

Report of the Head of Planning, Sport and Green Spaces

Address SIPSON RECREATION GROUND SIPSON WAY SIPSON
Development: Replacement sports club building with associated external works.
LBH Ref Nos: 11720/APP/2017/4058
Drawing Nos: 2017/P389/P02
2017/P389/P03
2017/P389/P04
2017/P389/P05
2017/P389/P01
Design and Access Statement

Date Plans Received: 08/11/2017 **Date(s) of Amendment(s):**

Date Application Valid: 08/11/2017

1. SUMMARY

The proposed building would support the continued recreational use of the site and would offer an improvement on the current arrangements in terms of size, durability and flexibility.

The building would not detract from the character and appearance of the surrounding area.

The building, and its use, would not cause unacceptable harm towards the amenities of neighbouring residents.

2. RECOMMENDATION

APPROVAL subject to the following:

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 and documents, numbers:-

2017/P389/P03;
2017/P389/P04;
2017/P389/P05;

2017/P389 - Design & Access Statement;

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

4 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 BE 38 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 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 a method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

Thereafter, the development shall be implemented in accordance with the approved details.

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 BE 38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 N14 Control of amplified music

The development shall not begin until a scheme for the control of amplified music

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 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 OE 1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2016) Policy 7.15

7 HLC3 Hours of Use

No persons other than staff shall be permitted to be on the premises between the hours of 23.00 hours and 08.00 hours.

REASON

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policy OE 3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 B32 Ancillary Uses

The kitchen floorspace hereby permitted shall be used only for purposes ancillary to the use of the premises as a sports club house and not for any unrelated activity.

REASON

To ensure that the primary use of the building remains appropriate for the site, in accordance with Policies OE 1, OE 3, R 3 and R 5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

9 NONSC Non Standard Condition

The existing gated access to the recreation ground car park shall be retained and maintained in perpetuity.

REASON

To control access to the site and prevent the car park being used for purposes unrelated to the recreation ground in accordance with Policy AM 14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

10 AR3 Sites of Archaeological Interest - scheme of investigation

No development shall take place until the applicant, their agent or successor in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Thereafter development shall only take place in accordance with the approved scheme. The archaeological works shall be carried out by a suitably qualified body acceptable to the Local Planning Authority.

REASON

The site is of archaeological interest and it is considered that all evidence of the remains should be recorded in accordance with Policy BE 3 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.
AM7	Consideration of traffic generated by proposed developments.
BE1	Development within archaeological priority areas
BE13	New development must harmonise with the existing street scene.
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.
BE22	Residential extensions/buildings of two or more storeys.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE18	Design considerations - pedestrian security and safety
LPP 3.16	(2016) Protection and enhancement of social infrastructure
LPP 3.19	(2016) Sports Facilities
LPP 6.13	(2016) Parking
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.3	(2016) Designing out crime
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF8	NPPF - Promoting healthy communities
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R3	Indoor sports, leisure and entertainment facilities
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities

3 I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

4 143 Keeping Highways and Pavements free from mud etc

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.

3. CONSIDERATIONS

3.1 Site and Locality

The site is located within a large recreation ground which, predominantly, consists of sports pitches with the exception of a play area and hard surfaced sports courts in the south eastern corner. The recreation ground is accessed from Sipson Way. A hard surfaced car park which provides approximately 30 car parking spaces, is located close to the eastern site boundary, adjacent to a single-storey community centre building. The site itself is adjacent to the car park towards the east of the recreation ground and is currently occupied by a storage container type building which is used by West Drayton Explorers Football Club as a club house and changing rooms.

The recreation ground is bordered by residential development within Sipson Village to the east and south. To the north are fields and open countryside which are within the green belt. There is a small business estate to the west. Heathrow Airport is nearby to the south.

The site lies within the Heathrow Archaeological Priority Zone. There are no other special designations attached to the site.

3.2 Proposed Scheme

The proposal involves the erection of a existing single-storey timber clad gable roofed building.

The proposed building would be sited in a similar position to the current storage container building, which would, in turn, be removed. The building measures approximately 17.25

metres in length by 7.3 metres in depth, 2.75 metres to eaves height and 3.67 metres to ridge height.

The building would be surrounded by a paved area served by pathways leading from the car parking area. Ramps would be provided to allow step free access to all doors.

3.3 Relevant Planning History

11720/J/97/1549 Sipson Recreation Ground Sipson Way Sipson
Erection of two temporary buildings for use as changing rooms

Decision: 15-12-1997 ALT

Comment on Relevant Planning History

The original permission for buildings on the site acknowledged they were temporary structures and a time limited approval was granted on that basis, with the officer report noting that the buildings would not be suitable as a permanent feature on account of the fact their appearance would deteriorate over time.

