

Report of the Head of Planning, Sport and Green Spaces

Address 91 JOEL STREET NORTHWOOD

Development: Change of use from retail (Use Class A1) to restaurant/pub/hot food takeaway (Use Class A3/A4/A5), involving installation of bin and cycle stores

LBH Ref Nos: 45536/APP/2016/3092

Drawing Nos: Location Plan
C12739-03
Photo Montage
C12739-04A

Date Plans Received: 12/08/2016 **Date(s) of Amendment(s):** 18/08/2016
Date Application Valid: 24/08/2016 24/08/2016

1. **SUMMARY**

The application seeks change of use from Use Class A1 (Shops) to Use Classes A3/A4/A5 (Restaurants/Pubs/Hot Food Takeaway), involving installation of bin and cycle stores.

The site is situated in a terraced shopping parade (The Broadway) on the Eastern side of Joel Street at the junction with Tolcarne Drive. It is located within the Secondary Shopping Area of the Northwood Hills Town Centre (as identified in the Hillingdon Local Plan: Part One - Strategic Policies, November 2012).

Policy S12 states that permission will be granted for the change of use from Class A1 in Secondary Shopping Areas provided that the remaining retail facilities are adequate for the Shopping Area to function and the proposed development would not result in a separation of A1 uses or a concentration of non-retail uses.

A shopping survey was published in October 2016 which demonstrated that the share of Class A1 frontages within the Secondary Shopping Area is currently 37.9%. (44.2% of total units) In secondary areas in which shopping and service uses are more mixed, Class A1 shops should still be the majority use. The Class A1 frontage in the secondary area is therefore already considerably well below the required threshold. However, the site shares a planning history with No. 89 Joel Street where it was originally a single double-fronted unit.

The planning permission granted in 2011 which split the site into Class A1 in the application unit and Classes A3, A4 and A5 use in No. 89 does not appear to have been implemented, although the units have subsequently been split with No. 89 remaining as a retail unit. That site is now under separate control meaning that planning permission or prior approval would be needed for most changes of use. The application site was also marketed for a period of six months as a Class A1 retail unit which resulted in no interest or offers for use for this purpose. The site is at the end of the parade. The immediately adjoining unit is retail. The proposal will not result in separation of Class A1 uses. On balance, and taking into account recent history including retention of part of the original combined unit for Class A1 uses, it is considered that the proposal would comply with the

criteria listed in Policies S6 and S12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

The proposal would not result in a material impact on the appearance of the street scene, would not result in a loss of residential amenity and the demand for parking and traffic generation from the proposed use would not be significantly different from the previous use.

This application does not seek consent for the display of any related advertisements or signage, which would have to be considered under any separate future application.

Accordingly, the application is 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 HO2 **Accordance with approved**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number C12739-04A

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).

3 N11 **Control of plant/machinery noise**

No plant and/ or machinery including all extract ventilation systems and odour control equipment shall be used on the premises until a scheme for the control of noise and fumes emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is occupied/use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (November 2012)

4 HLC1 **Restaurants/Cafes/Snack Bars**

The premises shall only be used for the preparation and sale of food and any associated clearing up between the hours of 08:00 and 23:30. There shall be no staff allowed on the premises outside these hours.

REASON

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

5 MCD10 **Refuse Facilities**

No development shall take place until details including location on the premises of facilities to be provided for the covered, secure and screened storage of refuse at the premises have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (November 2012)

6 N13 Sound insulation of commercial/entertainment premises

The development shall not begin until a sound insulation scheme for the control of noise transmission to the adjoining dwellings/premises has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is occupied/use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (November 2012)

7 NONSC Non Standard Condition

Development shall not commence until details of access to building entrances and w.c. facilities (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policy R16 of the adopted Hillingdon Unitary Development Plan Saved Policies (November 2012)

8 NONSC Non Standard Condition

No development shall take place until details of the height, position, design and materials of a chimney or other means of extraction vent and any air conditioning equipment have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out until the vent/chimney has been installed in accordance with the approved details. Thereafter the vent/chimney shall be permanently retained and maintained in good working order for so long as the use continues.

REASON

In order to safeguard the amenities of adjoining properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

9 NONSC Non Standard Condition

No chimney or extraction vent and any air conditioning equipment shall be used on the premises until a scheme for the control of noise emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is occupied/use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

In order to safeguard the amenities of adjoining properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

10 NONSC Non Standard Condition

The premises shall not be used for deliveries and collections, including waste collections other than between the hours of 08:00 and 18:00, Mondays to Fridays, 08:00 to 13:00 Saturdays and not at all on Sundays and Bank and Public Holidays.

REASON

To safeguard the amenity of the surrounding area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (November 2012)

INFORMATIVES

1 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.

