

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.	ADVERTISEMENT 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: HARMONDSWORTH IMMIGRATION DETENTION CENTRE COLNBROOK
BY-PASS LONGFORD

Development: Erection of a security fence to extend the existing compound to enclose the
new generator.

LBH Ref Nos: **8190/APP/2026/201**

Drawing Nos: 028837_7945 - BOX- HMW - XX - D - A - 0300 Rev P02
028837_7122 - BOX- HMW - 00- D - A - 2151 Rev P01
028837_7122 - BOX- HMW - 00- D - A - 2150 Rev P01
028837_7945 - BOX - HMW - XX - D - A 9002 Rev P01
Covering Letter - 25471300

Date Plans received: 26-03-26 **Date(s) of Amendments(s):**

Date Application valid 26-03-26

1. SUMMARY

The proposal seeks to install a security fence around a generator. Due to its design, size, and location the proposed development would cause no harm to appearance of the area, neighbouring amenities or the local highways network. The fencing would integrate seamlessly with existing fencing and would ensure that a physical barrier exists between the generator and usable spaces, improving safety for all at the Detention Centre. Taking into consideration these points, the development is considered to be acceptable, subject to conditions.

A detailed assessment of the applications acceptability is set out below.

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 and documents, numbers:

028837_7945 - BOX- HMW - XX - D - A - 0300 Rev P02
028837_7122 - BOX- HMW - 00- D - A - 2151 Rev P01
028837_7122 - BOX- HMW - 00- D - A - 2150 Rev P01
028837_7945 - BOX - HMW - XX - D - A 9002 Rev P01

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

REASON

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

INFORMATIVES

1. 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.

LPP H12 (2021) Supported and specialised accommodation

DMHB 11 Design of New Development

DMEI 12 Development of Land Affected by Contamination

DMHB 7 Archaeological Priority Areas and archaeological Priority Zones

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

3. CONSIDERATIONS

3.1 Site and Locality

The development site is located to the north of the Colnbrook By-Pass at the centre of the Harmonsworth Immigration Detention Centre. The site comprises a range of buildings of various

size and design. To the west of the site is another detention centre and beyond that commercial uses exist.

The development site has PTAL rating of 1 and is located upon potential contaminated land. It is also within the Heathrow Archaeological Protection Zone.

3.2 Proposed Scheme

Permission is sought to install a security fence around a generator.

3.3 Relevant Planning History

8190/APP/2026/264 HARMONDSWORTH IMMIGRATION DETENTION CENTRE
COLNBROOK BY-PASS LONGFORD

Installation of generator (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 10-03-2026 Approval

8190/APP/2017/564 HARMONDSWORTH IMMIGRATION DETENTION CENTRE
COLNBROOK BY-PASS LONGFORD

Creation of a new 164 space staff car park.

Decision: 28-06-2018 Refusal

8190/APP/2014/3857 HARMONDSWORTH IMMIGRATION DETENTION CENTRE
COLNBROOK BY-PASS LONGFORD

Single storey infill extension

Decision: 30-12-2014 Approval

8190/APP/2013/3301 HARMONDSWORTH DOG KENNELS COLNBROOK BY-PASS
LONGFORD

Single storey building for use as a dog kennel, single storey extension to staff building, alterations to parking layout, installation of new exercise area with fencing, installation of automatic sliding gate, flood light and cctv camera and additional fencing to perimeter

Decision: 18-02-2014 Approval

8190/APP/2013/2828 Immigration Detention Centre, J A Crown Site COLNBROOK BY-PASS
LONGFORD

Installation of 2 air conditioning units

Decision: 21-11-2013 Approval

8190/APP/2008/1050 HARMONDSWORTH DETENTION CENTRE COLNBROOK BY-PASS
LONGFORD

ERECTION OF 2 THREE STOREY HOUSEBLOCKS, A THREE STOREY RECEPTION / DISCHARGE BUILDING AND EXTERNAL ALTERATIONS TO EXISTING ADMINISTRATION BLOCK (INCLUDING DEMOLITION OF A & B BLOCK AND STAFF / STORES BUILDING).

Comment on Planning History

The sites planning history is set out in section 3.3 of this report.