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.CI2 (2012) Leisure and Recreation
PT1.EM5 (2012) Sport and Leisure

Part 2 Policies:

AM14 New development and car parking standards.
AM7 Consideration of traffic generated by proposed developments.
BE1 Development within archaeological priority areas
BE13 New development must harmonise with the existing street scene.
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.
BE22 Residential extensions/buildings of two or more storeys.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.
BE18 Design considerations - pedestrian security and safety
LPP 3.16 (2016) Protection and enhancement of social infrastructure
LPP 3.19 (2016) Sports Facilities

LPP 6.13	(2016) Parking
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.3	(2016) Designing out crime
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF8	NPPF - Promoting healthy communities
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R3	Indoor sports, leisure and entertainment facilities
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **26th December 2017**

5.2 Site Notice Expiry Date:- **26th December 2017**

6. Consultations

External Consultees

A site notice was displayed adjacent to the entrance to the recreation ground. In addition, neighbouring residents were sent letters to notify them of the proposal and invite comments.

No representations from members of the public have been received.

Harmondsworth & Sipson Residents Association:

No objection to improvement of the facilities for West Drayton Explorers FC however, I have concerns about the wording of 2.3. Movement in the Design and Access Statement. The Car Park is now ONLY for the users of Community Centre and the Changing facilities/Playing fields. It ceased to be a public car park for all other users due to PHV drivers and Off Airport Parking Companies abusing the free parking spaces. I trust the gates will remain secured when these two buildings are not in use.

Greater London Archaeological Advisory Service (GLAAS):

Comments still outstanding. If an update has not been provided by the time of the Committee Meeting then the standard condition for works within an Archaeological Priority Zone will be attached to any approval.

Internal Consultees

HIGHWAYS:

On the basis that the replacement facility is of a similar size and there are no other significant

changes to the overall facility I do not have any significant highway concerns over the proposal.

LANDSCAPES:

No trees will be removed as a direct impact of the development.

The proposal is to replace the shipping containers with recycled pitched roofed clubhouse which will be re-located

from another site. In order to achieve the the proposed scheme, mobile cranes will be required to remove the existing containers and import the new building - over the tops of the trees.

Care will be required to carry out these manoeuvres without damaging the trees. A working method statement should be submitted by the contractor to explain how they will manage the removal and installation while safeguarding the nearby trees.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site lies within an area which provides recreational open space. Policy R 4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (2012) states that:-

The local planning authority will not normally grant planning permission for proposals which involve the loss of land used (or where the last authorised use was) for recreational open space, (including publicly accessible open space and playing fields, private or school playing fields, private or public allotments), particularly if there is (or would be) a local deficiency in accessible open space.

However, the proposal would not result in any material loss of open space as it would largely occupy the footprint of an existing building. Furthermore, the use of the proposed building would support the ongoing use of the recreation ground by providing enhanced facilities.

Policy 3.19 of the London Plan (2016) states that development proposals that increase or enhance the provision of sports and recreation facilities will be supported.

Policy R 3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (2012) states:-

"The council will promote a network of accessible local sports halls and centres throughout the borough. accordingly it will regard proposals in the developed area for buildings for indoor sports and leisure and entertainment facilities as acceptable in principle provided:-

- (i) They are of a scale and type intended to cater for local demands and needs of people living within a 1.6 km radius of the site; or
- (ii) They are intended to serve a wider public and are located in town centres or other areas where they are accessible by public transport for all potential users; and
- (iii) They are not detrimental to the amenity of the surrounding area."

Policy R 3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (2012) is fully complied with in this instance.

It is therefore considered that the principle of providing these sports facilities is acceptable, subject to relevant planning policies being satisfied.

7.02 Density of the proposed development

Not applicable as this is not an application for residential development.

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

The site lies within the Heathrow Archaeological Priority Zone (APZ). GLAAS are yet to provide comments on the application. A standard condition for works within an Archaeological Priority Zone will be attached to any approval.

7.04 Airport safeguarding

Not applicable.

7.05 Impact on the green belt

The recreation ground is bordered by green belt land approximately 120 metres to the north of the proposed site for the sports club building. It is not considered that the proposed modestly sized building would have any detrimental impact upon the character and setting of the green belt.

7.07 Impact on the character & appearance of the area

The proposed building would be located in a similar position to the existing containerised facilities, towards the eastern side of the recreation ground where there is also an existing community centre building as well as play equipment. This part of the recreation ground is also close to surrounding dwellings and related development. As such, it is not considered that the building would appear incongruous or isolated.