2 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).

3 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) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) 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
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
S12	Service uses in Secondary Shopping Areas
S6	Change of use of shops - safeguarding the amenities of shopping areas
S7	Change of use of shops in Parades
S9	Change of use of shops in Local Centres
BE24	Requires new development to ensure adequate levels of privacy to

OE1	neighbours. Protection of the character and amenities of surrounding properties and the local area
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

4 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

5 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 should only be carried out between the hours of 08.00 hours 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 and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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.

6 I25 Consent for the Display of Adverts and Illuminated Signs

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

7

In dealing with the application the Council has implemented the requirement in the Nationa

Planning Policy Framework to work with the applicant in a positive and proactive way. The Council's supports pre-application discussions. No pre-application discussions took place. Post submission discussions took place in order to clarify aspects of the proposals

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the Eastern side of Joel Street, Northwood and comprises an end of terrace ground floor property in a three storey terraced building. The host building is sited within a terraced shopping parade addressed as 'The Broadway'. The site has frontages onto both Joel Street and Tolcarne Drive and there is a service area to the rear. There is an electric roller shutter blind on both frontages. The shop is currently vacant and was formerly a car audio shop. Until recently the unit was combined with No. 89 Joel Street where it was used for car sales.

The Broadway has ground floor commercial uses and office/residential uses on the upper floors. The upper floors in the host terrace are accessed from the rear via external staircases. The Broadway lies within the Secondary Shopping Area of the Northwood Hills Town Centre as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

The adjoining unit to the North is a cycle shop. On the immediate opposite side of Tolcarne Drive is a petrol filling station. There are 'Pay and Display' parking bays directly in front of the application property and terrace. Further to the South is the Northwood Hills Underground Station.

3.2 Proposed Scheme

The proposal involves change of use from Use Class A1 (Shops) to mixed Use Classes A3/A4/A5 (Restaurants/Pubs/Hot Food Takeaway), involving installation of bin and cycle stores. The bin and cycle stores are proposed to be located to the rear. No other external changes are proposed.

3.3 Relevant Planning History

45536/APP/2010/2946 89/91 Joel Street Northwood

Change of use from Class A1 (Shops) to part Class A3 (Restaurants and Cafes), part Class A4 (Drinking Establishments), part Class A5 (Hot Food Takeaways) and part Class B1 (Office.)

Decision: 19-05-2011 Approved

45536/APP/2011/3058 89 Joel Street Northwood

Change of use from Use Class A1 (Shops) to a disability vehicles shop (Sui Generis)

Decision: 13-03-2012 Approved

Comment on Relevant Planning History

The relevant planning history relates to the combined unit, Nos 89 and 91 Joel Street. Application reference no. 45536/APP/2010/2946 granted permission for the unit subdivided

the premises into two units with No. 91 being retained as Class A1 and mixed A3, A4 and A5 use in the other unit, No. 89. Condition 03 of the permission stated granted on 02/05/2011 stated:-

"The proposal involves the sub-division of 89/91 Joel Street and from the sub-division only the resulting unit known as 89 Joel Street shall be used within Use Classes A3/A4/A5 (cafe/restaurant, drinking establishment, or takeaway), with the unit known as 91 remaining in A1 (retail) use, as shown on the plans hereby approved and for no other purpose without further consent from the Local Planning Authority.

REASON

To conform to the terms of the application and to ensure the use is appropriate to the retail function and assists in maintaining the retail vitality and viability in accordance with Policy S12 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)."

Application reference no. 45536/APP/2011/3058 resulted in permission being granted for a proposed change of use of No. 89 Joel Street from use Class A1 (Shops) to a disability vehicles shop (Sui Generis).. This does not appear to have been implemented as the unit is currently in use as a cycle shop.

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

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
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- S12 Service uses in Secondary Shopping Areas
- S6 Change of use of shops - safeguarding the amenities of shopping areas
- S7 Change of use of shops in Parades
- S9 Change of use of shops in Local Centres
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning

Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Neighbours were notified on 26/08/2016 and a site notice was displayed 08/09/2016.

By the end of the consultation period no objections or comments had been received.

Internal Consultees

Highways Officer: There are no highway objections to these proposals.

Environmental Protection Unit (EPU) Officer: No objection subject to conditions relating to control of noise and smell emissions and appropriate informatives.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 8.6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that in order to reduce traffic congestion, conserve energy and reduce the environmental effects of carbon-based fuel combustion, it is important to minimise the use of cars for shopping trips. It is therefore important that people can buy day to day necessities at shops within walking distance of their homes and workplaces. The Council has defined a six level hierarchy of shopping areas. It uses this to maintain a distribution of locally accessible shops with small, mainly walking distance catchment areas. Northwood Hills (Joel Street) is defined as a Minor Town Centre. These serve a population within, broadly, a 3 kilometre radius.

