



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 6 OCTOBER
2015

Time: 7.00 PM, OR ON THE
RISING OF THE MAJOR
APPLICATIONS PLANNING
COMMITTEE, WHICHEVER
IS LATER

Venue: COMMITTEE ROOM 5 -
CIVIC CENTRE,
HIGH STREET, UXBRIDGE
UB8 1UW

**Meeting
Details:** Members of the Public and
Press are welcome to attend
this meeting

To Councillors on the Committee

Eddie Lavery (Chairman)
John Morgan (Vice-Chairman)
Peter Curling (Labour Lead)
Jem Duducu
Duncan Flynn
Raymond Graham
Carol Melvin
John Morse
John Oswell

Published: Monday, 28 September 2015

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This Agenda is available online at:
<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&Year=2015>

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Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW
www.hillingdon.gov.uk

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For the public part of this meeting, residents and the media are welcomed to attend, and if they wish, report on it, broadcast, record or film proceedings as long as it does not disrupt proceedings. It is recommended to give advance notice to ensure any particular requirements can be met. The Council will provide a seating area for residents/public, an area for the media and high speed WiFi access to all attending. The officer shown on the front of this agenda should be contacted for further information and will be available at the meeting to assist if required. Kindly ensure all mobile or similar devices on silent mode.

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A useful guide for those attending Planning Committee meetings

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Mobile telephones - Please switch off any mobile telephones and BlackBerries before the meeting.

Petitions and Councillors

Petitions - Those who have organised a petition of 20 or more borough residents can speak at a Planning Committee in support of or against an application. Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes.

Ward Councillors - There is a right for local councillors to speak at Planning Committees about applications in their Ward.

Committee Members - The planning committee is made up of the experienced Councillors who meet in public every three weeks to make decisions on applications.

How the Committee meeting works

The Planning Committees consider the most complex and controversial proposals for development or enforcement action.

Applications for smaller developments such as householder extensions are generally dealt with by the Council's planning officers under delegated powers.

An agenda is prepared for each meeting, which comprises reports on each application

Reports with petitions will normally be taken at the beginning of the meeting.

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant followed by any Ward Councillors;

4. The Committee may ask questions of the

petition organiser or of the agent/applicant;

5. The Committee debate the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

About the Committee's decision

The Committee must make its decisions by having regard to legislation, policies laid down by National Government, by the Greater London Authority - under 'The London Plan' and Hillingdon's own planning policies as contained in the 'Unitary Development Plan 1998' and supporting guidance. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer's report and any representations received.

Guidance on how Members of the Committee must conduct themselves when dealing with planning matters and when making their decisions is contained in the 'Planning Code of Conduct', which is part of the Council's Constitution.

When making their decision, the Committee cannot take into account issues which are not planning considerations such as the effect of a development upon the value of surrounding properties, nor the loss of a view (which in itself is not sufficient ground for refusal of permission), nor a subjective opinion relating to the design of the property. When making a decision to refuse an application, the Committee will be asked to provide detailed reasons for refusal based on material planning considerations.

If a decision is made to refuse an application, the applicant has the right of appeal against the decision. A Planning Inspector appointed by the Government will then consider the appeal. There is no third party right of appeal, although a third party can apply to the High Court for Judicial Review, which must be done within 3 months of the date of the decision.

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meeting held on 15 September 2015 1 - 6
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

PART I - Members, Public and Press

Items are normally marked in the order that they will be considered, though the Chairman may vary this. The name of the local ward area is also given in addition to the address of the premises or land concerned.

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Windmill Court (Former Windmill Ph), Windmill Hill - 11924/APP/2015/2299	Manor	Variation of condition 3 (Opening Hours) of planning permission Ref: 11924/APP/2013/1871 dated 27/11/2013 to allow use of property as a 24 hour, 7 days gym (Change of use from A1 (shops) to flexible use permitting A1 (Shops), A2 (Financial and professional services) or use as a Gymnasium, Dental Clinic or Health Centre). Recommendation: Approval	7 - 20 Plans 37 - 40

PART II - Members Only

The reports listed below are not made public because they contain confidential or exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended.

7	Enforcement Report	21 - 26
8	Enforcement Report	27 - 36

PART I - Plans for North Planning Committee

Pages 37 - 40

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Minutes

NORTH PLANNING COMMITTEE

15 September 2015

Meeting held at Committee Room 5 - Civic Centre,
High Street, Uxbridge UB8 1UW



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Peter Curling (Labour Lead), Jem Duducu, Raymond Graham, Carol Melvin, John Morse and John Oswell</p> <p>Also Present: Councillor Michael White (spoke in relation to item 6)</p> <p>LBH Officers Present: Alex Chrusciak (Planning Service Manager), Manmohan Ranger (Transport Consultant) Adrien Waite (Major Applications Manager), Tim Brown (Legal advisor) and Jon Pitt (Democratic Services Officer).</p>
67.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Cllr. Duncan Flynn, with Cllr. Brian Stead substituting.</p>
68.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no Declarations of Interest made.</p>
69.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 3</i>)</p> <p>No additional matters had been notified in advance of the meeting or were urgent.</p>
70.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 4</i>)</p> <p>It was confirmed that agenda item numbers 1 to 7 were Part I and would be heard in public. Agenda items 8 and 9 were Part II Members only and would, therefore, be heard in private.</p>
71.	<p>51 WIELAND ROAD, NORTHWOOD 17990/APP/2015/2372 (<i>Agenda Item 5</i>)</p> <p>Two storey, 6-bed detached dwelling with habitable roofspace and basement with associated parking and amenity space involving demolition of existing detached dwelling.</p> <p>Officers introduced the report which sought permission for the demolition of an existing dwelling and its replacement with a two storey, 6 bedroom detached dwelling. The</p>

Committee's attention was drawn to the planning history included in the officer's report, noting that a proposed extension had previously been granted planning permission.

Any concerns about drainage and accumulated groundwater could be addressed through conditions and were not grounds for refusal of the application.

The footprint of the proposed dwelling would be larger than the footprint of the existing premises. The proposed building was considered to be too bulky and would detract from the character and appearance of the original dwelling. It was, therefore, unacceptable in design terms and officers were recommending that the application be refused.

In accordance with the Council's constitution, a representative of the petitioners objecting the proposals addressed the meeting.

The petitioner objecting to the proposals made the following points:

- The petition had obtained 130 signatures in objection to the plans, which was indicative of the strength of local feeling.
- The development would not comply with a number of Unitary Development Plan (UDP) policies including :
 - BE1 Built Environment, as the development would impinge on gardens and green space.
 - BE6 - there would not be a gap of at least 1.5 metres between the development and neighbouring properties.
 - BE19 - the development would not complement the character of the local area.
 - BE20 - there would be a significant loss of daylight.
 - BE21 - the development would be excessively bulky.
- The lack of WC facilities on the ground floor was a concern as the premises may not be suitable for disabled persons in the future.
- The eaves of the house would be deep and in breach of the 45 degree rule.
- The area of the garden would be reduced, resulting in it only being possible to park three cars, instead of four.

