



Miss Ellen Gadsden
Pfg Design Ltd
11 Drovers Way
Seer Green
Beaconsfield
HP9 2XF

Application Ref: 76981/APP/2023/1033

Prior Approval Under Class Q, Schedule 2, Part 3 of the Town and Country Planning General Permitted Development (England) Order 2015 (as amended)

The Council of the London Borough of Hillingdon as the Local Planning Authority hereby confirm that their **PRIOR APPROVAL IS 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:

Townend Farm, Hill End Road, Harefield, UB9 6LH

Description of proposed development:

Conversion of agricultural building to one dwelling house with associated building operations including new windows, doors and roof lights (Application for Prior Approval under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)).

Date of application:

21st April 2023

Plan Numbers:

2023/275/101A	received	06-04-2023
Engineering Structuring Report	received	06-04-2023
Planning Statement	received	06-04-2023
2023/275/100	received	06-04-2023

REASONS FOR REFUSAL

The proposed development does not constitute permitted development by virtue of the provision of Paragraphs Q.1(i) and Q.2(1)e, Class Q, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) because it has not been demonstrated to the satisfaction of the Local Planning Authority that the development proposed would not go beyond operations reasonably necessary to convert the existing barn building into a dwellinghouse.

The application site lies in a rural location with very limited access to a range of services and facilities required to support the proposed residential development. As a result, future occupiers of the proposed dwelling would be highly dependent on the need to travel by means of private car. The change of the use of the building from agricultural to residential in this location is therefore unacceptable and undesirable as the proposal would fail to provide sustainable transport choices and sustainable land use.

The proposed development may also constitute inappropriate development which is, by definition, harmful to the Green Belt and would have an adverse impact on the character of the Green Belt. Therefore, the location and siting of the development is undesirable.

INFORMATIVES

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

1. This written notice indicates that the proposed development will not comply with Conditions Q.1(i) and Q.2(1)e of Schedule 2 Part 3 Class Q of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by SI 2008 No 2362 and SI 2013 No 1101). It is important to note that this written notice doesn't indicate whether or not the proposed development would comply with any of the other limitations or conditions of Schedule 2 Part 3 Class Q.
2. Should you wish to appeal against this decision please read the attached sheet which explains the procedure.

END OF SCHEDULE

Signed:



Roz Johnson
Head of Development Management and Building Control
Date: 15th June 2023

Address:
Development Management
Directorate of Place
Hillingdon Council
3 North, Civic Centre, High Street, Uxbridge UB8 1UW
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.