

DELEGATED DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL Select an Option

1.	No valid planning application objection in the form of a petition of 20 or more signatures, has been received	<input type="checkbox"/>
2.	Application complies with all relevant planning policies and is acceptable on planning grounds	<input type="checkbox"/>
3.	There is no Committee resolution for the enforcement action	<input type="checkbox"/>
4.	There is no effect on listed buildings or their settings	<input type="checkbox"/>
5.	The site is not in the Green Belt (but see 11 below)	<input type="checkbox"/>

REFUSAL RECOMMENDED: GENERAL

6.	Application is contrary to relevant planning policies/standards	<input type="checkbox"/>
7.	No petition of 20 or more signatures has been received	<input type="checkbox"/>
8.	Application has not been supported independently by a person/s	<input type="checkbox"/>
9.	The site is not in Green Belt (but see 11 below)	<input type="checkbox"/>

RESIDENTIAL DEVELOPMENT

10.	Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha	<input type="checkbox"/>
11.	Householder application in the Green Belt	<input type="checkbox"/>

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

12.	Change of use of retail units on site less than 1 ha or with less than 1000 sq. m other than a change involving a loss of A1 uses	<input type="checkbox"/>
13.	Refusal of change of use from retail class A1 to any other use	<input type="checkbox"/>
14.	Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use.	<input type="checkbox"/>

CERTIFICATE OF LAWFULNESS

15.	Certificate of Lawfulness (for proposed use or Development)	<input type="checkbox"/>
16.	Certificate of Lawfulness (for existing use or Development)	<input type="checkbox"/>
17.	Certificate of Appropriate Alternative Development	<input type="checkbox"/>

CERTIFICATE OF LAWFULNESS

18.	ADVERTISMENT CONSENT (excluding Hoardings)	<input type="checkbox"/>
19.	PRIOR APPROVAL APPLICATION	<input type="checkbox"/>
20.	OUT-OF-BOROUGH OBSERVATIONS	<input type="checkbox"/>
21.	CIRCULAR 18/84 APPLICATION	<input type="checkbox"/>
22.	CORPSEWOOD COVENANT APPLICATION	<input type="checkbox"/>
23.	APPROVAL OF DETAILS	<input type="checkbox"/>
24.	ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where the Heads of Terms have already received Committee approval	<input type="checkbox"/>
25.	WORKS TO TREES	<input type="checkbox"/>
26.	OTHER (please specify)	<input type="checkbox"/>

The delegation powers schedule has been changed. Interim Director of Planning, Regeneration & Public Realm can determine this application

Case Officer:

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

Item No. Report of the Head of Development Management and Building Control

Address: RUISLIP POLICE STATION 5 THE OAKS RUISLIP MIDDLESEX

Development: Installation of external plant, replacement of security doors and windows.

LBH Ref Nos: 7723/APP/2026/126

Drawing Nos: 100
01
31559.PCR.01
02
06
04
03
SYM17484 Rev 01
05
DAHS
EKLN140A
VRV IV S-series
FSA

Date Plans received: 19-01-26 **Date(s) of Amendments(s):**

Date Application valid 19-01-26

1. SUMMARY

This application seeks planning permission for the installation of external plant together with the replacement of existing security doors and windows at the Metropolitan Police interview facility located at Ruislip Police Station, 5 The Oaks, Manor Road, Ruislip.

The proposal forms part of a programme of building upgrades and includes the installation of a new Daikin VRV IV S-Series air conditioning system, comprising external condenser units positioned adjacent to the existing plant room and enclosed within a low-noise acoustic enclosure designed to minimise operational noise. The enclosure is capable of reducing sound emissions by up to approximately 10 dB(A).

The works also include the replacement of existing UPVC windows with aluminium powder-coated windows finished in white, and the replacement of the existing UPVC entrance doors with timber laminated reinforced security doors with glazed panels, also finished in white to match the existing appearance of the building.

No changes are proposed to the use of the building or its access arrangements. The works are

considered minor in scale and are intended to improve the operational efficiency and longevity of the building while maintaining the existing external appearance.

2. RECOMMENDATION

APPROVAL subject to the following:

1. COM3 Time Limit

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

REASON

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

2. COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans

100 Existing Location plan and Proposed Block plan
03 Proposed site layout
04 Proposed FPs
05 Proposed Elevations
06 Proposed and Existing door sections
SYM17484 Rev 01 Aluminium windows and doors plans/elevations

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

3. HO3 General compliance with supporting documentation

The air conditioning plant hereby approved shall be installed and operated strictly in accordance with the details contained within the submitted Acoustic Planning Compliance Report, the Air Conditioning Technical Data - Heat Pump VRV IV S-Series, and the Daikin sound enclosure EKLN140A specification. The plant shall be fitted with the approved acoustic enclosure and maintained thereafter.