A representative of the applicant raised the following points:

- The footprint of the proposed dwelling was comparable to the plans that had previously been approved.
- There would be a minimum distance of 1.5 metres between the development and the property boundary, with there being a 4 metre gap to the boundary of number 53 Wieland Road.
- The elevation of the proposed development was less than that of the previously approved plans.
- The development ensured that sufficient green space would be retained and the development would amount to a high quality family home.

In response a Member question, it was confirmed that a condition could be added to ensure the provision of a ground floor WC. There were also concerns about the compliance of the development with the 45 degree rule.

It was clarified that there was no requirement for four off road parking spaces to be provided. As at least two spaces would be provided this was, therefore, not relevant to

the planning decision.

It was questioned why there were concerns about the current proposals as there did not appear to be a significant difference between the plans under consideration and the previously approved proposals in terms of the distance between the dwelling and the site boundary. Following discussion, there was a consensus that the proposed building did extend too far, especially at the front of the premises.

Members agreed with the officer proposal to reject the application as the development would not be in keeping with the special character of the area and it was felt that making an exception by approving the application could set a precedent.

The recommendation for refusal was moved, seconded and on being put to the vote was unanimously refused.

RESOLVED: That: the application be refused as per the officer recommendation.

72. **19 WOODLANDS AVENUE, RUISLIP 68835/APP/2015/2369** (*Agenda Item 6*)

Single storey side/rear extension involving demolition of attached garage to side.

Officers introduced the report, noting that the application related to a two storey semi-detached property. A verbal change to the officer report was requested to note that a petition in support of the application had been received after publication of the agenda.

The proposed depth of the extension was 4.0 metres. This was 0.4 metres deeper than was normally permitted by the HDA Residential Extension guidance. However, a 4 metre deep single storey rear extension had previously been approved in 2013.

It was confirmed that the single storey element of the extension would extend beyond the wall of the single storey rear extension at no.21 Woodlands Avenue by approximately 1.17m. This and the separation distance from the property at number 21 were considered to be acceptable.

Overall, officers considered the proposals submitted to be acceptable and recommended that the application be approved.

In accordance with the Council's constitution, a representative of the petitioners supporting the proposals, who was also the applicant, addressed the meeting.

The petitioner supporting the proposals made the following points:

- The previous applications submitted included off street parking for two cars. The applicant's family now had three cars, but as they worked at different times, it would be rare for all cars to be present at the property. Any parking issues in the street were not caused by the applicant or their family.
- The petitioners had been successful in having their petition in support of the application signed by immediate neighbours and by some other people living further away from their property.
- The applicants did not wish to make any improvements to the driveway until the extension work had been completed as any work that had been undertaken could be damaged by construction of the extension.
- The existing fencing and separation from neighbouring properties ensured sufficient privacy and in any case, the family had no intention of invading the

privacy of others.

- The proposals would not cause a noticeable reduction in natural light available to neighbouring properties.
- 53 neighbouring properties had previously had plans of a similar nature approved.

The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.

In accordance with the Council Constitution, Councillor Michael White, ward Councillor for Cavendish, addressed the Committee.

Councillor White made the following points:

- The role of the Council was to unify communities and the public should be able to have confidence that decisions made had the full weight of the Committee behind them.
- A number of previous applications had been made in relation to the property and the Committee was urged to be careful and to ensure that the correct decision was made.

It was noted that the plans submitted met requirements in terms of the number of parking spaces provided and that any other parking issues within the area were not relevant to the application under consideration.

RESOLVED: That: the application be approved as per the officer recommendation.

73. **FOOTWAY ADJACENT TO AUTOCENTRE NORTHWOOD, PINNER ROAD, NORTHWOOD 67084/APP/2015/2708** (*Agenda Item 7*)

Footway adjacent to Autocentre Northwood, Pinner Road, Northwood. The installation of a 17.5 metre street works pole supporting 6 x antennas and 2 x 300mm dishes, 4 x ground based radio equipment cabinets, 1 x cabinet and ancillary development.

Officers introduced the application which requested the installation of a 17.5 metre telecommunications mast and associated equipment. There were concerns about the visual appearance of the proposals and about pedestrian safety due to the clutter that the development would cause to the street scene. For these reasons, the application was recommended for refusal.

The Committee asked whether the existing mast at the site was of similar height to the proposed mast. Officers confirmed that it was, but that refusal of the application under consideration was being recommended because of the appearance of the proposed new mast and because of the proposed location of associated items.

The recommendation for refusal was moved, seconded and on being put to the vote was unanimously refused.

RESOLVED: That: the application be refused as per the officer recommendation.

74. **ENFORCEMENT REPORT - LANGSIDE, LARKSWOOD RISE, PINNER, HA5 2HH - ENF/606/15/** *(Agenda Item 8)*

Enforcement Action in relation to Langside, Larkswood Rise, Pinner.

Officers introduced the report, which related to an alleged breach of planning control at a property called Langside in Larkswood Rise, Pinner.

Two planning permissions had been granted in relation to the premises earlier in 2015. A number of complaints had been received, with the main concerns being that the development was higher than approved and that it did not bear any resemblance to the approved plans.

Officers advised that a planning officer had measured the height of the building and found that the height was correct. It was acknowledged that the development did not reflect any of the approved plans in their entirety. However, each element of the development was in accordance with at least one of the plans. It was noted that the applicant was entitled to submit multiple plans and then build elements of each at different times. Officers were, therefore, recommending that the enforcement investigation be ceased and no further action taken on the basis that there was no breach of planning control at Langside.

The Committee questioned whether the plan would be considered acceptable if the application had been submitted as a single planning application rather than as separate applications. Officers advised that each application was considered to be acceptable individually, but that in combination, they would amount to over development.

Members asked whether there had been previous discussion at Committee about compliance of the previous applications in relation to Planning Policy BE13 (excessive bulk). Officers confirmed that there had not been discussion as the applications had been determined by officers under delegated authority, and therefore, had not gone to Committee.

Members also expressed concern that the plans they had considered at a previous meeting had not been consistent with the construction that had taken place at the premises. It was requested that steps be taken to avoid this in the future.

The legal advisor confirmed that, in order for enforcement action to be taken, there needed to be evidence that the development was unacceptable in planning terms. It also needed to be expedient for enforcement activity to be undertaken. The Chairman noted that there was a higher threshold for enforcement activity than there was for refusal of an application.