Policy S6 specifies that changes of use applications will be granted where i) a frontage of design appropriate to the surrounding area is maintained or provided; ii) the use would be compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties; and iii) would have no harmful effect on road safety or worsen traffic congestion.

Policy S12 of the Local Plan specifies that in Secondary Shopping Areas, applications will be granted where i) the remaining retail facilities are adequate to accord with the character and function of the shopping centre and ii) the proposed use will not result in a separation of Class A1 uses or a concentration of non retail uses, which might harm the viability or vitality of the centre.

Policy S12 states that permission will be granted for the change of use from Class A1 in Secondary Shopping Areas provided that the remaining retail facilities are adequate for the Shopping Area to function and the proposed development would not result in a separation of A1 uses or a concentration of non-retail uses.

Policy S12 states that in secondary areas in which shopping and service uses are more mixed, Class A1 shops should still be the majority use.

An up to date town centre survey was published on 21st October 2016 which demonstrated that the share of A1 frontages within the Secondary Shopping Area is currently 37.9%. (44.2% of total units) . The unit is currently vacant. However, the submission material does suggest that this is a long term vacancy and the applicant has submitted supporting evidence relating to marketing. In addition, the site was until recently a combined unit with No. 89 Joel Street This remains in retail use. Therefore, the proposal would comply with the criteria listed in Policies S6 and S12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) .

The proposal would not result in a material impact on the appearance of the street scene, would not result in a loss of residential amenity and the demand for parking and traffic generation from the proposed use would not be significantly different from the previous use.

7.02 Density of the proposed development

Not applicable as this application proposal does not constitute a residential development.

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

Not applicable as the application property is not statutorily listed, and the site is not situated within any Archaeological Priority Area, Conservation Area or Area of Special Local Character.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable as the application site is not situated within or adjacent to the Green Belt.

7.07 Impact on the character & appearance of the area

With the exception of identifying the location of bin stores and cycle parking no external changes are proposed.

7.08 Impact on neighbours

No details of measures to control noise and smell emissions have been submitted. In the event that planning permission were to be granted, it would be appropriate to consider conditions to control hours of operation, noise and smells emissions in the interests of residential occupiers above. Subject to conditions, the proposal is considered to have no material impact on the residential amenity of the adjoining upper floor neighbouring occupants and other neighbouring occupants, in compliance with Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal does not make provision for car parking for either staff or visitors. Even though the immediate locality of the site has a relatively low Public Transport Accessibility Level (PTAL) score of 2, the site is close to public transport facilities including the Northwood Hills Underground Station to the south, which is within walking distance.

The Highways Officer has expressed no objection to the proposal,

7.11 Urban design, access and security

This is a highly accessible location and there are no issues relating to security, given that the existing access to the front/street elevation would be retained and provide a high degree of surveillance.

7.12 Disabled access

The application does not incorporate any external changes. In the event of a proposal for a new shopfront, issues related to disabled access would need to be considered.

7.13 Provision of affordable & special needs housing

Not applicable as this application proposal does not constitute a residential development.

7.14 Trees, Landscaping and Ecology

Not applicable.

7.15 Sustainable waste management

In terms of waste generation and storage, the scale and nature of the proposed use are such that any waste generated would not be significantly more than that related to a Use Class A1 retail use, which is the existing lawful use on the site.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The application is not situated within any flood zone and the scale and nature of the proposed development are such that it would not result in the generation of any localised flooding on the site.

7.18 Noise or Air Quality Issues

There are no adverse noise or air quality issues to address as part of this application proposal. The EPU Officer has raised no objection to the proposal in this regard.

7.19 Comments on Public Consultations

No responses were received from the notified external consultees.

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 to this application.

10. CONCLUSION

Policy S12 states that permission will be granted for the change of use from Class A1 in Secondary Shopping Areas provided that the remaining retail facilities are adequate for the Shopping Area to function and the proposed development would not result in a separation of A1 uses or a concentration of non-retail uses.

A shopping survey was published on 21st October 2016 which demonstrated that the share of A1 frontages within the Secondary Shopping Area is currently 37.9%. (44.2% of total units) In secondary areas in which shopping and service uses are more mixed, Class A1 shops should still be the majority use. Planning history demonstrates that the unit has, until recently, been combined with No. 89 Joel Street. The unit is now split and No. 89 is in retail use. As such, taken as a whole, no loss of Class A1 retail will result. Change of use of No. 89 would, in most cases, require planning permission. The applicant has supplied marketing evidence which has failed to secure a Class A1 occupiers. On balance, it is considered that the proposed change of use is acceptable.

