

Report of the Head of Planning, Sport and Green Spaces

Address RIVERSIDE HEALTH AND RACQUETS CLUB, 18 DUCKS HILL ROAD
NORTHWOOD

Development: Installation of 43 additional parking spaces, resurfacing of access road and installation of storage shed to rear

LBH Ref Nos: 272/APP/2014/1529

Drawing Nos: 35VA - 19
Photographs
Arboricultural Impact Assessmer
Lighting Assessmen
BJH 01
BJH 02
35VA - 07
BJH 03
BJH 04
35VA - 20 Rev. C

Date Plans Received: 01/05/2014 **Date(s) of Amendment(s):** 14/06/2014
Date Application Valid: 12/06/2014 01/05/2014
12/06/2014

1. **SUMMARY**

The application seeks planning permission for the installation of 43 additional parking spaces to increase the level of car parking within the site from 267 to 310, resurfacing of access road and installation of storage shed to rear of the Virgin Active Health Club off the main highway of Ducks Hill Road, Northwood.

The site is located in the Green Belt, however the additional parking and the associated works would not encroach beyond the curtilage of the existing built up portion of the site and it is considered that the proposal would not have any significant impact on the openness of the Green Belt and the amenities of nearby occupiers would remain unaffected.

The proposal is also considered acceptable in terms of highways safety. Subject to a condition to ensure the parking is not used for long or short stay parking for non-members of the Virgin Active Health Club there would be no objection to the scheme.

Accordingly, the application is recommended for approval subject to conditions.

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, numbers BJH 01, BJH 02, 35VA - 07, BJH 03, BJH 04 and 35VA - 20 Rev. C 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 (July 2011).

3 RES9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Means of enclosure/boundary treatments

2.b Hard Surfacing Materials

2.c External Lighting

2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other

5.a Existing and proposed functional services above and below ground

5.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 RES8 Tree Protection

No site clearance or construction work shall take place until the details have been

submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two

Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

6 COM15 Sustainable Water Management

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall proceed in accordance with the approved scheme.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

7 NONSC Non Standard Condition

The additional parking spaces shall only be used in conjunction with the use of the main car parking area by the health and sports club and shall not be used separately to this use

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

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 (July 2011) 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
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
NPPF	National Planning Policy Framework
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
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
OL15	Protection of Countryside Conservation Areas

3 I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to the staff car park area of the Virgin Active Health Club off the main highway of Ducks Hill Road.

The building at the site was erected after planning permission was granted for a new facility in 1993. The health centre is situated in an enclosed site, with car park containing 267

spaces to the northeast and southwest of the building and 13 floodlit tennis courts to the south of the building, none of which are visible from the public domain. Access to the site is provided via a private entrance driveway with controlled barriers and entrance gates at the western boundary of the site. The northern boundaries of the site are bordered by a number of significant trees, whereas the western boundary is earth bund which prevent views into the site from the open land to the north and west.

The site and the curtilage of the Health Centre is situated within the Green Belt and a Countryside Conservation Area as identified in the policies of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan (November 2012).

3.2 Proposed Scheme

The application seeks planning permission to increase the level of parking within the site from 267 to 310, which equates to an increase of 43 car parking spaces. The numbers include 4 parking spaces designed for disabled persons.

The additional parking spaces would be located within existing parking areas, the ethos being to add the additional spaces adjacent to existing rows of parking (on existing hardstanding areas) and to add parking spaces where there currently exists a basketball pitch.

the storage shed would be 3.32m maximum in height, 2.42m at eaves whereas the storage container would be 2.65m maximum in height.

3.3 Relevant Planning History

Comment on Relevant Planning History

Planning permission was granted for the demolition of the existing building and erection of the current tennis centre at appeal under appeal reference LRP219/R5510/023(LBH Ref:272/DL/93/1539) dated 9th January 1995.

Subsequent to the above approval, there have been various planning applications made in relation to the site.

The site was already designated as Green Belt land in the determination of the above applications.

