

Report of the Head of Planning, Transportation and Regeneration

Address 1376 UXBRIDGE ROAD HAYES

Development: Change of use of ground floor from retail (Use Class A1) to provide 1 x 1-bed flat (Use Class C3) to include alterations to front elevation (Part - Retrospective)

LBH Ref Nos: 68816/APP/2018/837

Drawing Nos: KKC/1378/2017/A
Design and Access Statement

Date Plans Received: 06/03/2018

Date(s) of Amendment(s):

Date Application Valid: 03/04/2018

1. SUMMARY

The application seeks part retrospective planning permission for the change of use of the ground floor from retail (Use Class A1) to provide 1 x 1-bed flat (Use Class C3) to include alterations to front elevation. The proposal would provide an indoor living area of an unsatisfactory size for the occupiers of the one bedroom flat and would give rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers contrary to Policy 3.5 and Table 3.3 of the London Plan (March 2016) and Policies BE19 and H7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). As such, the application is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal would provide an indoor living area of an unsatisfactory size for the occupiers of the one bedroom flat and would give rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers contrary to Policy 3.5 and Table 3.3 of the London Plan (2016), the Housing Standards Minor Alterations to The London Plan (March 2016), Policies BE19 and H8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).

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 REFUSE 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 REFUSE 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.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H8	Change of use from non-residential to residential
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

4 I71 LBH worked applicant in a positive & proactive (Refusing)

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

5 I74 Community Infrastructure Levy (CIL) (Refusing Consent)

This is a reminder that Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), should an application for appeal be allowed, the proposed development would be deemed as 'chargeable development' and therefore liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This would be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. For more information on CIL matters please visit the planning portal page at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

3. CONSIDERATIONS

3.1 Site and Locality

The application site is known as 1376 Uxbridge Road in Hayes is located on the North East side of this main distributor road. The building is of two stories and forms the end of a terrace of three buildings. The adjoining property to the South East is No.1374, which comprises a residential first floor and a hot food take away unit on the ground floor. The property to the opposite end of the terrace is No.1372. This appears to be in use as a residential property at ground and first floor level, although the ground floor residential usage does not appear to be authorised. To the North West of the application site is an electricity substation. The rear of the site fronts Hewens Road with access gained via gates to the rear of the site.

The property has a dog-leg/L-shaped footprint, with a two storey rear outrigger. There is a flat roof above. There is a single storey part rear extension of a dilapidated nature. The first floor comprises of a one bedroom self contained flat. The ground floor has an authorised retail use but appears to have been converted into a flat comprising of two bedrooms, a kitchen and bathroom without the benefit of planning permission.

The site falls within the designation of a 'parade' within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The application seeks part retrospective planning permission to change the use of the ground floor into a one bedroom self contained flat. It is noted that the submitted plans confirm the currently unauthorised conversion of the ground floor into a 2 bedroom flat.

3.3 Relevant Planning History

68816/APP/2012/2461 1376/1378 Uxbridge Road Hayes

Change of use of ground floor from retail (Use Class A1) to 1 x 1-bed self contained flat (Use Class C3) involving extension to rear and first floor rear extension to existing first floor self contained flat to allow an enlargement to a 2-bed self contained flat.

Decision: 21-12-2012 Refused

68816/APP/2013/1605 1376/1378 Uxbridge Road Hayes

Change of use of ground floor from Use Class A1 (shops) to Use Class C3 (dwelling houses) ar extension to rear to create 1 x 1-bed self contained flat and first floor rear extension to existing first floor self contained flat

Decision: 24-09-2013 Refused

68816/APP/2018/1269 1376 Uxbridge Road Hayes

Change of use from Use Class A1 (Shops) to Use Class C3 (Dwelling Houses) to create 1 x 1-bed flat (Retrospective)

Decision: 11-05-2018 Withdrawn

Comment on Relevant Planning History

68816/APP/2013/1605 - Change of use of ground floor from Use Class A1 (shops) to Use Class C3 (dwelling houses) and extension to rear to create 1 x 1-bed self contained flat and first floor rear extension to existing first floor self contained flat was refused for the following reasons:

