capable of 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.