

Report of the Head of Planning, Sport and Green Spaces

Address THE OLD WORKHOUSE DUCKS HILL ROAD RUISLIP

Development: Erection of a detached building for use as horse stables with traditional hay bale storage in the roof space and garages for vehicles (involving demolition of existing sheds).

LBH Ref Nos: 8378/APP/2016/2495

Drawing Nos: HERITAGE IMPACT ASSESSMENT
10561 101 Rev. P2 Location Plan
Design and Access Statement
10561 115 Rev. P1 Block Plan
110 Rev. P2 Proposed Plans_Elevations and Section A-A
10561 105 Rev. P2 Existing Plans_Elevations and Section A-A

Date Plans Received:	28/06/2016	Date(s) of Amendment(s):	30/06/2016
Date Application Valid:	30/06/2016		04/10/2016
			28/06/2016
			30/08/2016

1. SUMMARY

Planning permission is sought for the demolition of the existing stables/shed building, to be replaced with a new structure, which would be larger in terms of height and footprint, on the grounds of a statutory Grade 2 listed building known as the Old Workhouse. The proposed structure would be used as horse stables and for the storage of motor vehicles, ancillary to the main use of the site as a dwelling house.

It is not considered that the replacement building would have a detrimental impact on the main Workhouse residential building, or the nearby 6 Bells Public House, subject to appropriate materials and the structure remaining ancillary to the dwelling house.

The site is designated Green Belt land. However, it is not considered that the proposed new building would harm the visual amenity of the Green Belt as it will be and is very well screened by existing vegetation and it will be only slightly larger than the structure it replaces.

The application is therefore recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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 HH-M1 Details / Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and

finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority. This shall include details of plinth material, external timber cladding, roof tiles, guttering, downpipes, doors and windows (including roof lights).

REASON

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

3 HH-OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 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 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.

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

6 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 Car Parking Layouts
 - 2.b Hard Surfacing Materials
 - 2.c External Lighting

- 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) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

7 RPD13 Restrictions on outbuildings

The outbuilding hereby approved shall only be used for the purposes stated on the application form and approved drawings. It shall not be used for purposes such as a living room, bedroom, kitchen, bathroom, study or as a separate unit of accommodation.

REASON

To avoid any future undesirable fragmentation of the curtilage or the creation of a separate residential use, so as to protect the amenity of adjoining residential properties in accordance with Policy BE13 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM14	New development and car parking standards.
BE1	Development within archaeological priority areas
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
OL4	Green Belt - replacement or extension of buildings
NPPF	National Planning Policy Framework

3 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to

be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

4 I6 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

5 IT05 Wildlife and Countryside Act 1981

Wildlife and Countryside Act 1981: Note that it is an offence under this act to disturb roosting bats, nesting birds or any other protected species. Therefore, if applicable, it is advisable to consult your tree surgeon / consultant to agree an acceptable time for carrying out the approved works.

3. CONSIDERATIONS

3.1 Site and Locality

The site is located on the eastern side of Ducks Hill Road and is designated Green Belt land. The site also falls within a nature conservation site of local importance. To the north and east, the site abuts Green Belt land, whilst to the south the site adjoins a garden centre.

The Old Workhouse is a two storey property set within a large garden area with dense mature tree and shrub boundary. The main building is detached, with a number of outbuildings and associated structures within the curtilage.

The Workhouse dates from approximately 1789 and is brick built, with an attic and a high pitched tile roof. The Old Workhouse, which is now a residential dwelling, fell out of use and became redundant in 1838 as a result of the Uxbridge Union Workhouse having been erected in Uxbridge, in accordance with the Poor Law Amendment Act.

The existing stables/shed buildings which are due to be demolished, most likely date from the interwar period. They are modest in size and L-shaped in plan form. One wing is characterised by a rendered external finish while the other comprises of weatherboarding. The roof to the rear slopes almost to ground level.

The site is located within the Ruislip Motte and Bailey Archaeological Priority Area.

3.2 Proposed Scheme

Planning permission is sought for the demolition of the existing stables/shed building, to be replaced with a new structure, which would be larger in terms of height and footprint, on the grounds of a statutory Grade 2 listed building known as the Old Workhouse. The proposed structure would be used as horse stables and for the storage of motor vehicles, ancillary to the main use of the site as a dwelling house.

The existing structure to be demolished has a footprint of approximately 200 sq. metres,

whilst the proposed new structure would have a footprint of approximately 315 sq. metres. The eaves height of the new building would be between 3 to 4 metres, depending on the adjoining ground levels which vary across the site. Similarly the maximum ridge height would vary between 5 to 6 metres, depending on the topography of the adjoining garden.