Some Members expressed regret that there were no planning grounds for enforcement action to be taken.

The recommendation to agree that the enforcement investigation be closed was moved, seconded and on being put to the vote was unanimously agreed.

The Chairman proposed that the Committee agree to make the officer reports and the minutes for the item public. This was because there was no longer a need to keep the item confidential as no enforcement action was to be taken. It was also noted that there had been a significant public interest in the planning applications at the property.

	<p>RESOLVED: That:</p> <ol style="list-style-type: none"> 1. The enforcement investigation be closed as per the officer recommendation. 2. The officer report and associated minutes be released into the public domain.
75.	<p>ENFORCEMENT REPORT (<i>Agenda Item 9</i>)</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer's report was agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	<p>The meeting, which commenced at 7.15 pm, closed at 8.15 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Jon Pitt on 01895 277655. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

Report of the Head of Planning, Sport and Green Spaces

Address WINDMILL COURT (FORMER WINDMILL PH) WINDMILL HILL RUISLIP

Development: Variation of condition 3 (Opening Hours) of planning permission Ref: 11924/APP/2013/1871 dated 27/11/2013 to allow use of property as a 24 hour 7 days gym (Change of use from A1 (shops) to flexible use permitting A1 (Shops), A2 (Financial and professional services) or use as a Gymnasium, Dental Clinic or Health Centre).

LBH Ref Nos: 11924/APP/2015/2299

Drawing Nos: D11954-01-K
Planning Statement
Transport Assessment

Date Plans Received: 19/06/2015 **Date(s) of Amendment(s):**

Date Application Valid: 29/06/2015

1. **SUMMARY**

The proposed scheme seeks to vary the opening hours permitted by Condition No. 3 of planning permission reference 11924/APP/2013/1871 dated 27/11/2013, to allow use of the application property as a 24 hour, 7 days a week gymnasium.

Permission 11924/APP/2013/1871 allows for the change of use of the property from Use Class A1 (shops) to flexible use permitting Use Class A1 (Shops), Use Class A2 (Financial and professional services) or use as a Gymnasium, Dental Clinic or Health Centre within Use Classes D1 and D2, with the approved hours being: 0800 to 2100 Mondays to Fridays, 0800 to 2100 Saturdays and 1000 to 1800 Sundays, Public and Bank Holidays.

The proposed scheme is considered to be acceptable in relation to policy considerations for the safeguarding of residential amenity of the occupiers of adjoining and nearby properties. The applicant has proposed measures in the submitted Planning Statement / Acoustic Assessment Report, which would satisfactorily mitigate the generation of noise from the proposed 24 hour, 7 days gymnasium use, and ensure that there is no disturbance to the rest periods of neighbouring residential occupiers. No evidence has been received from any third party to contradict the statistics provided with the report, which demonstrates that a very small percentage of patrons would visit the gym at late night / early morning hours, thereby generating insignificant noise levels. The Council's Environmental Protection Unit (EPU) Officers have not raised an objection in this regard. The Council's Highways Officers have not raised an objection in relation to traffic and parking, as the submitted Transport Statement has demonstrated acceptable highways and parking impacts.

Therefore, the proposed variation of the opening hours permitted by Condition No. 3 of planning permission reference 11924/APP/2013/1871 is considered not to be harmful to the residential amenity of the adjoining and nearby occupiers.

Accordingly the application is recommended for the grant of permission.

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 plan, number D11954-01-K 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: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

3 COM12 Use Within Same Use Class

The premises shall be used for any purpose within either Use Class A1, Use Class A2 or a Gymnasium, Dental Clinic or Health Centre, and for no other purpose (including any other purposes in Use Class D1 or D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987).

REASON

To ensure the development would not prejudice the free flow of traffic in accordance with Policy AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) to ensure no adverse impact on highway safety and parking issues.

4 NONSC Non Standard Condition

Notwithstanding the details of noise mitigation contained in the submitted Acoustic Report / Planning Statement, reference UK-0069 Revision 2, no music shall be played or amplified sound system shall be used which is audible outside of the premises or inside adjoining buildings between the hours of 2300 and 0700, 7 days a week.

REASON

To safeguard the amenities of adjoining residential occupiers in accordance with Policies OE1, OE3 and S6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 NONSC Non Standard Condition

Notwithstanding the details of noise mitigation contained in the submitted Acoustic Report / Planning Statement, reference UK-0069 Revision 2, the rating level of the noise emitted from the site shall be at least 5dB below the existing background noise level detailed in the submitted report AA603/07/04/15_FINAL as 30dB (L90,T). The noise levels shall be determined at the boundary of the nearest noise sensitive premises. The measurements and assessment shall be made in accordance to the latest British Standard 4142.

REASON

To safeguard the amenities of adjoining residential occupiers in accordance with Policies

OE1, OE3 and S6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 NONSC Non Standard Condition

Notwithstanding the details of noise mitigation contained in the submitted Acoustic Report / Planning Statement, reference UK-0069 Revision 2, for the first 12 months of operation, a sound level monitor shall be installed to measure sound levels within the premises. During the 12 month period any abnormal noise levels shall be investigated by the centre management and corrective measures documented. Details of the sound levels, including management actions to address abnormal noise levels, shall be recorded on a monthly basis and made available to the local planning authority at request.

REASON

To safeguard the amenities of adjoining residential occupiers in accordance with Policies OE1, OE3 and S6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 NONSC Non Standard Condition

Notwithstanding the details of noise mitigation contained in the submitted Acoustic Report / Planning Statement, reference UK-0069 Revision 2, a site management plan detailing how potential customer noise, including the control of unreasonable dropping of free weights or resistance weights, is to be submitted to and approved in writing by the Local Planning Authority prior to the approved use commencing. The approved management plan will thereafter be adhered to for the duration of the approved use.

REASON

To safeguard the amenities of adjoining residential occupiers in accordance with Policies OE1, OE3 and S6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 NONSC Non Standard Condition

There shall be no loading or unloading of vehicles, outside the hours of 0800 and 1800 Mondays to Fridays, and between the hours of 0800 and 1300 on Saturdays. No loading shall be undertaken on Sundays, Public or Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policies OE1, OE3 and S6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies

and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE26	Town centres - design, layout and landscaping of new buildings
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
R2	Provision of recreation, entertainment and leisure facilities in Town Centres
R16	Accessibility for elderly people, people with disabilities, women and children
S6	Change of use of shops - safeguarding the amenities of shopping areas
S8	Change of use of corner shops

3 I25 Consent for the Display of Adverts and Illuminated Signs

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Residents Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

4 I26 Retail Development - Installation of a Shopfront

You are advised that planning permission will be required for the installation of a shopfront at these premises. For further information and advice, contact - Residents Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises the former Windmill public house and it occupies a prominent corner location on the junction of Windmill Hill and Pembroke Road, Ruislip.

