

Report of the Head of Planning, Sport and Green Spaces

Address RUISLIP BOWLS CLUB, MANOR FARM BURY STREET RUISLIP

Development: PROPOSED DEMOLITION OF 2 NO. SHEDS, SINGLE STOREY EXTENSION TO EXISTING PAVILION, ERECTION OF DETACHED BUILDING FOR STORAGE / LOCKER ROOM USE AND ASSOCIATED EXTERNAL WORKS

LBH Ref Nos: 45220/APP/2016/3857

Drawing Nos: 2016/D/186/P/007 Rev.A (Proposed Elevations),
Design and Access Statement v.1 dated September 2016 (ref: 2016/D/186/P)
Heritage Statement v.1 dated October 2016 (ref: 2016/D/186/P/0.5
2016/D/186/P/001 (Site Location Plan),
2016/D/186/P/002 (Existing Site Plan),
2016/D/186/P/006 (Existing Bowls Club Elevations)
2016/D/186/P/004 Rev.A (Proposed Bowls Pavilion Plan),
2016/D/186//P/005 Rev.A (Existing & Proposed Bowls Pavilion Roof Plans),
2016/D/185/P/003 (Proposed Site Plan)

Date Plans Received: 18/10/2016

Date(s) of Amendment(s):

Date Application Valid: 18/10/2016

1. SUMMARY

This application seeks full planning permission for the extension of the existing clubhouse building, demolition of two storage sheds and the erection of a stand alone building to accommodate lockers and storage at Ruislip Bowls Club.

No objections are raised to the principle of the development in this location and it is not considered that the development would have any significant adverse impact on visual or residential amenity.

The proposal is considered to comply with relevant local, London Plan and national planning policies and, accordingly, approval is recommended.

2. RECOMMENDATION

That delegated powers be given to the Head of Planning and Enforcement to grant planning permission following expiry of the consultation period on 07/12/16, subject to no new matters arising that have not already been addressed in this report.

1 SP01 Council Application Standard Paragraph

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land).

2 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.

3 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 2016/D/186/P/001, 2016/D/185/P/003, 2016/D/186/P/004 Rev.A, 2016/D/186//P/005 Rev.A & 2016/D/186/P/007 Rev.A, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

4 COM7 Materials (Submission)

No development shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- i) samples of materials for the external elevations/roof;
- ii) design details of the windows and doors; and
- iii) the design of the forecourt walls and handrails.

Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policies BE4, BE10, BE13 and BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 COM8 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan 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 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

BE1	Development within archaeological priority areas
BE4	New development within or on the fringes of conservation areas
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.

3 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4 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 site comprises an approximately 0.28 hectare broadly square shaped plot, located on the north east side of Bury Street in Ruislip. It accommodates a bowling green and its timber construction clubhouse/pavilion, storage sheds, landscaping, and ancillary facilities.

Its boundaries are defined by well maintained hedges. The bowling green sits within the wider Manor Farm complex and is bounded to the north west by Manor Farm Library; to the north east by public open space, beyond which is a public car park and residential properties; to the south east by a pond; and to the south west by Bury Street, beyond which are residential properties.

The entire site falls within the Ruislip Village Conservation Area. Manor Farm Library occupies a Grade II Listed Building. The public open space to the north west comprises Ruislip Motte & Bailey, a Scheduled Ancient Monument. A Grade II listed property is also located on the opposite side of Bury Street.

3.2 Proposed Scheme

This application seeks full planning permission for the extension of the existing clubhouse/pavilion building, the demolition of two small storage sheds and the erection of a new stand alone building for use for lockers and storage.

The proposed extension, which would be to the front elevation, would measure approximately 4.5m by 9m. Its plain tile pitched roof would be in keeping with that of the original building. It would provide approximately 48m² of additional floorspace and it would be finished in wayne lap timber cladding to match the existing.

Two new paved patio areas would be provided to either side of the proposed extension to replace that which would be lost to the front of the building.

Two small sheds to the north east of the clubhouse building would be demolished and replaced with a new approximately 5.3m by 5m new building. This would have a pitched roof with a maximum height of approximately 3.4m and would accommodate an approximately 8.4m² locker room and an approximately 10.4m² greenkeeper's store. It would be finished in shiplap timber with plain roof tiles to match the clubhouse building.

3.3 Relevant Planning History

Comment on Relevant Planning History

The site has no relevant planning history.