1. The proposed two storey rear extension, by reason of its position, size, scale, bulk and design would result in an overly dominant and incongruous feature in relation to the existing and adjoining properties, the street scene and the wider locality, and as such would result in a visually intrusive form of development. Therefore the proposal would be contrary to policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The development fails to provide adequate internal floor space to the detriment of the residential amenity of future occupiers, contrary to Policy 3.5 and Table 3.3 of the London Plan (2011) and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3. The submitted application is unclear with regard to the allocation of the external amenity space. However, the layout of the development means that allocation of the space to the first floor unit would result in an unacceptable level of privacy for the ground floor flat. Conversely, allocation of the space to the ground floor unit would result in an amenity area which is not accessibly and likely to be poorly maintained to the detriment of the character and appearance of the area. Accordingly, the proposal would either result in unacceptable levels of privacy for future occupiers of the ground floor unit contrary to Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the HDAS - Residential Layouts or provide inadequate and poorly maintained amenity space which would be contrary to Policies BE13, BE19 and BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the HDAS - Residential Layouts.

4. The submitted application would not provide any accessible refuse/recycling or bicycle storage for the ground floor unit and as such would be contrary to Policy 5.17 of the London Plan (July 2011) and Policies AM9 and AM14 of the Hillingdon Local Plan Part Two: Saved UDP Policies (November 2012).

Planning application reference 68816/APP/2012/2461 - Change of use of ground floor from retail (Use Class A1) to 1 x 1-bed self contained flat (Use Class C3) involving extension to rear and first floor rear extension to existing first floor self contained flat to allow an enlargement to a 2-bed self contained flat was refused for the following reasons:-

1. The proposed ground floor flat, by reason of its location adjacent to existing commercial uses, an electricity substation and the highway network that are considered to cause undue noise, vibration and general disturbance, would result in a substandard form of accommodation to the detriment of the residential amenity of occupiers. The proposal is therefore contrary to Policies H8 and OE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2. The development fails to provide adequate internal floor space to the detriment of the residential amenity of future occupiers, contrary to Policy 3.5 and Table 3.3 of the London Plan (2011) and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3. The proposed two storey rear extension, by reason of its position, size, scale, bulk and design would result in an overly dominant and incongruous feature in relation to the existing and adjoining properties, the street scene and the wider locality, and as such would result in a visually intrusive form of development. Therefore the proposal would be contrary to policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

4. The fenestration to the front elevation of the building would be of an unsympathetic design, out of keeping with the character and appearance of the street scene and the surrounding area, contrary to Policies BE13 and E19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

5. The first floor flat, due to a lack of adequate outlook and daylight to the lounge/diner, would fail to afford an acceptable standard of residential amenity for its occupiers, contrary to London Plan (2011) Policy 5.3, Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

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:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

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.

BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

2 neighbouring properties were consulted by letter dated 11.4.18 and a site notice was displayed to the front of the site which expired on 11.5.18.

By the end of the consultation period, no responses had been received.

Internal Consultees

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The National Planning Policy Framework emphasises the role of the planning system in enabling the provision of homes and buildings which are consistent with the principles of sustainable development.

Saved Policy H8 states that change of use from non residential to residential will be permitted if

- (i) a satisfactory residential environment can be achieved
- (ii) the existing use is unlikely to meet the demand for such accommodation and
- (iii) the proposal is consistent with other objectives of the UDP.

The site is located within a local shopping area as defined in the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012). Whilst general policies are supportive of residential development in principle, this is subject to compliance with a number of detailed criteria, including the consideration of the loss of any existing use of the site.

In terms of the loss of the retail use, no objection is raised given the location of the parade of three units on the very fringe of the local parade. The main portion of this parade is located over 250 m away. The parade of three units is therefore considered an isolated group and the loss of retail floorspace in this location is considered not to be of significant detriment to the main group of shops some distance away. The loss of the retail unit would not harm the vitality of the local centre. The scheme would also make a valuable contribution to the Borough's housing stock.

There is therefore no objection in principle to residential development on the site, subject to the proposal satisfying other policies within the UDP.

7.02 Density of the proposed development

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and should not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'. In addition, Policy BE13 of the Hillingdon Local Plan (November 2012) acknowledges that 'development will not be permitted if the layout and appearance fail to harmonise with the existing street scene'. The emphasis placed on the impact of a development upon the character of the surrounding area is further emphasised under Policy BE19 of the Hillingdon Local Plan (November 2012), which recognises that 'The Local Planning Authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area'.