The site was granted planning permission in July 2007 (reference 11924/APP/2006/2632) for a mixed use scheme comprising residential on the upper floors with retail units on the ground floor. The development has been implemented and the site now comprises a part 3 storey / part 4 storey brick building. The residential units are currently occupied but the vacant retail units on the ground floor, which comprise a floor area of 630 square metres, are in a shell condition. Planning permission was granted in November 2013 (reference 11924/APP/2013/1871) for the change of use of the ground floor retail units from Use Class A1 shops to a more flexible range of uses permitting Use Class A1 (Shops), Use Class A2

(Financial and professional services), Use Class D1 (non-residential institutions) and D2 (assembly and leisure). The D1/D2 uses are limited to Dental clinic, Health centre or Gymnasium.

The location is made up of similar mixed uses with commercial uses at ground floor and residential above. The application site is located within the 'Developed Area' and the Ruislip Manor Minor Town Centre as defined in the adopted Hillingdon Local Plan Part 2 Saved Policies (November 2012).

3.2 Proposed Scheme

The proposed scheme seeks to vary the opening hours permitted by Condition No. 3 of planning permission reference 11924/APP/2013/1871 dated 27/11/2013, to allow use of part of the vacant ground floor as a 24 hour, 7 days a week gymnasium (Anytime Fitness). The gymnasium would account for 415 square metres of the internal ground floor area.

3.3 Relevant Planning History

11924/ADV/2015/47 Former Windmill Ph Windmill Hill Ruislip
Installation of 2 internally illuminated fascia signs

Decision: 11-09-2015 Approved

11924/APP/2013/1871 Former Windmill Ph Windmill Hill Ruislip
Change of use from A1 (shops) to flexible use permitting A1 (Shops), A2 (Financial and professional services) or use as a Gymnasium, Dental Clinic or health Centre.

Decision: 20-11-2013 Approved

11924/APP/2015/2315 Former Windmill Ph Windmill Hill Ruislip
Installation of new shopfront

Decision: 11-09-2015 Approved

11924/APP/2015/2437 Former Windmill Ph Windmill Hill Ruislip
Details pursuant to condition 5 (Noise Mitigation) of planning permission Ref: 11924/APP/2013/1871 dated 27/11/2013 (Change of use from A1 (shops) to flexible use permitting A1 (Shops), A2 (Financial and professional services) or use as a Gymnasium, Dental Clinic or health Centre)

Decision: 18-08-2015 Approved

Comment on Relevant Planning History

11924/APP/2006/2632 - Redevelopment of site with a mixed use comprising thirty nine residential units in two blocks with ground and lower ground parking, amenity space and access from West Way and retail unit on ground floor facing Pembroke Road / Windmill Hill (involving demolition of public house) - Decision: Approved on 20/07/2007.

11924/APP/2013/1871 - Change of use from A1 (shops) to flexible use permitting A1 (Shops), A2 (Financial and professional services) or use as a Gymnasium, Dental Clinic or

Health Centre D1/D2) - Decision: Approved on 27/11/2013.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.CI1 (2012) Community Infrastructure Provision
- PT1.CI2 (2012) Leisure and Recreation
- PT1.E5 (2012) Town and Local Centres
- PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE26 Town centres - design, layout and landscaping of new buildings
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- OE5 Siting of noise-sensitive developments
- R2 Provision of recreation, entertainment and leisure facilities in Town Centres
- R16 Accessibility for elderly people, people with disabilities, women and children
- S6 Change of use of shops - safeguarding the amenities of shopping areas
- S8 Change of use of corner shops

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Letters were sent to local residents and the Ruislip Residents Association on 1 July 2015, and a site notice was put up on 1 July 2015. A petition containing 28 signatures has been received from local residents objecting to the proposal.

The objection raised in the petition are as follows:

- Impact on residential amenity due to noise levels and disturbance (particularly to those in Windhill Court itself).
- Parking issues
- The use would attract anti social behaviour to the area

Case Officer Comments: These issues are addressed in the main body of the report.

Internal Consultees

HIGHWAYS OFFICER:

No objection is raised on highway grounds.

The existing permitted hours are 0800 to 2100 Mondays to Saturdays and 1000 to 1800 Sundays and Bank holidays. The extension of operating hours fall outside the highway network peak hours and trip generation is therefore not an issue.

The original transport statement compared car parking demand and available on street spare capacity. It is not considered that the extension of hours beyond 2100 would have any material impact on on-street parking.

ENVIRONMENTAL PROTECTION UNIT (EPU) OFFICER:

No objection to the proposal subject to the addition of suitable conditions to minimise disturbance to adjoining residential amenity. The submitted acoustic noise report has outlined measures to mitigate any noise disturbance from the new A/C condenser units to be installed for the gym.

The recommended conditions are:

- a). Restricting the playing of music or use of amplified sound system that is audible outside of the premises or inside adjoining buildings between the hours of 2300 and 0700, 7 days a week;
- b). Restricting the rating level of the noise emitted from the site to at least 5dB below the existing background noise level, detailed in the submitted acoustic report as 30dB (L90,T). The noise levels shall be determined at the boundary of the nearest noise sensitive premises, and the measurements and assessment shall be made in accordance to the latest British Standard 4142;
- c). For the first 12 months of operation, a sound level monitor shall be installed within the premises to measure sound levels within the Gym. Details of the sound levels shall be recorded on a monthly basis and made available to the local planning authority at request; and
- d). A site management plan detailing how potential customer noise, including the control of unreasonable dropping of free weights or resistance weights is controlled to be submitted to the Environmental Protection Unit for approval. The approved management plan will thereafter be adhered to for the duration of the use.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of operating a gymnasium in the application property has already been established as acceptable under permission reference 11924/APP/2013/1871.

The assessment provided for this application below seeks to establish the merits of permitting the use of the approved gymnasium beyond the hours of 2100 on Mondays to Saturdays and 1800 on Sundays and Bank holidays.

7.02 Density of the proposed development

Not applicable to this application.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

The site is not within a Conservation Area or Area of Special Local Character, and the application building is neither statutorily listed nor locally listed.

7.04 Airport safeguarding

This application raises no airport safeguarding concerns.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

It was previously considered under permission reference 11924/APP/2013/1871 that the approved gymnasium is compatible with a town centre location, and is not considered to be harmful in principle, to the character and appearance of the surrounding area.

It is instructive to note that permission was granted on 11/09/2015 for submitted separate applications (references 11924/ADV/2015/47 and 11924/APP/2015/2315) for the display of two internally illuminated fascia signs and the installation of a new shopfront for the approved gymnasium.