REASON

To safeguard the residential amenity of neighbouring occupiers in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

4. HO4 Materials

The replacement windows and doors hereby approved shall be installed in accordance with the details set out in the submitted plans and supporting documentation. The aluminium windows shall be powder-coated and finished in white and the replacement doors shall be finished in white with glazed panels to match the existing arrangement. The development shall thereafter be retained as such.

REASON

To ensure that the development preserves the character and appearance of the building and the wider Ruislip Village Conservation Area, in accordance with Policies HE1 and BE1 of the Hillingdon Local Plan: Part One (2012) and Policies DMHB 1 and DMHB 11 of the Hillingdon Local Plan: Part Two (2020).

INFORMATIVES

1. I99 Equality Act 2010

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

2. I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan (2021) and national guidance.

DMEI 2 Reducing Carbon Emissions

DMHB 1 Heritage Assets

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMTC 1 Town Centre Development

DMT 6 Vehicle Parking

LPP HC1 (2021) Heritage conservation and growth

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D8 (2021) Public realm

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises the Metropolitan Police interview facility located at Ruislip Police Station, 5 The Oaks, Manor Road, Ruislip. The building forms part of the wider police station complex and comprises a two-storey brick building previously used as a residential property and now functioning as an interview suite.

The surrounding area is characterised by a mix of residential and commercial properties typical of the Ruislip Village area. The building is set back from the public highway and is partially screened within the wider police station complex.

3.2 Proposed Scheme

Planning permission is sought for the installation of external plant and replacement of existing doors and windows at the building.

The works comprise:

- Removal of the existing gas-fired boiler and redundant air-conditioning system.
- Installation of a new Daikin VRV climate control system, including two outdoor condenser units installed on a concrete base within acoustic enclosures to the rear of the plant room.
- Replacement of two existing UPVC entrance doors with security-grade timber doors with glazed panels.
- Replacement of existing UPVC windows with aluminium windows.

The works form part of a wider programme of upgrades to improve operational efficiency and energy performance of the facility.

No changes are proposed to the layout of the building or the established use of the site.

3.3 Relevant Planning History

7723/APP/2024/171 RUISLIP POLICE STATION THE OAKS RUISLIP MIDDLESEX

Rebuilding of the Annex building first floor, including new windows and associated panels, solar panels and an associated fall protection system

Decision: 25-03-2024 Approval

7723/APP/2023/3427 RUISLIP POLICE STATION THE OAKS RUISLIP MIDDLESEX

Installation of air source heat pumps and solar panels (revised plans)

Decision: 19-01-2024 Approval

Comment on Planning History

The application site comprises a detached building historically used for policing purposes, most recently as an interview suite. Planning records indicate that in 2002 an application (ref. 57981/APP/2002/2921) was submitted relating to the use of the building, which was recorded as No Further Action on the basis that planning permission was not required as the building was already in office use. The site has therefore historically operated in a non-residential capacity and is not recorded as a C3 dwelling.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date: **25th February 2026**

4.2 Site Notice Expiry Date: Not applicable

5. Comments on Public Consult

External Consultation

Eight neighbouring properties were consulted between 27 January 2026 and 17 February 2026. No responses were received.

Internal Consultation

Access Officer

No accessibility objections were raised. The officer has requested that an informative be attached to any grant of planning permission reminding the applicant of their duties under the Equality Act 2010, which requires service providers to make reasonable adjustments to ensure disabled persons can access goods, facilities and services.

Environmental Protection / Noise

The Council's Environmental Protection Officer reviewed the submitted information and advised that it is unlikely that the proposed development would result in an adverse noise impact. The officer noted that if allegations of noise nuisance were received, the Council would investigate the matter, where reasonably practicable, and take enforcement action if necessary under the Environmental Protection Act 1990.

Conservation Officer

No objection to this from a heritage viewpoint. It would not harm the character of the conservation area.

6. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.HE1 (2012) Heritage
PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMEI 2 Reducing Carbon Emissions
DMHB 1 Heritage Assets
DMHB 11 Design of New Development
DMHB 12 Streets and Public Realm
DMHB 14 Trees and Landscaping
DMTC 1 Town Centre Development
DMT 6 Vehicle Parking
LPP HC1 (2021) Heritage conservation and growth
LPP D3 (2021) Optimising site capacity through the design-led approach
LPP D8 (2021) Public realm

In addition: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan Part 1 - Strategic Policies (2012)
The Local Plan Part 2 - Development Management Policies (2020)
The Local Plan Part 2 - Site Allocations and Designations (2020)
The West London Waste Plan (2015)
The London Plan (2021)

The National Planning Policy Framework (NPPF) (2024) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

7. MAIN PLANNING ISSUES

7.1 Impact on the amenities of the occupiers of neighbouring residential properties

Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) states that all new development should seek to protect the amenity of surrounding land and buildings, particularly residential properties.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The proposal comprises the installation of external plant equipment together with the replacement

of existing doors and windows. The proposed plant units will be located externally adjacent to the existing plant room serving the building.

