HILLINGDON
LONDON

Ms Neethu Babu Raj
SDPSA
Fanshaw House
Fanshaw Street
London
N1 6HX

Ref: 77199/APP/2022/1137

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:

Old School House, 1 Hillingdon Road

Description of proposed development:

Conversion of existing office building (use class E) into 9 no. residential apartments (use class C3) with a mix of 7 x 1B1P (Studio), 1 x 1B2P and 1 x 2B4P flats (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: 07 April 2022

Plan Numbers:

2135-P001-S2-P0

2135-P002-S2-P0

2135-P101-S2-P0

2135-P102-S2-P0

Transport Statement dated March 2022

Internal Daylight & Sunlight Report, Revision A, dated 4 April 2022

Flood Risk Assessment 784-B034904 First Issue

Desk Study Report March 2022 J22046 Rev 0

Design and Access Summary dated April 2022

Reasons for Refusal:

1. Insufficient information has been submitted to enable the Local Planning Authority to establish whether the building has been vacant for a continuous of at least 3 months immediately prior to the date of the application for prior approval. The proposal therefore fails to comply with provision MA.1.(1)(a) of Class MA, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. According to the plans submitted with the application, the bedroom within Flat 6 would constitute as a double bedroom as its total floor area measures 11.5 square metres. With a gross internal area of 37.1 square metres, Flat 6 (a 1 bedroom, 2 person occupancy) would not comply with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015. The proposal therefore fails to satisfy the requirements of provision 3 (9A) (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

3. In the absence of a signed Unilateral Undertaking and the ambiguous details provided in respect to the existing on-site parking spaces, the application has failed to demonstrate that the proposal would not result in the displacement of street car parking spaces, which in turn, would have a harmful effect on highway safety. The proposal would therefore conflict with Policy DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policies T6 and T6.1 of the London Plan and the National Planning Policy Framework (2021).

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: 13 June 2022

Address:
Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250400 / 250401
www.hillingdon.gov.uk

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN & 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 Secretary of State for Transport, Local Government and The Regions 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, 3/02 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel. 0117 372 8428). Appeal forms can be downloaded from the Planning Inspectorate's website at http://www.planning-inspectorate.gov.uk.

- 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 circumstance 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 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.