

## Report of the Head of Planning, Transportation and Regeneration

**Address** COURT PARK BOWLS CLUB, HILLINGDON COURT PARK PARKWAY  
HILLINGDON

**Development:** Demolition of existing bowls club pavilion and construction of replacement pavilion with canopy and associated works

**LBH Ref Nos:** 33146/APP/2018/3728

**Drawing Nos:** 2018/D244/P/01  
2018/D244/P/02  
2018/D244/P/03  
2018/D244/P/04  
2018/D244/P/05  
2018/D244/P/06  
2018/D244/P/07  
Design and Access Statement  
Tree Condition Survey

**Date Plans Received:** 25/10/2018

**Date(s) of Amendment(s):**

**Date Application Valid:** 25/10/2018

### 1. SUMMARY

This application seeks full planning permission for the demolition and replacement of the existing clubhouse building at Court Park Bowls Club in Uxbridge. The existing building is in a poor state of repair and the new building would replace those facilities which would be lost through its removal.

It is considered that the size, scale and footprint of the proposed building is in keeping with the scale of the existing building. The height and size of the proposed building are such that it would not prejudice Green Belt objectives, and ensure that there is no detrimental impact on the maintenance of the openness and visual amenity of the Green Belt. The applicants have provided a reasoned justification for the additional floor space requirements and satisfactorily demonstrated that the facilities are essential for outdoor sport and recreation. It is therefore considered that the proposal constitutes 'appropriate development' in the Green Belt. Accordingly, the application is recommended for approval.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 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.

#### 2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2018/D244/P/04,

2018/D244/P/06 and 2018/D244/P/07 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).

**3 COM29 No floodlighting**

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered other than for routine maintenance which does not change its details.

**REASON**

To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**4 OM11 Floodlighting**

No floodlighting or other form of external lighting shall be installed unless details are submitted in writing to be agreed by the Local Planning Authority. Such details shall include location, height, type and direction of light sources (including directional cowlings) and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

**REASON**

To safeguard the visual amenity of the Green Belt and wildlife interests in the area in accordance with policies OL1 and EC5 of the Hillingdon Local Plan: Part Two (November 2012).

**5 RES9 Landscaping (car parking & refuse/cycle storage)**

Prior to the completion of development, a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Hard Surfacing Materials

2.b External Lighting

3. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

**REASON**

To ensure that the proposed development will preserve and enhance the visual amenities

of the locality in compliance with policies BE13 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

## **6 NONSC Sustainable Drainage**

Prior to commencement, (excluding demolition and site clearance) a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all SuDs features including the method employed to delay and control the surface water discharged from the site and:
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iii. provide details of water collection facilities to capture excess rainwater; and how water usage will be reduced in the development. Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

### **REASON**

To ensure that surface water run off is controlled and is handled as close to its source as possible to ensure the development does not increase the risk of flooding in compliance with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policies 5.12, 5.13 and 5.15 of The London Plan (2016), the National Planning Policy Framework (2018) and the Planning Practice Guidance (March 2014).

## **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) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
BE13	New development must harmonise with the existing street scene.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC3	Potential effects of development on sites of nature conservation importance
R16	Accessibility for elderly people, people with disabilities, women and

	children
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
LPP 7.16	(2016) Green Belt
NPPF- 13	NPPF-13 2018 - Protecting Green Belt land

### **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 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.

### **4**

The site is of ecological importance therefore, in developing the landscaping scheme the particular regard shall be paid to providing the following:

- 1) Creation of scrapes for ground nesting birds;
- 2) Addition of a new water feature for insects;

- 3) No access during breeding season;
- 4) Flower/grass enhancement using locally sourced native seed bank; and
- 5) Interpretation board and hearing post for visitors to be inspired by local nature.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

Court Park Bowls Club is located to the east of Hillingdon Court Park to the rear of houses along Long Lane. The site is located to the east of Hillingdon Court Park and is surrounded by open space. To the east are a footpath and tennis courts. Further east past the tennis courts there are mainly detached houses with substantially large gardens. Pedestrian and vehicular access is through Parkway. The application does not lie within a Conservation Area nor are there any listed buildings within the vicinity of the development. The site is designated as a Nature Conservation Site and it lies within the Metropolitan Green Belt.