4. Planning Policies and Standards

None.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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 |

BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
NPPF	National Planning Policy Framework
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
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
OL15	Protection of Countryside Conservation Areas

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Site notice was posted on 20th June 2014. 1 letter of response from the Northwood Residents Association has been received:

Northwood Residents' Association objects to this application on the following ground: the 7-metre high lighting columns would produce significant and unacceptable light pollution and would injure the visual amenities of the green belt contrary to Policy OL5.

Internal Consultees

Tree and Landscape Officer:

Significant trees/other vegetation of merit in terms of Saved Policy BE38: None of merit.

Recommendations: A few trees are being removed to facilitate the proposals. To mitigate this loss, the landscaping scheme should be amended to ensure adequate replacements are planted.

Conclusion (in terms of Saved Policy BE38): Acceptable subject to conditions RES8 (implementation of submitted details only), RES9 (1) and RES10.

Access Officer:

The proposal from Virgin Active is to install an additional 20 parking spaces for members and 23 for staff. The proposed works would involve resurfacing the existing access road. Health and Fitness Club is located to the northeast of the building and 13 floodlit tennis courts to the Access to the site is via a private entrance driveway provided by controlled barriers and entrance gates at the Western boundary of site. No details appear to have been submitted on the number of accessible parking bays provided for older and disabled people. 10% of the new parking bays should be designed for use by older and disabled people in accordance with Hillingdon Local Plan Policy AM15.

Conclusion: further details should be submitted to demonstrate compliance with Hillingdon Local Plan Policy AM15.

Officer Comments: A revised plan indicating four disabled bays has been received.

Highways Officer:

No objection subject to unilateral undertaking to monitor parking impacts.

Officer Comments: The applicant is happy to sign the recommended unilateral undertaking if planning permission is granted.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

This is a developed site on the Green Belt. The built up area would not be increased, parking would not encroach of open land. In determining if the proposal would be acceptable in principle reference is made to NPPF, which notes in considering proposals for alterations/conversions of buildings in the Green Belt, that development may not be inappropriate if it does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it.

The principle of adding additional parking within an established parking area within the grounds of a health club which forms an existing developed site within the Green Belt is considered acceptable. In this case no extension of buildings are proposed, rather additional car parking and relocation of existing shed and storage container is proposed around the building and the parking would be well screened from views to/from surrounding Green Belt Land and conditions are recommended to ensure further landscape planting and screening is introduced.

7.02 Density of the proposed development

Not applicable to this application.

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

Policy OL15 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan (November 2012) states that the Local Planning Authority will seek to protect the landscape of Countryside Conservation Area from development which would detract from the special character of these landscapes.

The site and associated Health Club is located within the Countryside Conservation Area (CCA). Given the bulk and impact of the existing Health Club with existing parking spaces and tennis courts, the additional 43 parking spaces which would be to the rear of the the main building, would not be so harmful as to warrant a refusal of the application. The Conservation and Urban Design Officer has raised no objection. However, the existing building is modern in appearance and other modern paraphernalia such as columns with CCTV cameras are already present within the car park. Also the existing hardstanding providing 267 car parking spaces has already detracted somewhat from the countryside appearance of the Health Club. The development is considered to comply with Policy OL15 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan (November 2012)

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Policy OL1 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) defines the types of development that are considered acceptable within the Green Belt. The proposal at this health club site does not conform to those types, however, the health club and its associated developments are considered to be an established use on the site.

The application seeks permission to add an additional 43 car parking spaces, resurface the existing access road and relocate existing storage container and shed within the existing car parking area.

The proposed additional parking would not protrude further towards the street scene on Ducks Hill Road, the parking spaces being contained within the existing parking area. Furthermore, a condition would be imposed to ensure any additional hard standing areas would match the existing finish. Landscaping details to be requested via condition would further screen the additional parking spaces from the Ducks Hill Road street scene.

It is considered that the proposal would not result in a disproportionate change or a material increase in the built up appearance of the site. Therefore the proposal is considered to comply with the intentions of policy OL4 of the UDP (Saved Policies November 2012) and advice set out in the NPPF (2012).