As a result, it is considered that the proposed development will not be harmful to the character and appearance of the area, and it complies with the requirements of Policies S6, BE13 and BE26 of the adopted Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.08 Impact on neighbours

Policies OE1, OE3 and S6 of the adopted Hillingdon Local Plan Part 2 Saved Policies (November 2012) require a consideration of potential changes of use on the amenity enjoyed by adjoining and neighbouring residential properties.

The concern of the neighbours in respect of noise and disturbance is noted. The close proximity of the application premises to residential properties in the locality, as well as the existence of residential units above the property, is such that it was considered appropriate as part of permission 11924/APP/2013/1871 to restrict the hours of use of the premises to weekdays 0800 to 2200, Saturdays 0800 to 2200 and Sundays 0900 to 2000, to safeguard the residential amenity of adjoining and nearby occupiers. It should however be noted that this decision was made based on a speculative proposal for a flexible use including A1, A2, Gymnasium, Dental Clinic or Health Centre. Given the speculative nature of the use there was no detailed noise report to inform a view in respect of noise levels arising from these uses or specific mitigation measures and accordingly a precautionary approach was necessary on the information available.

The applicants have submitted that the 'Anytime Fitness' gym franchise who intend to run the premises operates on a 24 hour a day, 7 days a week model, with over 51 currently operating clubs throughout the UK and Ireland. The applicants submit that this operational model accounts for the proposed variation of the restrictive hours under Condition No. 3 of permission 11924/APP/2013/1871.

The applicants have submitted an acoustic noise assessment report with noise mitigation measures embedded in a Planning Statement, which identifies the residential units above the property as the nearest noise sensitive receptors. The report also identifies potential noise sources from within the proposed gym use. Some of the mitigation measures outlined

in the noise report are:

- the installation of a secondary 'floating' concrete floor in the free weights area to mitigate structure borne impact noise and to reduce the generation of airborne sound,
- fitting resistance machines such as treadmills and cross-trainers with weight stacks and providing impact absorbing mounts under load bearing feet,
- applying strict member induction/training policy, which would include instructions on the proper use and misuse of weights and machines, backed up by a low tolerance and strict management control of patrons unreasonably dropping weights and misusing machines,
- housing external AC condenser units in an acoustic enclosure and locating them on anti-vibration mounts,
- using a sound level meter to control and maintain music levels at no higher than 71dB LAeq (78dBZ) on average,
- installing non-opening windows and providing comfort cooling by air conditioning, and
- fitting all AC systems with night time low noise mode facility with which the operation noise of the three outdoor units can be reduced by about 3 to 4 dB.

The applicants further submit that the gym franchise uses an advanced member tracking software, which reports member usage statistics. Illustrative graphs have been provided in an appendix (Appendix 2) attached to the Planning Statement, which outlines the usage statistics of existing Anytime Fitness gyms. According to the usage statistics for the gym examples provided, there are two peak usage periods during the weekdays, generally between the hours of 0500 and 0700 and 1700 and 2000, and that only a very small percentage (generally between 1 percent and 5 percent) of members work out between the hours of 2300 and 0600. At weekends there is a less distinctive pattern of usage during the daytime but the extent of usage between 1200 and 0600 does not differ much from the weekdays which account for between 2 percent and 7 percent of visits.

Officers are of the view that the site in Hounslow is the most comparable in terms of location and the data indicates that at this site on average 6 people use the facility between 12am and 6pm on weekdays and 3 people use the facility between 12am and 6pm on a weekend. It is thought that some of these may be airport shift workers (assuming that Hounslow would have a greater, not lesser night time usage given its proximity to Heathrow Airport).

The supplied statistics are representative of the pattern of use which one might expect for such a facility with the vast majority of people utilising the facility within the day and very few using it at night. In the absence of any evidence to the contrary and based on the location of the site, there is no reason to believe the pattern of use at the application site would be any different. The statistics provided with the Planning Statement and Noise Assessment report therefore demonstrate that a small percentage of patrons would visit the gym at late night / early morning hours, and as such, ensure the generation of insignificant noise levels that would not impact on the rest periods of adjoining residential occupiers.

It is instructive to note that the applicant recently submitted an application (reference 11924/APP/2015/2437) to discharge Condition No. 5 attached to permission 11924/APP/2013/1871. Condition No. 5 requires the submission of and approval of details of noise mitigation measures including the LnTw measurements, prior to the approved gymnasium use commencing. The Council's EPU Officer advised that the proposed measures are satisfactory to ensure the mitigation of airborne noise, impact sound from free weights, sound from the A/C condenser units and noise from the Air Handling Unit (AHU) equipment. The Council's EPU Officer advised that whilst the A/C condenser units have the possibility of generating the greater noise, the recommended conditions outlined above in

the 'Internal Consultees' are considered adequate to mitigate such generation of noise. The discharge of condition application was subsequently approved on 18/08/2015.

The applicant has submitted and evidenced that only a small percentage of members are likely to work out between the hours of 2300 and 0600, and as such, any cumulative noise generated from the 'comings and goings' of customers accessing the premises at such late hours is such that it would not result in the transmission of unacceptable noise and disturbance to adjoining and nearby occupiers. Therefore, it is considered that the proposal would not cause unacceptable harm to the amenity of adjoining and nearby occupiers, and accord with Policies OE1, OE3 and S6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The concern of the neighbours in respect of traffic and parking issues is noted. The applicant has submitted that anticipated users of the gymnasium would potentially include residents of Windmill Court itself, and members of the local community who could walk to the premises from either home or work, reducing their dependence on driving or using mass transit. The applicant has submitted that the information in the Transport Statement approved with permission 11924/APP/2013/1871 is applicable in respect of car parking demand and available on-street spare capacity. The Council's Highways Officer has no objection to the proposed scheme and has advised that the extension of operating hours falls outside the highway's network peak hours. As such, trip generation to the application premises is not an adverse concern, as the extension of hours beyond 2100 would not have any material impact on available on-street parking.

The neighbours submit that proposing a 24 hour gymnasium with access to heavy duty equipments so late at night, with no attendant staff and located opposite an existing low cost public house (JJ Moons) will result in anti-social behaviour. However, it is considered that the majority of persons using the facility in the evening would comprise of shift workers such as airport workers, nurses, shift workers and correctional/police/fire officers. Notwithstanding this, the facility would be served by a proprietary access system that is fully integrated with the operator's member check-in software (e.g. access control with key fob/membership card) and onsite security systems, which include closed-circuit television (CCTV) and tailgate detection for entry doors. CCTV will be remotely monitored in all areas of the club via a system that will have audio and visual access to the facility. The gym will be equipped with a number of surveillance cameras that offer adaptable camera positions using a three access system. For added security a smoke coloured dome would be placed over the camera to conceal the direction its lens is pointing. A dedicated high resolution camera would be positioned by the member entrance door for added security.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The application site is located within a mixed use area, which forms a local / neighbourhood centre. There is good public transport including the railway station within a few minutes walking distance of the application site.

