



Mr Oliver Taylor  
Joel Street Ltd  
3a Felgate Mews  
London  
W6 0LY

Application Ref: 8856/APP/2023/710

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

Prior Approval is required and refused for the proposed development at the address shown below, as described by the description shown below, in accordance with the information that the developer has provided to the Local Planning Authority

### Description of development:

Change of Use from Agriculture to Flexible Commercial Use falling within Class E(g)(iii), pursuant to Schedule 2, Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015

**Location of development:** Joel Street Farm Joel Street Northwood

**Date of application:** 9th March 2023

**Plan Numbers:** See attached Schedule of plans

**Permission is refused for the reason(s) listed on the attached schedule:-**

A handwritten signature in black ink, appearing to read 'Jo Taylor'.

**Interim Director of Planning, Regeneration & Public Realm**

**Date:** 19 May 2023

**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.

# **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

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## **SCHEDULE OF REASONS**

- 1 The proposed development, in the absence of a suitable access to the site for either vehicles or pedestrians, no provision of on-site parking or cycling facilities and the lack of any assessment of its highways impacts, would have a significant adverse effect on the local highways network, result in overspill parking to Joel Street and fail to provide adequate access for cyclists and pedestrians or inclusive access for people with disabilities. The proposal therefore fails to comply with Article 3, Schedule 2, Part 3, Class R, paragraph R.3.(1)(b)(i) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

## **END OF SCHEDULE**

**Address:**

Development Management  
Directorate of Place  
Hillingdon Council

3 North, Civic Centre, High Street, Uxbridge UB8 1UW

[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

## **REFUSAL OF PLANNING PERMISSION**

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### **SCHEDULE OF PLANS**

22/5783CH-FP - received 09 Mar 2023

22/5783CH-ELE - received 09 Mar 2023

CHSL-OT-002 - received 09 Mar 2023

Covering letter - received 09 Mar 2023

## **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 Inspectorate 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 [www.Planning-inspectorate.gov.uk](http://www.Planning-inspectorate.gov.uk)

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](mailto: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](http://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 unless there are special circumstances, which excuse the delay 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.