A new generator has recently been granted permission (8190/APP/2026/264); the proposed fencing is to assist in enclosing it.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date: Not applicable

4.2 Site Notice Expiry Date: Not applicable

5. Comments on Public Consult

EXTERNAL CONSULTEE COMMENTS

12 neighbouring properties were directly notified of the proposed development. During the 21 day consultation periods no responses were received. However, the following responses were received from external consultees.

Heathrow Aerodrome Safeguarding: No objection

Harmondsworth and Sipson Residents Association: No comment received.

INTERNAL CONSULTEE COMMENTS

Access Officer: No comment received.

Highways Officer: No objection.

6. Local Plan Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

LPP H12 (2021) Supported and specialised accommodation

DMHB 11 Design of New Development

DMEI 12	Development of Land Affected by Contamination
DMHB 7	Archaeological Priority Areas and archaeological Priority Zones
LPP D3	(2021) Optimising site capacity through the design-led approach

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 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.

Paragraph 135 of the NPPF (2024) states 'Planning policies and decisions should ensure that developments:

'f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

Due to the limited size of the fencing and its location (away from residencies within a secure compound) the development would cause no harm to neighbouring amenities in terms of loss of light, outlook or privacy.

7.2 Impact on Street Scene

Paragraph 135 of the NPPF (2024) states 'Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

Policies D1, D3 and D4 of the London Plan (2021) require development proposals to be of high quality and to enhance the local context by delivering buildings and spaces that positively respond to local distinctiveness.

Hillingdon Local Plan Part 1: Strategic Policies (2012) Policy BE1 states 'The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.'

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states: 'All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding scale of development, height, mass and bulk of adjacent structures; building plot sizes and widths, plot coverage and established street patterns; building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment.'

Policy DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) re-emphasises the need for new development to be well integrated with the surrounding area and provides design criteria as to how this would be achieved.

Due to its design, size, and location the proposed fencing would integrate seamlessly with existing fencing and would cause no harm to the appearance of the site or area.

7.3 Traffic Impact/Pedestrian Safety

See below.

7.4 Carparking & Layout

Policy DMT 2 of the Hillingdon Local Plan Part 2: Development Management Policies (2020) states: 'Development proposals must ensure that:

- i) safe and efficient vehicular access to the highway network is provided to the Council's standards;
- ii) they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents;
- iii) safe, secure and convenient access and facilities for cyclists and pedestrians are satisfactorily accommodated in the design of highway and traffic management schemes;
- iv) impacts on local amenity and congestion are minimised by routing through traffic by the most direct means to the strategic road network, avoiding local distributor and access roads; and
- v) there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and committed roads, including along roads or through junctions which are at capacity.'

Policy DMT 5 of the Hillingdon Local Plan Part 2: Development Management Policies (2020) states: 'A) Development proposals will be required to ensure that safe, direct and inclusive access for pedestrians and cyclists is provided on the site connecting it to the wider network, including: i) the retention and, where appropriate, enhancement of any existing pedestrian and cycle routes; ii) the provision of a high quality and safe public realm or interface with the public realm, which facilitates convenient and direct access to the site for pedestrian and cyclists; iii) the provision of well signposted, attractive pedestrian and cycle routes separated from vehicular traffic where possible; and iv) the provision of cycle parking and changing facilities in accordance with Appendix C, Table 1 or, in agreement with Council.'

Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020) states: 'Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity. The Council may agree to vary these requirements when: i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or ii) a transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations.'

Due to the nature of the development (installation of a fence), the proposal would cause no harm to the local highways network or pedestrian safety. Nor would it generate the need for any additional parking.

7.5 Urban Design, Access and Security Considerations

Due to the nature of the proposed development (installation of a fence), its limited size and location, it would have no adverse design, access or security impacts.

7.6 Other Issues

CONTAMINATION AND ARCHAEOLOGY

The development site is located on potentially contaminated land and within an APZ. Due to the nature of the proposed works (installation of a fence) and the lack of a requirement for any deep excavation works, the development would have no adverse contamination or archaeology related impacts.

8. Reference 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)
NPPF (2024)

Contact Officer: Haydon Richardson **Telephone No:** 01895 250230