As outlined in the above section, the Highways Officer has not raised any objections to the proposed use of the approved gymnasium on a 24 hour, 7 days a week basis. There is a loading layby in Pembroke Road along the site frontage. 3 on-site parking spaces are provide for staff. Customers travelling by car will have to use on-street or off street places in car parks. Surveys indicate spare capacity of at least 38 spaces in the vicinity of the site,

which the Highways Officer considers to be an acceptable provision.

The applicants submit that as the gym would never close the entrance door to active patrons with the swipe entrance key fob, patrons would not have to rush to access the gym before it closes, and would not have to wait in the morning for the gym to open. This would help lessen the peak usage times during the typical rush hours of 0700 to 0900 and 1730 to 1930.

As such it is considered that the proposed scheme complies with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) in respect of parking availability and pedestrian / highway safety.

7.11 Urban design, access and security

In terms of access and security, it has been outlined above in the 'Impact on Neighbours' section that customers accessing the gymnasium on the application premises will use a security-access key fob to enter the premises, even when it is not staffed. This would ensure that the gym facility never closes the door to active members with a unique swipe entrance fob key. It is considered that this measure of accessing the premises would help to ensure a reasonable level of security in and around the premises.

7.12 Disabled access

The proposed development would not alter the previously approved layout of the unit and would comply with Policy R16 of the adopted Hillingdon Local Plan (November 2012) and Policy 7.2 of the London Plan (July 2011).

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

The approved gymnasium would make use of the existing refuse storage arrangement that was approved as part of permissions 11924/APP/2006/2632 and 11924/APP/2013/1871.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

As discussed above in the 'Impact on Neighbours' section, the Council's EPU Officer has considered that the proposed scheme is acceptable on the grounds of the generation of noise and disturbance to adjoining and nearby residents. Therefore, the proposal accords with Policy OE5 of the adopted Hillingdon Local Plan Part Saved Policies (November 2012)

7.19 Comments on Public Consultations

The points and concerns raised by third parties relate to noise, traffic and anti-social issues. These have been discussed in detail in the planning assessment of the scheme above. In relation to traffic and anti-social behaviour, there is no evidence to suggest the proposal would result in any adverse impacts in relation to parking activity and crime in the surrounding area.

It has also been assessed that the proposal would not result in adverse impact on the amenity of adjoining and nearby residential occupiers in terms of noise nuisance and disturbance.

7.20 Planning Obligations

Not applicable.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

There are no other issues for consideration.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals

against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

Not Applicable.

10. CONCLUSION

The proposed scheme seeks to vary the opening hours permitted by Condition No. 3 of planning permission reference 11924/APP/2013/1871 dated 27/11/2013, to allow use of the application property as a 24 hour, 7 days gymnasium.

The proposed scheme is considered to be acceptable in relation to policy considerations for the safeguarding of residential amenity of the occupiers of adjoining and nearby properties. The proposed mitigation measures have been considered satisfactory by the Council's EPU Officer, and subject to the addition of conditions, the scale, intensity and location of the proposed 24 hour, 7 days gymnasium use are such that the approved gymnasium use would not result in the generation of unacceptable noise and disturbance on neighbouring residential occupiers. Therefore, the proposed variation of the opening hours permitted by Condition No. 3 of planning permission reference 11924/APP/2013/1871 is considered not to be harmful to the residential amenity of the adjoining and nearby occupiers.

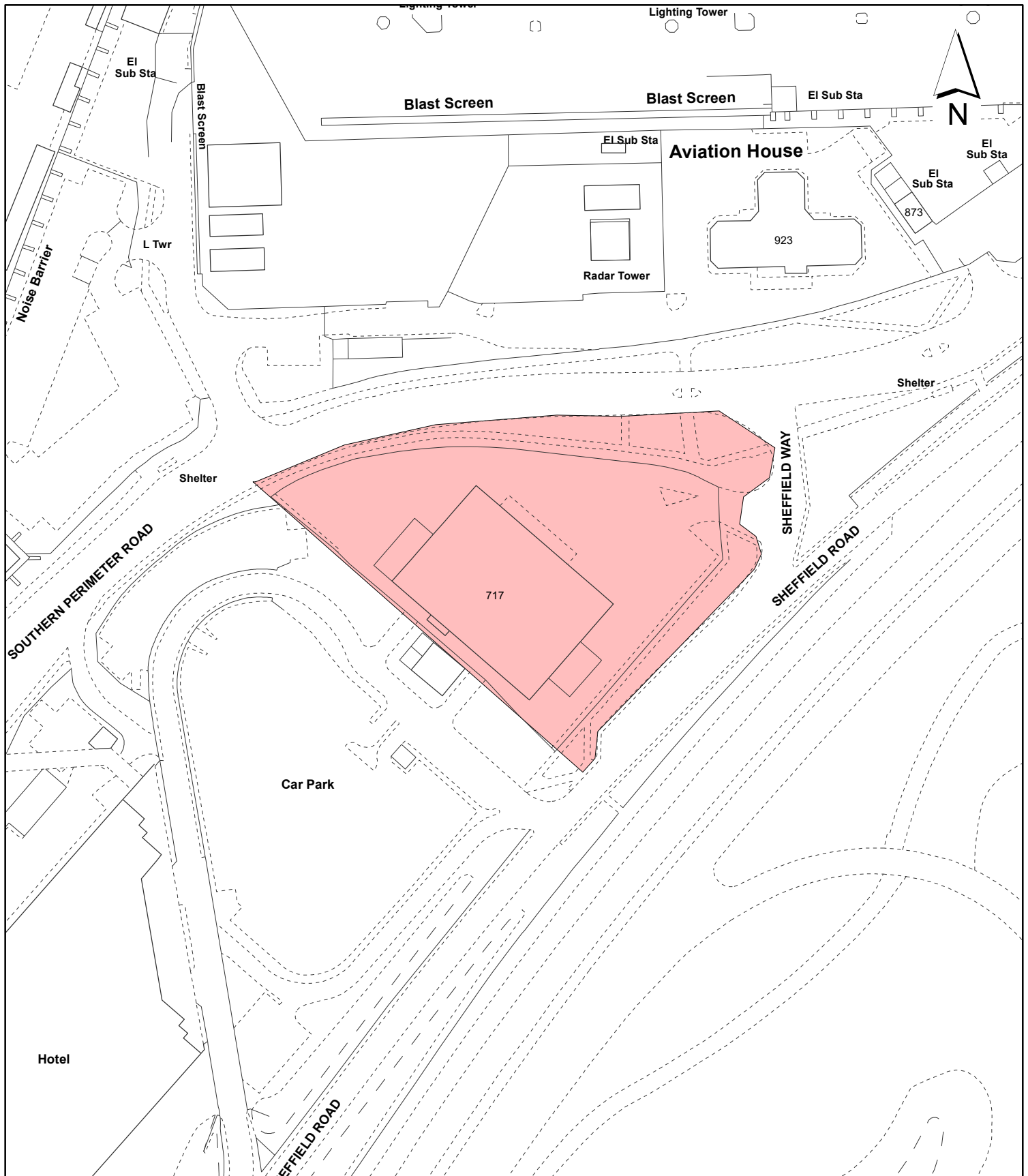
Accordingly the application is recommended for grant of permission.