Despite the submitted plans indicating no alterations to the front elevation, it is noted that the removal of the shopfront and its replacement with two windows and a central door, have been carried out without the grant of planning permission. These alterations are therefore considered under this application. It is also noted that the roller shutter remains at the property and was closed at the first site visit when the site notice was displayed. The replacement of the shopfront with two windows and a door is considered to relate satisfactorily to the front elevation and does not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policies BE20, BE21 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) give advice that buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them, and the amenities of existing houses are safeguarded.

Policies BE23 and BE24 of the Hillingdon Local Plan (Part Two) stress the importance of

new buildings and extensions providing adequate amount of external amenity space, that not only protects the amenity of the occupants of the proposed development, but also of those of the surrounding buildings, as well as protecting both parties privacy.

The nearest residential property is the existing first floor flat. In the event of an approvable scheme, a condition requiring details of sound insulation could be imposed to ensure that there would not be an unacceptable loss of amenity to the occupants of this flat.

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. A one bedroom (2 person) flat is required to provide an internal floor area of 50 square metres and a one bedroom (one person) dwelling is required to provide 37 square metres. Whilst the submitted plans indicate a double occupancy bedroom the floor area of 10.5 square metres indicates single occupancy. However, at an internal floor area of 35.8 square metres, the proposal would provide an indoor living area of an unsatisfactory size for the occupiers of the one bedroom flat and would give rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers contrary to Policy 3.5 and Table 3.3 of the London Plan (March 2016) and Policies BE19 and H8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) .

The Council's standards for amenity space provision for flats is 20 m² for studio and 1 bed bedroom flats. The above guidelines are intended as minimum. However, exceptions to garden area requirements can apply in special circumstances such as the provision of small non-family housing, predominantly made up of 1 bedroom units, in town centres or the provision of small non family housing above shops. Given the significant amount of open space in close proximity to the site, no major objection is raised to the shortfall in this instance.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

It is noted that car parking was not provided for the pre-existing retail uses at the site. It is noted that the PTAL index within the surrounding area is 2, which is considered to be poor. Nevertheless, the site is located adjacent to public transport facilities that are well within the recommended walking distances as specified by Transport for London. The Highways Officer, in connection with the previously refused application advised that "based on the existing uses at the site, it is considered that the proposed development would not have a detrimental impact along the adjacent highway network and no objection is raised in relation to the highway and transportation aspects of the development."

The submitted plans indicate the provision of secure cycle storage to the rear, which in the event of an approvable scheme, could be conditioned accordingly.

7.11 Urban design, access and security

The issues are addressed in the sections above.

7.12 Disabled access

No accessibility issues are raised in connection with the proposal.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

The submitted plans indicate refuse storage which, in the event of an approvable scheme, could be conditioned accordingly.

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

One of the reasons for the refusal of the first application for the conversion of the property to residential (Ref: 68816/APP/2012/2461) related to the impact of external noise on the occupants of the new unit. On the second application (Ref: 68816/APP/2013/1605) the applicant provided information relating to sound insulation which EPU considered to be acceptable and thus this application did not contain a reason relating to this. This information does not form part of this application, however, your officers consider that the matter could be dealt with by way of condition if all other aspects were considered acceptable.

7.19 Comments on Public Consultations

No responses have been received.

7.20 Planning obligations

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £35 per sq metre.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Since the end of August 2015 applications which are for development which was not authorised need to be assessed as to whether the unauthorised development was intentional. If so, then this is a material planning consideration. In this case officers have no indication that this was an intentional breach of planning control.

