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Application Ref: 76144/APP/2023/1592

## TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

### REFUSAL 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 **REFUSES** permission for the following:

**Description of development:**

Non-material amendment to planning permission ref. 51222/APP/2020/3207 dated 21/12/2020 (Single storey rear extension including demolition of existing extension) to re-position windows on the northeast elevation, and re-position and reduce in size a window on the southwest elevation

**Location of development:** Copse Wood House 7 Pine Trees Drive Ickenham

**Date of application:** 30th May 2023

**Plan Numbers:** See attached Schedule of plans

**Permission is refused for the reason(s) listed on the attached schedule:-**

*R Johnson*

**Head of Development Management and Building Control**

**Date: 16 June 2023**

- NOTES:
- (i) Please also see the informatives included in the Schedule of Reasons.
  - (ii) Should you wish to appeal against this decision please read the attached sheet which explains the procedure.

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### SCHEDULE OF REASONS

- 1 The proposed amendments do not relate to the description of development of planning permission ref. 51222/APP/2020/3207 and therefore cannot be considered as non-material as they represent a form of development beyond the scope of the planning approval. As such, the proposal cannot be considered as a Non-Material Amendment, does not comply with Section 96A of the Town and Country Planning Act 1990 and is therefore refused.

### END OF SCHEDULE

**Address:**

Development Management

Directorate of Place

Hillingdon Council

3 North, Civic Centre, High Street, Uxbridge UB8 1UW

[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

# REFUSAL OF PLANNING PERMISSION

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## SCHEDULE OF PLANS

PTD/EX/100 - received 30 May 2023  
PTD/EX/101 - received 30 May 2023  
PTD/EX/102 - received 30 May 2023  
PTD/EX/200 - received 30 May 2023  
PTD/EX/103 - received 30 May 2023  
PTD/EX/401 - received 30 May 2023  
PTD/EX/400 - received 30 May 2023  
PTD/PL/201 - received 30 May 2023  
PTD/PL/100 - received 30 May 2023  
PTD/PL/101 - received 30 May 2023  
PTD/PL/102 - received 30 May 2023  
PTD/PL/103 - received 30 May 2023  
PTD/PL/200 - received 30 May 2023

## RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

### 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 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](mailto: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.