4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (2015)
National Planning Policy Framework
Hillingdon Supplementary Planning Document: Accessible Hillingdon

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.CI2 (2012) Leisure and Recreation
- PT1.EM5 (2012) Sport and Leisure
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- BE1 Development within archaeological priority areas
- BE4 New development within or on the fringes of conservation areas
- BE10 Proposals detrimental to the setting of a listed building
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- **7th December 2016**
- 5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 19 local owner/occupiers, the Ruislip Residents' Association, the Ruislip Village Conservation Panel, the Ruislip, Northwood & Eastcote Local History Society and the Ruislip Chamber of Commerce. Site and press notices were also posted, expiring 7th December 2016. The expiry of the consultation period post the date of the Committee meeting is reflected in the proposed recommendation. No responses have been received at the time of writing this report. Any received prior to Committee will be reported by way of an addendum sheet.

GREATER LONDON ARCHAEOLOGICAL ADVISORY SERVICE (GLAAS)
To be reported at Committee.

It should be noted that pre-application advice was provided which advised that no objections were likely to be raised subject to a condition requiring an archaeological watching brief.

Internal Consultees

URBAN DESIGN/CONSERVATION OFFICER

The site lies within the Ruislip Village Conservation Area and within the Manor Farm Complex, which

includes a number of listed buildings and a Scheduled Ancient Monument. The site is therefore extremely sensitive in terms of its archaeology and the setting of the surrounding heritage assets.

The existing club house building is a relatively modern structure, which is simply detailed and clad in timber. The adjacent buildings to be removed are modern and of no historic interest.

The proposal has been developed with input from the Conservation and Design Team, and no objections are raised to the scheme in terms of its design or impact on the setting of the surrounding heritage assets.

If agreed, conditions will need to be included re the agreement of samples of materials for the external elevations/roof; design details of the windows and doors, and the design of the forecourt walls and handrails.

GLAAS should be consulted on archaeological matters.

TREES/LANDSCAPE OFFICER

This site is a Council-owned bowls club situated to the south-east of the Manor Farm listed barn and library, off Bury Street.

The south-east boundary is defined by a hedge and there are areas of grass between the bowls club buildings and the bowling green.

The site lies within Ruislip Village Conservation Area.

While no trees will be affected by the proposal the hedge and landscape setting of the club contributes to the character and appearance of the area and nearby listed buildings.

If the application is recommended for approval, conditions should ensure that the existing landscape features are protected and retained / re-instated as part of the development.

Recommendations:

No objection subject to conditions COM8 (hedge protection) and COM10 (hedge and other areas of soft landscape).

ENVIRONMENTAL PROTECTION UNIT

No objection subject to the standard informative regarding control of nuisance from construction work.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The impact of the development on community/sports provision, the Ruislip Village Conservation Area and the setting of nearby Grade II Listed Buildings are key considerations in assessing the principle of the development in this location.

Local Plan: Part 1 policies CI2 and EM5 seek to support the provision of new and/or enhanced community, leisure, recreation and sporting facilities across the borough. Furthermore, Local Plan: Part 2 policy R5 seeks to resist the loss of such facilities. The proposed development is considered to support the retention and ongoing viability of the bowling club in this location in compliance with these policy objectives.

Local Plan: Part 2 policy BE4 seeks to preserve and enhance features of conservation

areas which add to their visual amenity. It confirms that development should avoid the demolition or loss of such features and that there will be a presumption in favour of retaining buildings which make a positive contribution towards the character and appearance of the conservation area.

Local Plan: Part 2 policy BE10 confirms that planning permission will not normally be granted for proposals which are considered detrimental to the setting of a listed building.

Matters relating to the visual amenity and design will be discussed later in this report. However, it is worth noting at this stage that no objections have been raised to the proposed development by the Council's Urban Design and Conservation Officer who has confirmed that further to pre-application discussions, the proposed scheme is now considered to be visually acceptable in this location. Accordingly, it is not considered that any harm would be caused to the visual amenities of the Conservation Area or the setting of the listed buildings.

The proposed development is considered to comply with relevant Local Plan policies, which seek to support the enhancement of sports and leisure facilities and safeguard the visual amenity of heritage assets. Accordingly, no objections are raised to the principle of the development in this location subject to the proposal meeting site specific criteria.

7.02 Density of the proposed development

Not applicable to this type of development.

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

The site falls within an Archaeological Priority Area and also within the Ruislip Village Conservation Area. It also lies within close proximity to two Grade II Listed Buildings.

Local Plan: Part 2 policy BE1 seeks to safeguard the archaeological heritage of the borough. The Greater London Archaeological Advisory Service (GLAAS) have been consulted on the application. At the time of writing this report their response is awaited and this will, therefore, be reported to Committee via an addendum sheet. It should be noted that at pre-application stage GLAAS did not raise any significant concern, although they did advise that conditions may be required. As such, it is not anticipated that objections are likely to be raised, although a condition requiring an archaeological watching brief is likely to be requested.