11. Reference Documents

National Planning Policy Framework.
London Plan (March 2015).
Hillingdon Local Plan Part 1 2012.
Hillingdon Local Plan Part 2 Saved Policies (November 2012).

Contact Officer: Victor Unuigbo

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Windmill Court (Former Windmill PH)
 Windmill Hill
 Ruislip**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:

11924/APP/2015/2299

Scale:

1:1,250

Planning Committee:

North Page 20

Date:

October 2015



HILLINGDON
 LONDON

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of the Local Government (Access to Information) Act 1985 as amended.

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Plans for North Applications Planning Committee

6th October 2015



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

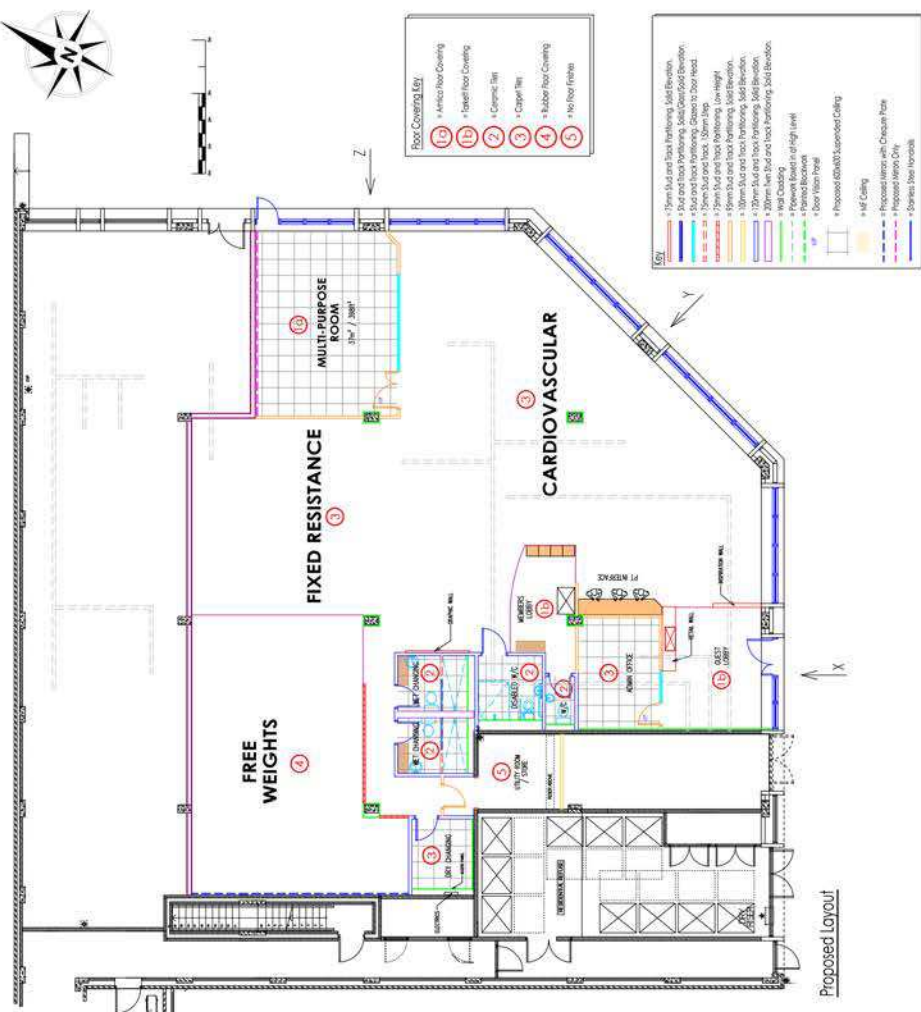
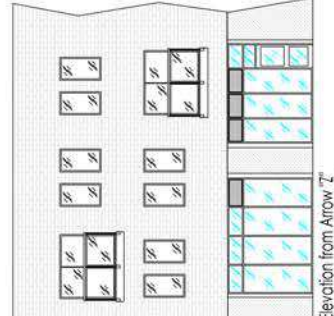
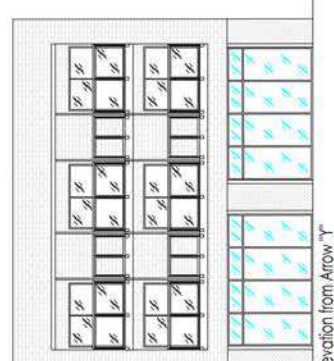
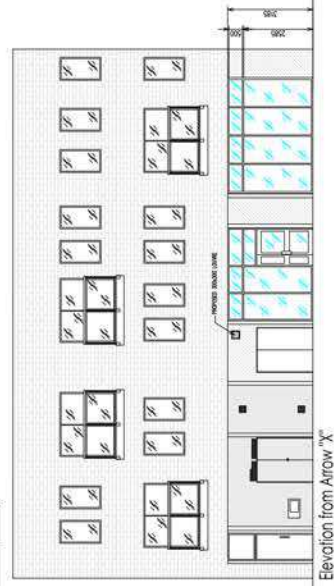
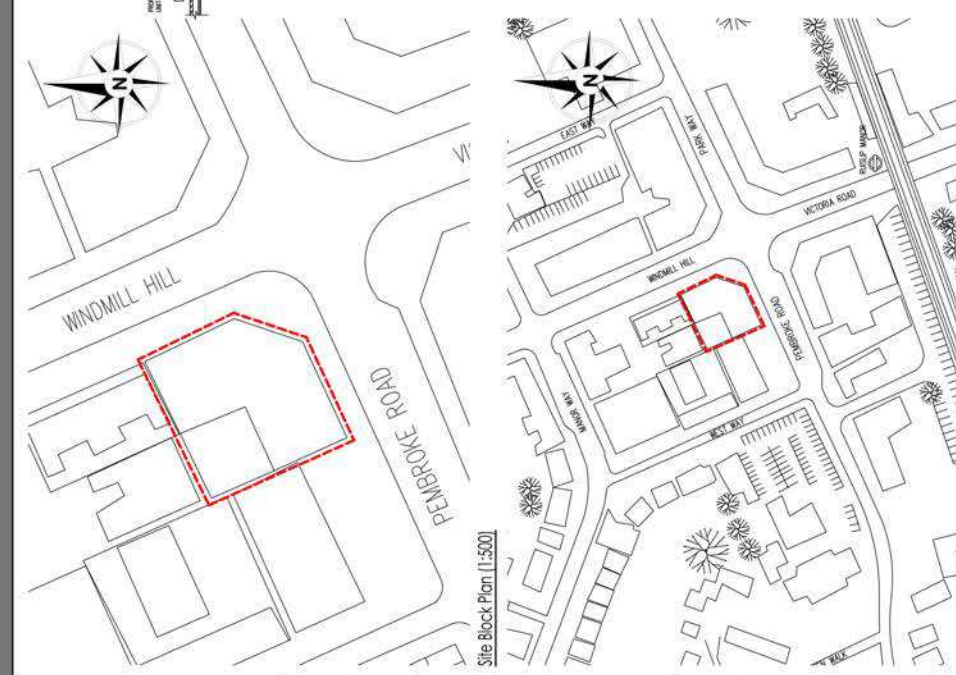
Address WINDMILL COURT (FORMER WINDMILL PH) WINDMILL HILL RUISLIP