The replacement building will be constructed in timber with a timber finish, roof tiles with roof lights and oak timber doors. The proposed structure will be slightly larger in width and height than the existing structure it replaces but will remain as single storey.

3.3 Relevant Planning History

Comment on Relevant Planning History

None.

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.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- AM14 New development and car parking standards.
- BE1 Development within archaeological priority areas
- BE10 Proposals detrimental to the setting of a listed building
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE3 Investigation of sites of archaeological interest and protection of archaeological remains
- OL4 Green Belt - replacement or extension of buildings
- NPPF National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

6 neighbouring households and an adjoining local business were notified of the proposal and a site notice was erected. At the time of writing this report, 1 response was received which raised the

following concerns:

The stables will attract rodents. Building is too close to neighbouring residential properties.

HISTORIC ENGLAND (GLAAS)

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

Although within an Archaeological Priority Area, the proposed development is too small-scale to cause significant harm in this location. No further assessment or conditions are therefore necessary.

Please note that this response relates solely to archaeological considerations. If necessary my Historic Buildings and Areas colleagues should be consulted separately regarding statutory matters

RUISLIP RESIDENTS ASSOCIATION

No response.

Internal Consultees

URBAN DESIGN AND CONSERVATION OFFICER

The proposal is for the demolition of the existing stables/shed building, to be replaced with a new structure. The building would be larger in regards to its overall footprint and height. There are some concerns in regards to the proposed 'traditional' garage doors. Ideally these would need to be revised in order to be more in keeping with the 'stables' style building. Therefore it is recommended that these are revised to double leaf, side hinged garage doors, in keeping with the character of the proposed building.

Following a site visit, the amended plans have been submitted showing the proposed building in association to existing ground levels. The doors proposed to the eastern elevation of the building have been duly omitted and replaced by windows.

Traditional materials would need to be used in all aspects of the proposed building.

Conditions:

. Prior to the commencement works the existing building would need to be recorded up to Level 2 as set by Historic England. This would primarily need to include photographs of the exterior and interior of the existing building.

. Prior to the commencement of relevant works, details and samples of the proposed materials, colours and external finishes would need to be submitted for approval. This would include external timber cladding, roof tiles, guttering, down-pipes, doors and windows (including roof lights). The proposed plinth material would also need to be stated.

. The use of the building would need to be appropriately conditioned to ensure it remains ancillary to the main house.

CONCLUSION: Minor amendments required by conditions.

TREE AND LANDSCAPE OFFICER

The site is occupied by existing sheds, arranged in an 'L' shape with one arm parallel to the southern boundary of the site - and parallel to the main building of Ducks Hill Garden Centre. The sheds are set well back from / to the east of Ducks Hill Road and are barely visible through the intervening trees and other vegetation. On the southern boundary there is a line of trees / outgrown boundary hedge between the Old Workhouse site and the garden centre.

COMMENTS

None of the trees in this area are protected by TPO or Conservation Area designation. The site lies within the Green Belt, a designation which restricts development. The proposed building footprint is similar to the existing layout, with a north-south and east-west axis. However, the proposed building is bigger, being wider and higher.

If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and appearance of the surrounding natural and built environment.

RECOMMENDATION

No objection, subject to conditions RES8, RES9 (parts 1,2,4,5,6) and RES10.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site lies the Metropolitan Green Belt. Accordingly, the proposal is subject to the provisions of Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). In addition, the the stables/shed building is curtilage listed under the listing of the main house. However, the proposed replacement structure would remain ancillary to the use of the dwelling house, and as such, no objections are raised to the principle of the development, subject to Green Belt and heritage considerations being satisfactorily addressed.

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 existing timber outbuildings which are to be demolished to make way for the replacement building is as ancillary structure to the Grade II Listed, 18th Century (possibly earlier) Old Workhouse situated on the site. Therefore the stables/shed building is curtilage listed under the listing of the main house.

IMPACT ON LISTED BUILDINGS

The building subject to this application comprises a number of linked garages/stable/storage units, with an 'L' shaped layout. The structures are single storey of timber construction throughout. There are however, two stable units of brick with tile roof construction. The buildings in the main are 'ship lap' weather boarded finished with plastic roofing. Internally the structures are unremarkable and have no distinguishing architectural or historical fittings or fixtures. Evidence suggests the structures date from the early 20th century. The existing outbuilding is not considered to have any heritage significance in itself. No objections are therefore raised to the demolition of the existing outbuilding.