Local Plan: Part 2 policy BE4 seeks to preserve and enhance features of conservation areas which add to their visual amenity. Policy BE10 seeks to safeguard the setting of listed buildings.

The application has been subject to pre-application advice from the Council's Urban Design and Conservation Officer. The existing sheds to be demolished are not considered to be of any architectural merit and no objections are raised to their removal. The extension and new building would be of a sensitive design which, it is considered, would be in keeping with the character and appearance of existing development at the site. Given its modest scale and sympathetic design, it is not considered that it would be detrimental to the visual amenity of the Conservation Area or the setting of nearby listed buildings. Notably, the Council's Urban Design and Conservation Officer has raised no objections subject to imposition of appropriate conditions relating to materials should approval be granted.

7.04 Airport safeguarding

Not applicable. There is no requirement to consult the aerodrome safeguarding authorities

on this application.

7.05 Impact on the green belt

Not applicable. There is no green belt land within the vicinity of the application site.

7.07 Impact on the character & appearance of the area

Policies BE13 and BE19 seek to ensure that new development complements or improves the character and amenity of the area. The scale, bulk and siting of buildings are key determinants in ensuring that the amenity and character of an area is not compromised by new development.

The impact of the development on the visual amenities of the conservation area and its surrounds, including the setting of the nearby listed buildings, has been discussed in part 7.03 of this report. Views into the site from Bury Street are limited due to the presence of boundary fencing and planting. The site is more visible from the public open space to the east, although views are again limited by boundary planting. Nevertheless, as mentioned above, the proposed development would be of a sympathetic design which would be in keeping with that of the existing buildings on site. Accordingly, it is not considered that the proposal would have any significant detrimental impact on the character or appearance of the surrounding area.

7.08 Impact on neighbours

Policies BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part 2 seek to protect residential amenity. The Council's Supplementary Planning Document (SPD) on Residential Layouts provides detailed guidance to ensure that these policy objectives can be met.

The nearest residential properties are located on the opposite side of Bury Street, just over 30m away to the west of the existing clubhouse building. To the east the nearest properties are located approximately 80m away. Given these distances, existing boundary screening and the relatively minor nature of the proposed works it is not considered that the development would have any significant detrimental impact on residential amenity.

7.09 Living conditions for future occupiers

Not applicable to this type of development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Local Plan: Part 2 policies AM2 and AM7 seek to safeguard highway and pedestrian safety and ensure that developments do not have an adverse impact on the surrounding highway network. Policies AM14 and AM15 seek to ensure appropriate levels of car parking are provided.

No dedicated car parking is available for users of the bowls club, with users expected to use the nearby public car park. No alterations to these existing car parking or access arrangements are proposed as part of this application. Given this existing situation, the proximity of the site to Ruislip Town Centre and its associated transport links and the minor nature of the proposals, this is considered to be acceptable.

7.11 Urban design, access and security

Urban design

Issues relating to urban design have been discussed in parts 7.03 and 7.07 of the report.

Security

Given the minor nature of the scheme and the fact that the existing premises will already be operating its own security measures a secure by design condition is not considered to be necessary in this case.

7.12 Disabled access

Level access would be provided to the building. The applicant's Design and Access Statement confirms that the development would fully comply with Parts B and M of the Building Regulations, the Disability Discrimination Act 1995 and the Equality Act 2010.

7.13 Provision of affordable & special needs housing

Not applicable to this type of development.

7.14 Trees, landscaping and Ecology

Local Plan: Part 2 policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

No trees of landscape features of merit would be affected by the proposed works and the Council's Trees/Landscape Officer has notably raised no objections subject to appropriate conditions to ensure existing planting is protected.

7.15 Sustainable waste management

As this is a relatively small addition to an existing bowling club, the existing waste management facilities will be used. Notably, the bowling club ultimately has discretion over which waste management methods are used on site.

7.16 Renewable energy / Sustainability

Given the relatively minor nature of the scheme there is no planning requirement for the development to incorporate the use of renewable energy or sustainable building measures beyond those required by Building Regulations.

7.17 Flooding or Drainage Issues

The site does not fall within a flood zone or critical drainage area and no specific drainage issues have been identified.

7.18 Noise or Air Quality Issues

It is not considered that the proposed development would give rise to any issues of noise or air quality over and above its existing use.

7.19 Comments on Public Consultations

None received.

7.20 Planning obligations

Not applicable to this development.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None.