Whilst larger in size than the existing building, the scale of the building is modest in relation to surrounding buildings and, therefore, it is not considered that it would appear overbearing or overly dominant within the surrounding environment. The pitched roof design would correspond with a number of surrounding buildings. Furthermore, the proposed building would replace an existing structure which is temporary in nature, with its appearance and structural integrity deteriorating over time. The current building is also utilitarian in appearance and, overall, does not appear visually sympathetic given the nature of its surroundings.

It is therefore considered that the proposed development complies with saved Policies BE 13 and BE 19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 7.4 and 7.6 of the London Plan (2016).

7.08 Impact on neighbours

The relocated building would be sited away from residential dwellings and is modest in scale, particularly in height. It is therefore considered that it would not appear overbearing towards neighbouring residents nor would it cause unacceptable overshadowing. The distances between the relocated building and neighbouring residential property would also prevent any views from windows within the building being invasive towards neighbouring residents.

The relocated building would provide an area for community usage that could potentially involve gatherings of a number of people. Given the presence of dwellings nearby, it is considered responsible to attach conditions restricting the hours in which the building can be used and controlling the level of amplified music so as to prevent disturbance to nearby residents.

Subject to the requirements of conditions being adhered to, it is considered that the proposed development accords with Policies BE 20, BE 21, BE 22, BE 23, BE 24 and OE 1 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 proposed building would provide an enhancement to existing facilities. It is not considered that the proposal would result in a material increase in traffic or parking demand as the number of sports pitches available would remain as existing. The recreation ground is served by a car park which provides approximately 30 car parking spaces and this is considered sufficient to serve the needs of the proposed facilities as well as the adjacent community centre.

The Council's Highways Engineers have raised no objections to the proposed scheme.

It is therefore considered that the proposed development complies with Policies AM 7 and AM 14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

7.11 Urban design, access and security

Urban design matters are discussed in section 7.07 of this report. Disabled access matters are discussed in section 7.12 of this report.

SECURITY:

The building would not have street frontage but would be positioned close to the street and the existing community centre. It is therefore considered that it would not represent an isolated building that may attract anti-social behaviour. All windows within the building include external shutters that would be deployed when the building is out of use to discourage vandalism or attempts to break in.

It is therefore considered that the proposed development complies with Policy BE 18 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 7.3 of the London Plan (2016).

7.12 Disabled access

The proposed building would include ramps to provide step free access from the car park to all doors. All ramps would be approximately 1.75 metres in width and the gradient would be no steeper than 1:12. It is considered that the ramps would provide suitable access levels for disabled users of the building. The proposal is therefore in accordance with Policy 3.16 of the London Plan (2016).

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, landscaping and Ecology

The building would be sited adjacent to existing trees within the recreation ground. The siting of the building would not impact upon the trees but the building may therefore be delivered to the site fully constructed and the existing containers would also need to be lifted out of position, therefore, any approval would include a condition requiring details of the buildings removal and delivery methods and necessary measures to protect surrounding trees during delivery to be provided and approved prior to commencement of development.

Subject to compliance with relevant conditions, the proposed development accords with Policy BE 38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Existing waste arrangements are present at the recreation ground and will be utilised.

7.16 Renewable energy / Sustainability

Not applicable.

7.17 Flooding or Drainage Issues

The site is not located within Flood Zone 2 or 3 nor is it within an area identified as susceptible to surface water flooding. The land around the building is also largely permeable. As such, it is not considered that the proposed development gives rise to any flooding or drainage related concerns.

7.18 Noise or Air Quality Issues

The proposed building would not give rise to any air quality concerns.

The use of the building would allow the congregation of groups of people and, as such, a condition would be attached to any approval to restrict the hours of use of the building as well as control the level of noise emissions by way of mitigation measures and / or restrictions on sound levels to ensure that there is no detrimental impact on surrounding residential occupiers.

Provided necessary noise mitigation measures are implemented and maintained, the proposed development accords with Policy OE 1 of the Local Plan.

7.19 Comments on Public Consultations

With regards to the reference to the car park as a public car park, this is an error within the Design & Access Statement. The proposal does not involve removing the existing controlled gated access. A condition would be attached requiring the gated access to the recreation ground car park to be retained.

7.20 Planning obligations

The modest scale and impact of the proposal means that there would be no requirement for provisions and / or contributions to be secured by way of a Section 106 agreement.

The proposal involves a net increase in floorspace of over 50 m² and, whilst the proposed use would not qualify as chargeable development for the LBH CIL levy, it would be subject to the Mayoral CIL charge. A CIL notice would therefore be issued should the application be approved.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

No further issues.