In terms of the impact on the main Workhouse building, the replacement building will be located on the same position as the existing structure it replaces and although slightly larger, it is not considered that its impact would have a detrimental impact on the main Workhouse building, subject to materials and the structure remaining ancillary to the dwelling house.

The Six Bells Public House is located opposite on Ducks Hill Road and is an early to mid 18th century former public house, brick built at 2 storey, with pitch tiled roof. The Six Bells will not be directly impacted upon by the proposal.

ARCHAEOLOGY

The site is located within the Ruislip Motte & Bailey Archaeology priority Area as designated on the 24/1/2014. The Old Workhouse is located to the far north west edge of the area. The Heritage Statement submitted in support of this application notes that there is no evidence, documents or references of any archaeological finds listed or indexed on The Heritage Gateway or the Archaeology Data Service.

Historic England (GLAAS) have stated that no further assessment or conditions are necessary as the proposed development is too small-scale to cause significant harm in this location.

7.04 Airport safeguarding

Not applicable. There is no requirement to consult the aerodrome safeguarding authorities on a development of this nature in this location.

7.05 Impact on the green belt

Saved Policy OL4 Deals with the replacement of or extension to buildings in the Green Belt. It is not considered that the proposed new storage structure would harm the visual amenity of the Green Belt as it will be and is very well screened by the existing vegetation and by the mature nature of the vegetation lining the site's boundaries. The existing sheds are set well back from Ducks Hill Road and are barely visible through the intervening trees and other vegetation.

The replacement building would be built on the footprint of the existing out building, and whilst slightly higher, is not considered that the proposed new ancillary building would significantly increase the built up appearance of the site or change the bulk or character of the existing dwelling house.

The proposed structure would remain ancillary to the use of the dwellinghouse and as such would not lead to an intensification of use on the site.

It is considered that the development has been designed to minimise impacts on the openness and visual amenity of the Green Belt, in compliance with Policy OL1 and OL4 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

The impact on the Green Belt is discussed in Section 7.05.

7.08 Impact on neighbours

There are no immediate neighbours within the vicinity of the site. As such, it is considered that the proposed replacement building would not impact on residential amenity, in terms of outlook loss of privacy or light. The proposal is therefore considered to comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this development.

7.10 Traffic impact, car/cycle parking, pedestrian safety

There would be no implications in terms of traffic generation, as the use of the building will

remain ancillary to the main dwellinghouse. In terms of parking, the proposed development provides covered parking for domestic use. No objections are raised in this regard.

No objections are raised on highways and transportation grounds. In terms of traffic generation, on-site parking and access issues, in compliance with Policies AM7, AM14 and AM15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Design issues are discussed in Section 7.03. No issues have been identified in terms of access and security.

7.12 Disabled access

The proposal seeks to replace an existing out building and there would be no change to the existing accessibility of the building.

Comment:

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

TREES AND LANDSCAPING

None of the trees in this area are protected by TPO or Conservation Area designation. The proposed building footprint is similar to the existing layout, with a north-south and east-west axis. Although the proposed building would have a larger footprint, this would extend to an area of existing hard standing. As such, no trees need to be removed as part of the proposal. Nevertheless, the Tree and Landscape officer recommends that if the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and appearance of the surrounding natural and built environment.

Subject to the above mentioned conditions, it is considered that the scheme is on the whole acceptable and in compliance with Saved Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

ECOLOGY

Local Plan Part 1 Policy EM7 and Saved Policy EC2 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seek the promotion of nature conservation interests. Saved Policy EC5 seeks the retention of features, enhancements and creation of new habitats. London Plan Policy 7.19[c] seeks ecological enhancement.

Although the trees in the site may be valuable for biodiversity, the application site itself is not considered to have a high ecological value, due to the lack of potential for protected species. The current built form and hard surfacing of this part of the site reduces the likely harm on protected species, as the existing environment is unlikely to provide suitable shelter or habitat for hibernating animals.

It is considered that the proposed development could be completed without detriment to the ecological value and biodiversity interests of this area, in accordance with the NPPF, London Plan Policy 7.19 and Local Plan Part 1 Policy EM7.

7.15 Sustainable waste management

Not applicable to this application.

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

One response was received as part of the public consultation. The issue of rodent infestation is covered by separate legislation and is not a planning matter in this case.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

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

It is considered that there will be no adverse impact from the proposal on the The Old Workhouse or any other heritage asset that would justify planning approval should be withheld. The development has been designed to minimise impacts on the openness and visual amenity of the Green Belt.

The application is therefore recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan 2016
National Planning Policy Framework (NPPF)

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