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

No objections are raised to the principle of the development in this location. It is not considered that the proposal would have any significant detrimental impact on the character or appearance of the conservation area, the setting of the nearby listed buildings or on the visual amenities of the surrounding area. Furthermore, it is not considered that it

would have any significant adverse impact on residential amenity.

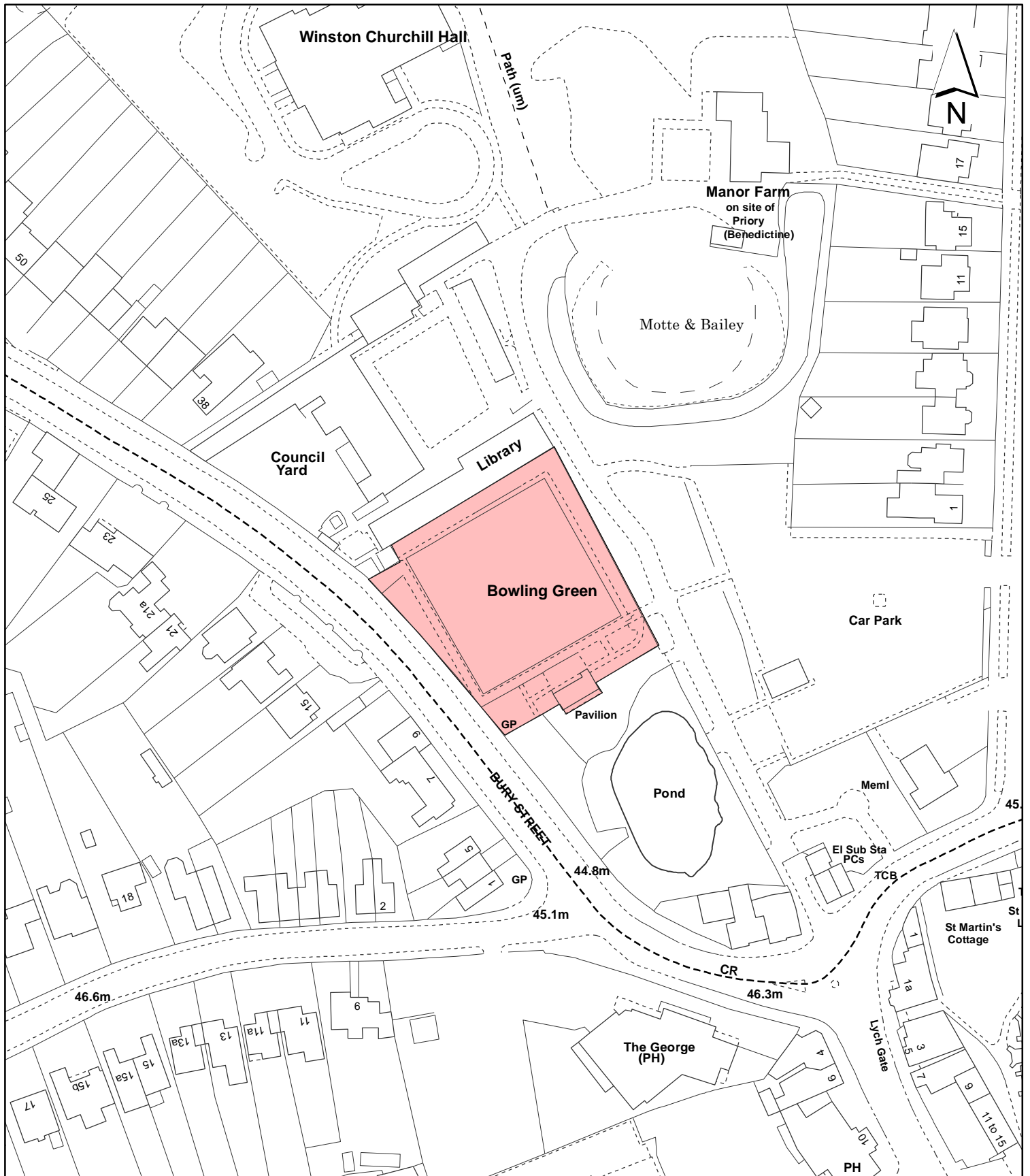
The proposal is considered to comply with relevant local, London Plan and NPPF planning policies and, accordingly, approval is recommended.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (2015)
National Planning Policy Framework
Hillingdon Supplementary Planning Document: Accessible Hillingdon

Contact Officer: Johanna Hart

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Notes:

 Site boundary

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Site Address:

Ruislip Bowls Club

Planning Application Ref:

45220/APP/2016/3857

Planning Committee:

Major

Scale:

1:1,250

Date:

December 2016

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
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