HILLINGDON
LONDON

Mr. Luke McBratney
Excel Planning
45 Stamford Hill
London
N16 5SR

Application Ref: 79879/APP/2026/176

TOWN AND COUNTRY PLANNINGACT 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:
Construction of a part two storey, part single storey rear extension; together with the conversion of a single family dwellinghouse (Use Class C3) into a six-bed person HMO, with a maximum occupancy of six people and associated works.

Location of development:	21 North Avenue Hayes
Date of application:	21st January 2026
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: 17th March 2026

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 change of use from a Class C3 three-bedroom dwellinghouse to a Class C4 HMO for six persons represents a significant and harmful intensification of the site. The use of the property by six unrelated individuals would introduce a markedly higher level of activity than the lawful use, resulting in an over-intensification that would harm the character of the area. The principle of development is therefore considered unacceptable and contrary to Policies DMH 1, DMH 5 and DMHB 11 of the Hillingdon Local Plan: Part Two (2020) and the NPPF (2024).

2 The proposed development, by reasons of its increased number of independent occupiers, would generate materially greater noise, comings and goings, and garden use than the existing C3 dwelling, resulting in unacceptable disturbance to neighbouring residents. The submitted HMO Management Plan does not adequately mitigate these effects. The proposal is contrary to Policies DMH 5 and DMHB 11 of the Hillingdon Local Plan: Part Two (2020), Policies D3 and D13 of the London Plan (2021), and Paragraph 135(f) of the NPPF (2024).

3 The proposed first-floor rear extension, by reason of its flat-roof design, would fail to harmonise with the established character of the host dwelling and the surrounding area. It would be contrary to the overarching aims of Policies D3 and D4 of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), and Policies DMHD1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

4 The proposed development, by reasons of its inadequate internal communal space (i.e. only a 12.3sqm kitchen serving six occupiers and no shared living or dining space), would result in poor functionality, failing to provide adequate internal amenity for the future occupants. Bedroom 3, in absence of defensible space, would experience insufficient privacy due to their direct relationship with the communal rear garden. The development therefore fails to provide satisfactory living conditions, contrary to Policies DMH 5, DMHB 11, DMHB 16 and DMHB 18 of the Hillingdon Local Plan: Part Two (2020), Policies D3 and D6 of the London Plan (2021) and Paragraph 135(f) of the NPPF (2024).

5 The proposed development, by reasons of its insufficient car parking provision and substandard car parking spaces proposed, would lead to overspill parking on the public highways and therefore increased obstruction and vehicle conflict, resulting unacceptable highway safety risks. No parking stress survey has been submitted to demonstrate that local streets can accommodate this impact. The proposal is contrary to Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two (2020), Policies T4 and T6 of the London Plan (2021) and Paragraph 116 of the NPPF (2024).

INFORMATIVES

1 The decision to REFUSE 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).

The decision to REFUSE 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.

Part 1 Policies

PT1.BE1	(2012) Built Environment

Part 2 Policies

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMH 1	Safeguarding Existing Housing
DMH 5	Houses in Multiple Occupation
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
DMEI 9	Management of Flood Risk
DMEI 10	Water Management, Efficiency and Quality
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T6.1	(2021) Residential parking
LPP D13	(2021) Agent of change
LPP D14	(2021) Noise

NPPF5 -24	NPPF5 2024 - Delivering a sufficient supply of homes
NPPF12 - 24	NPPF12 2024 - Achieving well-designed places

END OF SCHEDULE

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

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SCHEDULE OF PLANS

P005 Proposed Site Plan - received 21 Jan 2026

L001 Location Plan - received 21 Jan 2026

P002 Existing Elevation - received 21 Jan 2026

E004 Existing Section - received 21 Jan 2026

EP001 Existing and Proposed Block Plan - received 21 Jan 2026

E003 Existing Side Elevations - received 21 Jan 2026

E001 Existing Floor Plans - received 21 Jan 2026

P001 Proposed Floor Plans - received 26 Jan 2026

P002 Proposed Front and Rear Elevations - received 26 Jan 2026

P003 Proposed Side Elevations - received 26 Jan 2026

P004 Proposed Section - received 26 Jan 2026

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 Inspecorate 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 https://www.gov.uk/appeal-planning-decision

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) at least 10 days before submitting the appeal.
Further details are available at 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 inless there are special circumstances, which excuse the deploy 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.