8. Observations of the Borough Solicitor

General

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

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

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The application seeks part retrospective planning permission for the change of use of the

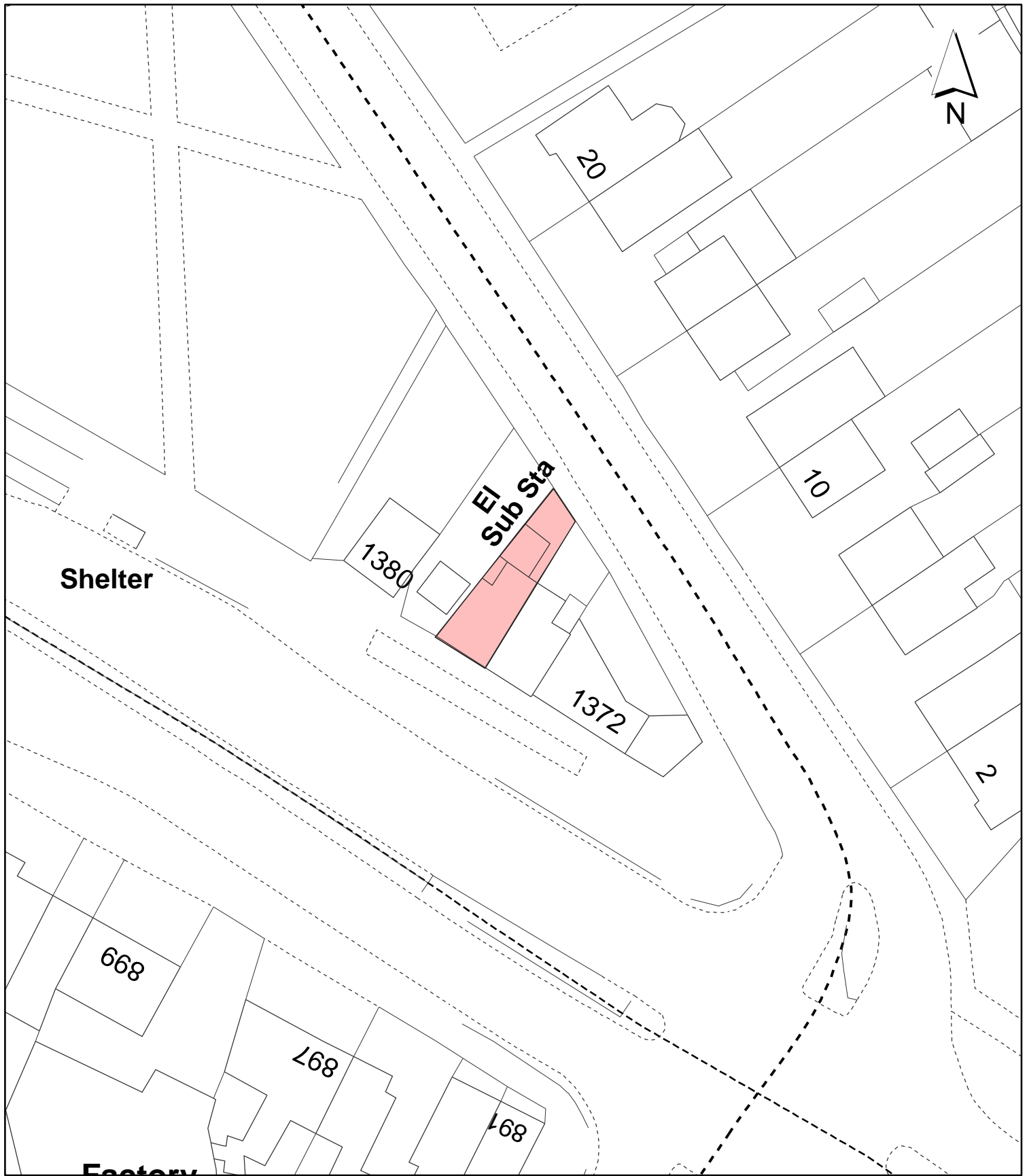
ground floor from retail (Use Class A1) to provide 1 x 1-bed flat (Use Class C3) to include alterations to front elevation. The proposal would provide an indoor living area of an unsatisfactory size for the occupiers of the one bedroom flat and would give rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers contrary to Policy 3.5 and Table 3.3 of the London Plan (March 2016) and Policies BE19 and H7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). As such, the application is recommended for refusal.

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)
The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Residential Extensions
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Nicola Taplin

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Notes:

 Site boundary

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Site Address:

1376 Uxbridge Road

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:

68816/APP/2018/837

Scale:

1:500

Planning Committee:

Central & South

Date:

May 2018



HILLINGDON
 LONDON