An Acoustic Planning Compliance Report has been submitted in support of the application which includes an environmental noise survey and assessment of the proposed plant equipment. The survey identified representative background noise levels of 45 dB(A) during daytime and 37 dB(A) during night-time.

Using manufacturer noise data and acoustic modelling, the report predicts that noise emissions from the proposed plant would be 24 dB(A) at the nearest residential windows on King Edwards Road and 9 dB(A) at 4 The Oaks, which is significantly below the adopted criterion of 40 dB(A) for plant noise emissions at nearby residential receptors.

The Council's Environmental Protection Officer has reviewed the information submitted and advised that, based on the details provided, it is unlikely that the proposed development would give rise to adverse noise impacts. It was further noted that should allegations of noise nuisance arise following installation, the Council would investigate and take appropriate action under the Environmental Protection Act 1990 where necessary.

Given the scale and nature of the works, together with the findings of the submitted acoustic assessment, the proposal is not considered to result in unacceptable impacts in terms of noise or disturbance to neighbouring occupiers. The development is therefore considered to comply with Policy DMHB 11 of the Hillingdon Local Plan: Part Two (2020).

7.2 Impact on Street Scene

This section of the report considers the street scene and character impact of the development, including the impact on heritage assets.

POLICY CONTEXT:

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a statutory duty on Local Planning Authorities requiring that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Policy HC1 of the London Plan (2021) states, inter alia, that 'development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.'

Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that the Council will conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape (including locally and statutorily Listed Buildings, Conservation Areas, Areas of Special Local Character and Archaeological Priority Zones and Areas), and encourage the reuse, modification and regeneration of historic assets.

Policy DMHB 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that the Council will expect development proposals to avoid harm to the historic environment and to prevent the loss of significance or harm to the character, appearance and setting of heritage

assets.

Policy DMHB 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) will only permit developments that retain the significance and value of Listed Buildings whilst being appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. In addition, any alterations or additions to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship.

ASSESSMENT:

The application site lies within the Ruislip Village Conservation Area, where development proposals are expected to preserve or enhance the character and appearance of the designated heritage asset.

The proposed works are modest in scale and largely relate to the replacement of existing building components with modern equivalents. The proposed aluminium windows are indicated to match the existing appearance and will be finished in white to reflect the existing units. Similarly, the replacement security doors will retain the existing door configuration and will be finished in white painted timber to match the existing appearance.

The proposed external plant will be located to the rear of the plant room and screened behind existing fencing and acoustic enclosures, ensuring it is not readily visible from the public realm. The installation is therefore considered to have a limited visual impact on the host building and wider streetscene.

Overall, the proposed development would represent a minor alteration to the building and would not result in harm to the character or appearance of the building or the wider Ruislip Village Conservation Area.

The proposal is therefore considered to comply with Policies HE1 and BE1 of the Hillingdon Local Plan: Part One (2012), Policies DMHB 1 and DMHB 11 of the Hillingdon Local Plan: Part Two (2020), Policies D3 and HC1 of the London Plan (2021), and the heritage objectives of the National Planning Policy Framework (2024).

7.3 Traffic Impact/Pedestrian Safety

The parking provision and traffic generation would remain unaffected by the proposal, in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020). Furthermore, the Highways Officer has no objections to the proposal.

7.4 Carparking & Layout

See above.

7.5 Urban Design, Access and Security Considerations

ACCESS

The proposal does not involve any changes to the existing access arrangements to the building. The development relates solely to the installation of plant equipment and the replacement of existing doors and windows. As such, the established pedestrian and vehicular access to the site will remain unchanged.

The submitted information confirms that access to the plant areas will be provided via the existing side gate and no alterations are proposed to the public entrances or the main building access points.

Given the limited nature of the works, the proposal is not considered to result in any adverse accessibility impacts and is therefore acceptable.

7.6 Other Issues

No other significant issues are raised having regard to the nature of the proposed works.

For the reasons set out in this report, it is considered that the proposed development would comply with national, regional, and local planning policies and guidance. Therefore, it is recommended that the application be approved subject to conditions.

8. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)

The London Plan (2021)

National Planning Policy Framework (2024)

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