It is considered these proposals would not have a detrimental impact on the building to which they relate or to the surrounding area. Whilst views of the additional parking spaces proposed may be gained from the public viewpoint, it is considered this development is minor in nature and in-keeping with the design of existing parking area. Therefore the application is considered to comply with Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan (November 2012).

The proposal would involve the removal of the existing storage container and shed in the existing hardstanding area and relocated at the rear of the extended car parking area. The existing shed and container are low level and were no doubt used to minimise their impact on the visual amenities of the area. Given that there would only be locational change the container and the shed in themselves would not unacceptably increase the built up appearance of the site. Located to the south of the Health Club are a number of tennis courts which are serviced by flood lights on their perimeter. Given that this has established a trend for much larger lighting within this enclosed site in the Green Belt, the proposed new lighting columns are considered not to be unacceptably injurious to the visual amenities of the Green Belt.

Furthermore, the extended car parking areas would not be particularly visible from outside of the curtilage of the site, given the tree line surrounding the parking area and landscaping to the south. With the appropriate conditions attached, the proposal is considered to have an acceptable impact on the visual amenities of the Green Belt.

As such the proposal would be in accordance with Policy OL4 Hillingdon Local Plan: Part Two - Saved Unitary Development Plan (November 2012), Policy 7.16 of the London Plan (July 2011) and the National Planning Policy Framework.

7.07 Impact on the character & appearance of the area

The impact on the character and appearance of the area has been discussed above under the Green Belt section of the report.

7.08 Impact on neighbours

The proposed 43 parking spaces and the relocated storage container and shed would be erected in an enclosed site which would not be visible from the public domain. Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties, and Policy OE3 deals with development which has the potential to cause noise annoyance. The Environmental Protection Unit has

no objection to the application and as there are no residential properties in the near vicinity that would be affected the proposal is therefore considered to accord with policy OE1 and OE3 Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

As the proposal is for an extension to the existing parking area and as there is an existing vehicular access, it is considered that the proposal would not result in a significant detrimental impact on traffic in the immediate vicinity.

Given the location of the site, it is accessed primarily by vehicular traffic meaning that there is little pedestrian traffic. In addition, pedestrians within the site would not find themselves in greater danger as a result of the proposal and the revised layout is considered satisfactory.

It is noted that the Council's Transportation team have raised no objection to the development and in essence the current scheme would improve the overspill parking situation. A condition would be required to ensure the additional spaces are not used by other users unrelated to the health club.

7.11 Urban design, access and security

Design issues have been discussed elsewhere within this report.

7.12 Disabled access

The proposal has set aside 10 percent of parking spaces for disabled parking and would therefore have no implications with regard to inclusive access.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The approved landscape plans for the original application allowed on appeal for the Health Club LRP219/R5510/023(LBH Ref:272/DL/93/1539) proposed a well-landscaped site with extensive tree, hedge and ornamental shrub planting which is established and maintained. All of the other new/additional car parking spaces would be on existing hardstanding area and basketdall pitch and would not affect existing trees or occupy areas of land which included planting under the original consented scheme.

7.15 Sustainable waste management

The proposal is considered not to give rise to any implications with regard to waste management.

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

Not applicable to this application.

7.19 Comments on Public Consultations

Issues raised are covered in the main report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

There are no enforcement issues associated with the development.

7.22 Other Issues

There are no other issues relating to the development.

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 to this application.

10. CONCLUSION

The application seeks planning permission to increase the level of car parking within the site from 267 to 310 and to allow relocation of existing storage container and shed as well as resurfacing of existing access to the proposed parking area. It is considered that the proposal would not have any significant impact on the openness of the Green Belt and the amenities of nearby occupiers would remain unaffected. The proposal is also considered acceptable in terms of highways safety.