The proposal would not result in a material impact on the appearance of the street scene, would not result in a loss of residential amenity and the demand for parking and traffic generation from the proposed use would not be significantly different from the previous use.

This application does not seek consent for the display of any related advertisements or signage, which would have to be considered under any separate future application.

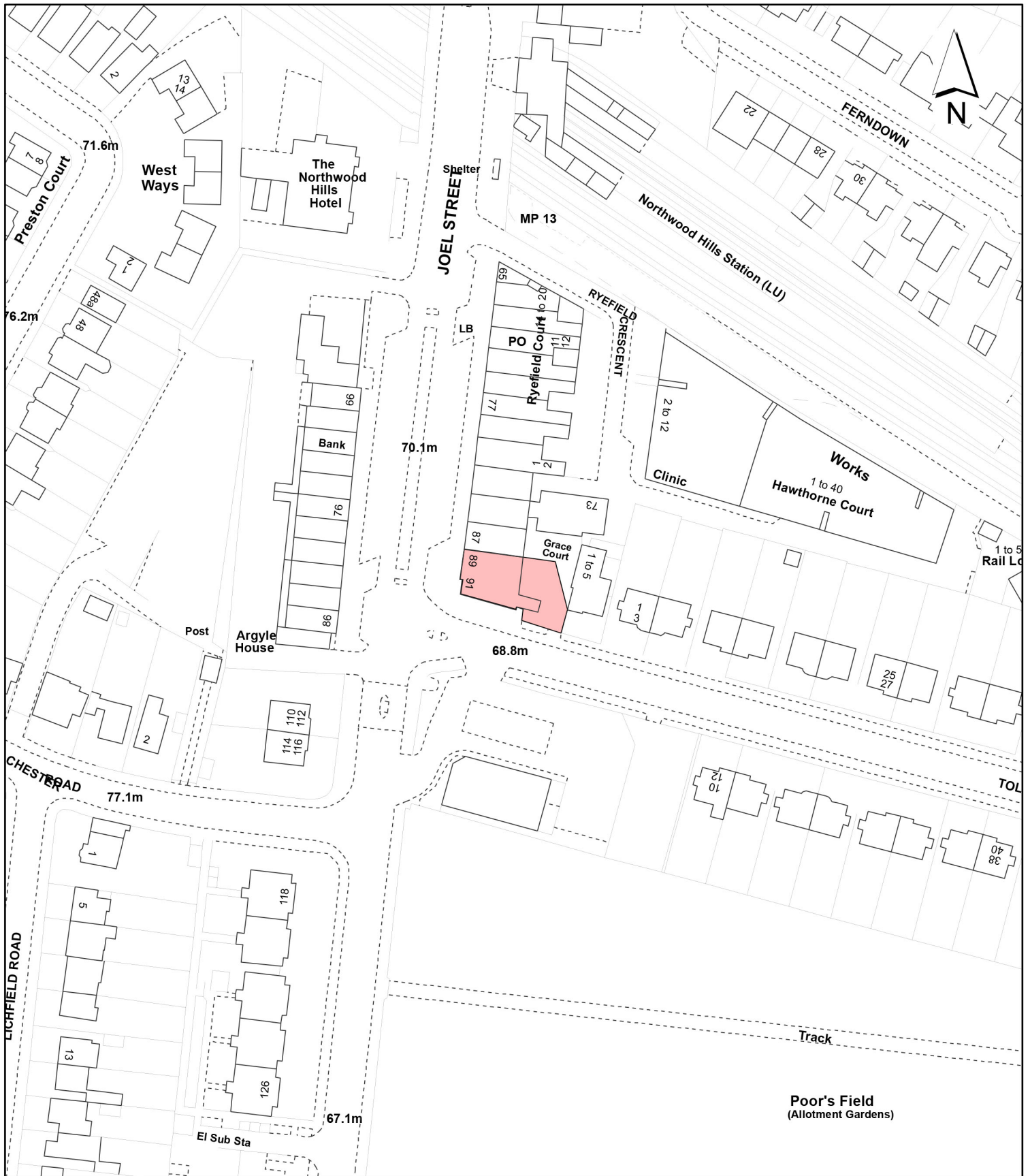
Accordingly, the application is recommended for approval.

11. Reference Documents

National Planning Policy Framework
The London Plan (2016)
Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
Hillingdon Design and Accessibility Statement (HDAS) Shopfronts (July 2006)
Northwood Hills Retail Survey October 2016

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**91 Joel Street
 Northwood**

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

Planning Application Ref:
45536/APP/2016/3092

Scale:
1:1,250

Planning Committee:
North

Date:
February 2017