8. Observations of the Borough Solicitor

General

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

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

Members should also ensure that their involvement in the determination of planning

applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

The proposed development should be approved, subject to appropriate conditions set out within this report.

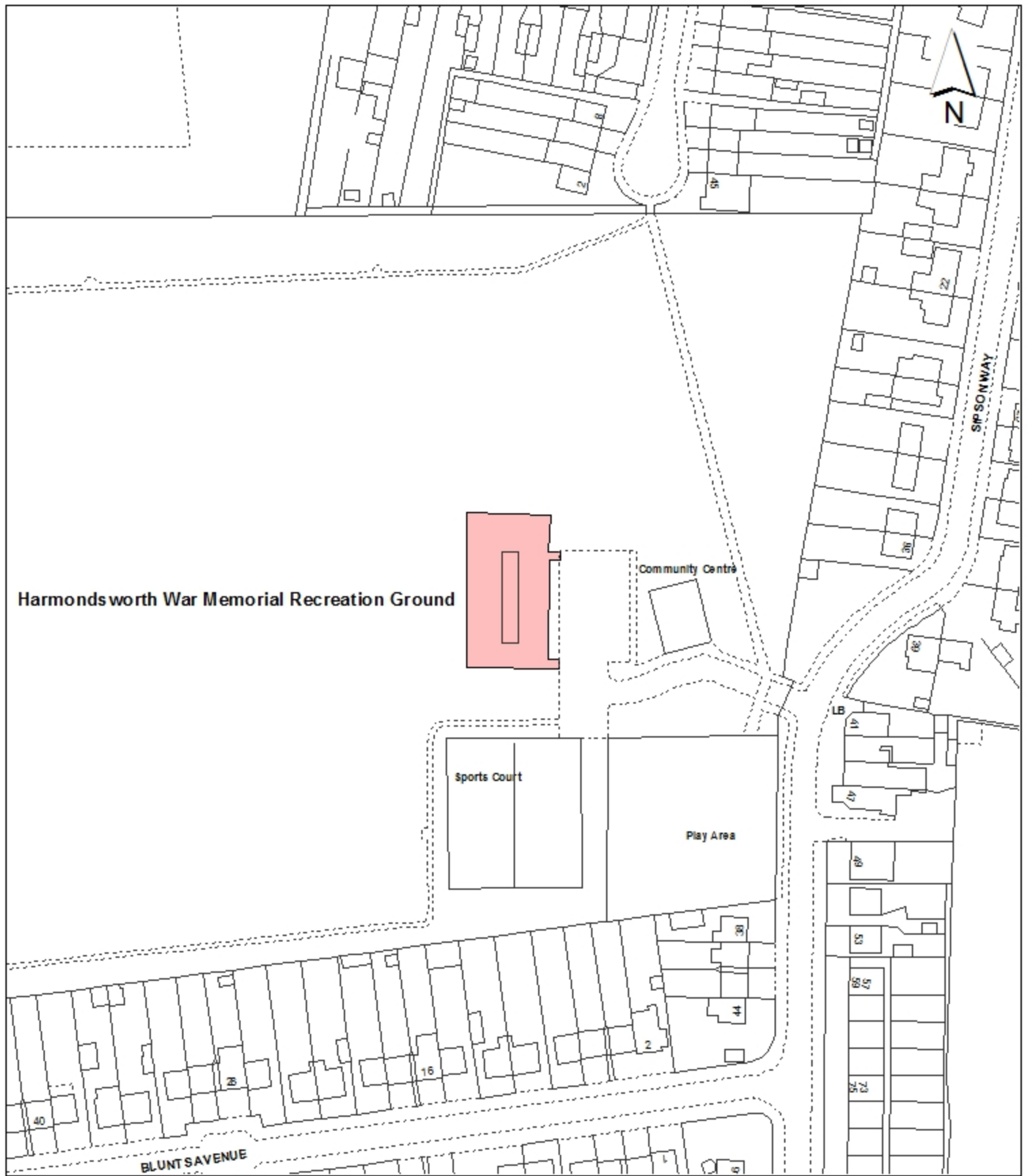
11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)

Hillingdon Planning Obligations SPD
National Planning Policy Framework (NPPF)

Contact Officer: James McLean Smith

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Notes:

 Site boundary

For identification purposes only.

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Site Address:

Sipson recreational Ground

Planning Application Ref:

11720/APP/2017/4058

Planning Committee:

Major

Scale:

1:1,250

Date:

January 2018

LONDON BOROUGH OF HILLINGDON

**Residents Services
Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW
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