#### 3.2 Proposed Scheme

This application seeks full planning permission for the removal and replacement of the existing clubhouse/pavilion building located on the eastern part of Court Park.

The proposed new building would be located in the same position as the existing though the size of the building would increase by 63 sq.m from 54 sq.m to 117 sq.m.

The building would have a shallow pitched roof and would be finished in timber cladding with aluminium doors and windows, steel shutters and grey steel roof sheeting.

The patio would be 115 sq.m which is an increase from 45 sq.m.

#### 3.3 Relevant Planning History

33146/84/1253 Hillingdon Court Park Bowling Club Parkway Hillingdon  
Leisure development - 37sq.m. (Full)(P)

**Decision:** 06-09-1984 Approved

33146/A/89/1784 Hillingdon Court Park Bowling Club Parkway Hillingdon  
Erection of extension to existing bowls pavilion

**Decision:** 22-11-1989 ADH

33146/APP/2000/202 Land At Hillingdon Court Park, Car Park Parkway Hillingdon  
INSTALLATION OF A COMBINED VEHICLE GATE AND HEIGHT BARRIER (RETROSPECTIVE APPLICATION)

**Decision:** 10-04-2000 ADH

33146/APP/2002/1884 Hillingdon Court Park Bowling Club Parkway Hillingdon  
ERECTION OF A TOILET BLOCK

**Decision:** 05-02-2003 Approved

33146/APP/2003/1001 Hillingdon Court Park Bowling Club Parkway Hillingdon  
DETAILS OF SCHEME FOR THE DISPOSAL OF SURFACE WATER AND SEWAGE IN  
COMPLIANCE WITH CONDITION 3 OF PLANNING PERMISSION REF.33146/APP/2002/1884  
DATED 05/02/2003; ERECTION OF A SINGLE STOREY TOILET BLOCK

**Decision:** 07-05-2003 Approved

33146/APP/2004/2475 Hillingdon Court Park Bowling Club Parkway Hillingdon  
ERECTION OF A SINGLE STOREY EXTENSION TO EXISTING PAVILION

**Decision:** 08-02-2005 Approved

33146/B/92/0196 Hillingdon Court Park Bowling Club Parkway Hillingdon  
Installation of a Portaloo toilet adjacent to pavilion bowling green

**Decision:** 12-06-1992 ADH

#### **Comment on Relevant Planning History**

#### **4. Planning Policies and Standards**

##### **UDP / LDF Designation and London Plan**

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM5 (2012) Sport and Leisure

Part 2 Policies:

- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- BE13 New development must harmonise with the existing street scene.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- EC3 Potential effects of development on sites of nature conservation importance
- R16 Accessibility for elderly people, people with disabilities, women and children

R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
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LPP 7.16	(2016) Green Belt
NPPF- 13	NPPF-13 2018 - Protecting Green Belt land

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- **30th November 2018**

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

The application was advertised between 07-11-2018 and 28-11-18. No comments or objections were received.

Sports England

Having assessed the application, Sport England is satisfied that the proposed development meets exception 2 of our playing fields policy, in that:

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.'

This being the case, Sport England does not wish to raise an objection to this application. Sport England would, however, comment that the proposed facility would not have changing rooms but it is noted that the current pavilion also does not appear to have changing facilities therefore this omission could be a club decision based on how they operate.

### **Internal Consultees**

Flood Water Management

The proposals provide significant opportunity to reduce the run off from this site, where the building and external hardstanding is being relaid. The site is also in a critical drainage area, and has a ditch running past it. Therefore a condition is requested to require the details of the drainage proposals for

this site and how it controls water on site to reduce the run off through sustainable methods. All developments in this area contribute to manage the risk from surface water, and reduce the run off from their site.

#### Access Officer

The council's Accessibility Officer has been involved throughout the design process and is content with the scheme as submitted. The following informative, however, should be attached to any planning permission. The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The proposal is considered acceptable.

#### Conservation (Summary)

The demolition and replacement of the pavilion is considered acceptable. Further consideration to the proposed landscaping is required to soften the proposed pavilion into its surrounding wider landscape.

#### Highways

As this is purely a replacement pavilion with a comparable 'bowls' use profile with the adjacent public car (with 30-40 spaces) remaining to serve the continued use, there are no further comments or concerns on highway grounds.