Development: Variation of condition 3 (Opening Hours) of planning permission Ref: 11924/APP/2013/1871 dated 27/11/2013 to allow use of property as a 24 hour 7 days gym (Change of use from A1 (shops) to flexible use permitting A1 (Shops), A2 (Financial and professional services) or use as a Gymnasium, Dental Clinic or Health Centre).

LBH Ref Nos: 11924/APP/2015/2299

Date Plans Received: 19/06/2015
Date Application Valid: 29/06/2015

Date(s) of Amendment(s):



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STORAGE CONCEPTS
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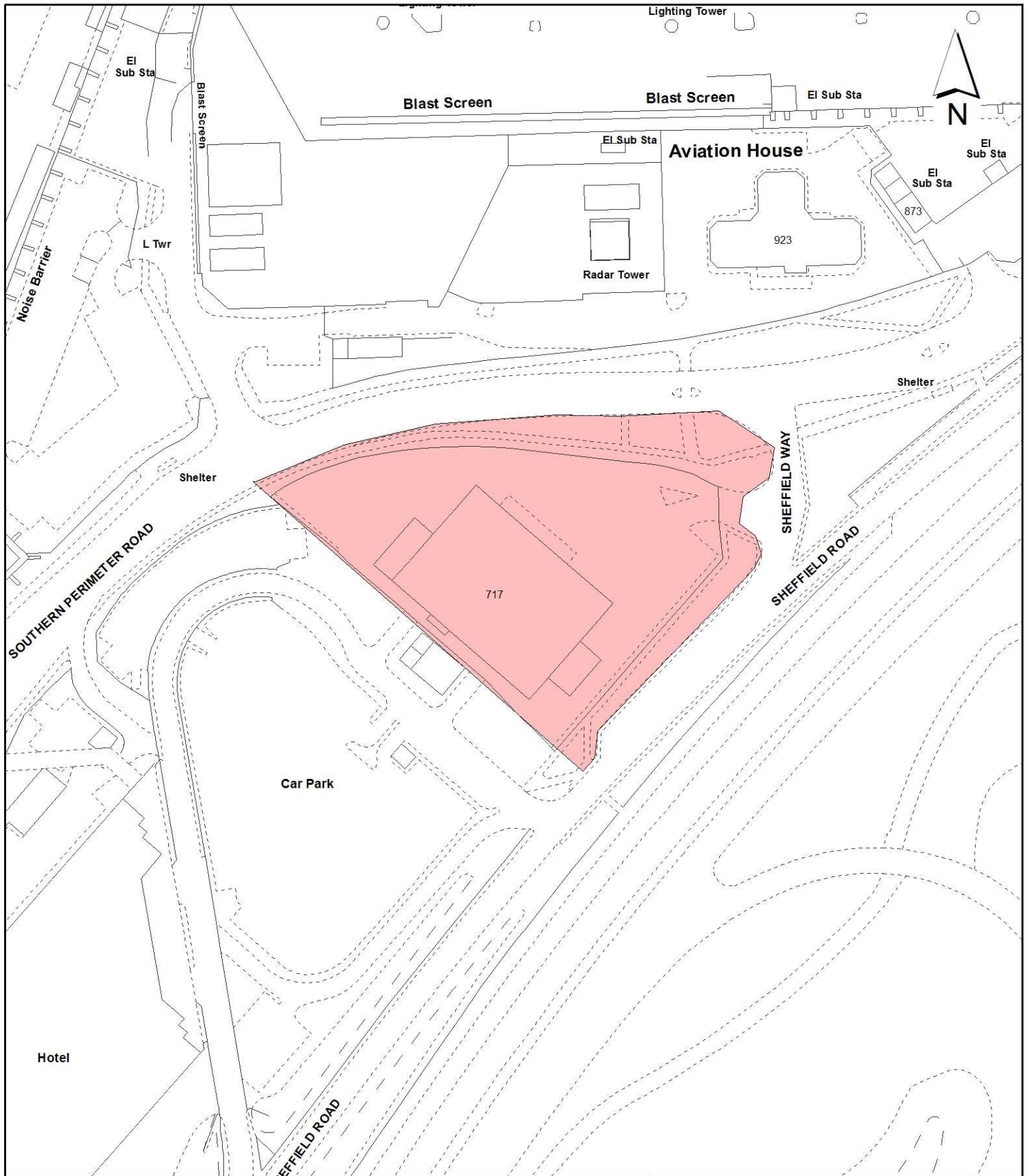
STORAGE CONCEPTS LIMITED
 10144 410414
 01464 489949
 www.storageconcepts.co.uk
 www.interiorconcepts.co.uk

CLIENT: ANYTIME FITNESS
 RUSTIP - GA / PLANNING

DRAUGHTS PERSON: J. Lush
 CHECKED BY: C. Whittington

DATE: 01/05/2015
 SCALE: 1:100 @ A1

DRAWING NUMBER: D11954-01-K



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**Windmill Court (Former Windmill PH)
 Windmill Hill
 Ruislip**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:

11924/APP/2015/2299

Scale:

1:1,250

Planning Committee:

North Page 40

Date:

October 2015



HILLINGDON
 LONDON