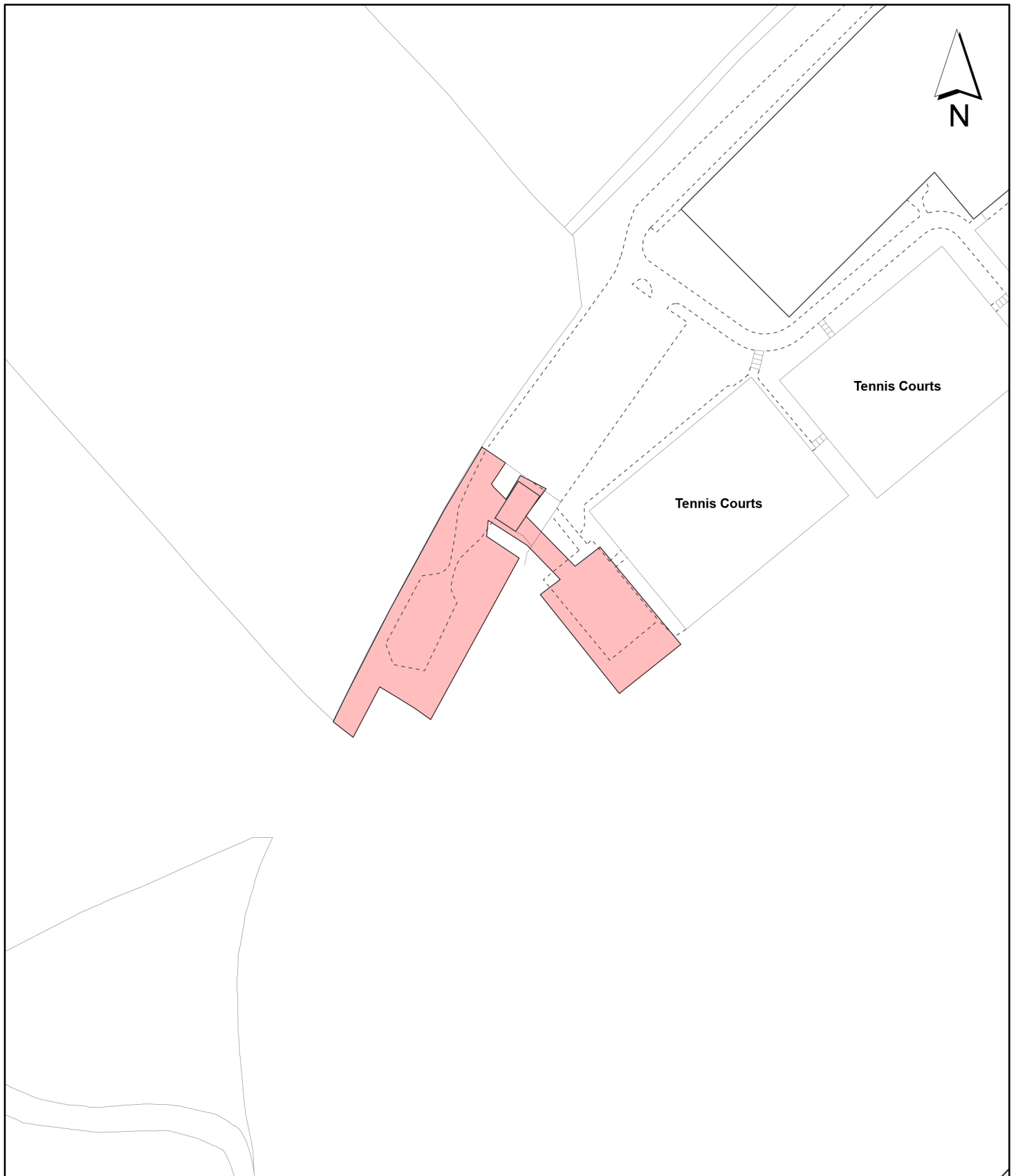
Accordingly, the application is recommended for approval subject to conditions.

11. Reference Documents


- (a) Planning Policy Statement 1: Delivering Sustainable Development
- (b) Planning Policy Guidance 13: Transport
- (c) The London Plan (2011)
- (d) National Planning Policy Framework (2012)

Contact Officer: Peter Korankye-Gyabong

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Riverside Health and Racquets Club
 18 Ducks Hill Road
 Northwood**

Planning Application Ref:

272/APP/2014/1529

Planning Committee

North

Scale

1:1,250

Date

February 2015

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW
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