#### Trees and Landscaping

The proposal includes the removal of some evergreen Leyland cypress trees, which are sandwiched between the existing buildings and the fence on the northern boundary. Their removal is required to accommodate the new club house and the ancillary paved area which will benefit the club. While the conifers are low-grade '-C' and 'U' categories - specimens, their removal will expose views of the new club house and the utilitarian boundary fence. The boundary planting should be replaced with a native deciduous hedge, such as hornbeam or beech which should be maintained at a suitable height (1.8 metres?) to provide a visual screen along the north boundary. If there is insufficient space within the bowls compound. the hedge should be planted immediately outside the fence line.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

Policies CI2 and EM5 of the Local Plan: Part 1 (November 2012) seek to support the provision of new and/or enhanced community, leisure, recreation and sporting facilities across the borough.

Policy R5 of the Local Plan: Part Two (November 2012) states that the local planning authority will not grant planning permission for proposals which involves the loss of land or buildings used as a sports stadium, outdoor or indoor sports and leisure facilities or public or community meeting halls.

Paragraph 145 of the NPPF (2018) notes that the construction of new buildings are inappropriate in the Green Belt. Exceptions to this include the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation as long as the facilities preserve the openness of the Green Belt and do



not conflict with the purposes of including land within it and the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

Saved Policy OL1 of the Hillingdon Local Plan Part Two, endorses both national and London Plan policies. Policy OL1 states 'Within the Green Belt, as defined on the Proposals Map, the following predominantly open land uses will be acceptable:

- Agriculture, horticulture, forestry and nature conservation;
- Open air recreational facilities;
- Cemeteries

Facilities that are essential for outdoor sport and recreation, which preserve the openness of the Green Belt can be appropriate, and possible examples are given as "small changing rooms or unobtrusive spectator accommodation for outdoor sport".

Paragraph 91 of the NPPF confirms access to high quality opportunities for sport and recreation can make an important contribution to health and well-being of communities.

It is considered that the proposed replacement building would maintain the openness of the Green Belt. The footprint of the building would be 115 sq.m. The increased foot print is considered to be essential to maintain a good quality outdoor sport and recreation use.

The proposed building would be a single storey constructed timber. It is considered that this proposal would not have a greater impact on the openness and visual amenity of the Green Belt, or conflict with the purposes of including land within it. It is not required for the proposal to demonstrate whether very special circumstances arise.

As such, the principle of upgrading sporting facilities would be considered consistent with the development plan and accord with Policy 7.16 of the London Plan (2016), Policy EM2 of the Hillingdon Local Plan (Part One) and Policy OL1 of the Hillingdon Local Plan (Part Two).

#### **7.02 Density of the proposed development**

Not applicable to this application.

#### **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**

As discussed above in the 'Principle of the Development' section, the proposed development would constitute a proportionate replacement of the existing clubhouse pavilion building, and it would constitute an appropriate development within the Green Belt, given that it would be used as additional space for the purposes of sport and recreation. It is considered that the proposed development would not have a detrimental impact on the openness of the Green Belt.

#### **7.07 Impact on the character & appearance of the area**

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development that

would fail to harmonise with the existing streetscene, or which would fail to safeguard the design of existing and adjoining sites.

The external materials proposed include timber cladding and would match those of the existing pavilion building. The very long views offered from all the boundaries of the site are such that the replacement building would sit comfortably within the surrounding informal and semi-rural setting, and have an acceptable impact on the character and appearance of the wider area.

#### **7.08 Impact on neighbours**

The nearest residential unit is situated approximately 90m to the east. The proposal is unlikely to impact the amenity of future occupiers.

#### **7.09 Living conditions for future occupiers**

Not applicable to this application.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

Policies AM2 and AM7 Local Plan: Part 2 (November 2012) seek to safeguard highway and pedestrian safety and ensure that developments do not have an adverse impact on the surrounding highway network. Policies AM14 and AM15 seek to ensure appropriate levels of car parking are provided.

Dedicated car parking is available for up to 30 car parking spaces. No alterations to these existing car parking or access arrangements are proposed as part of this application. The car parking is considered to be acceptable for this development.

#### **7.11 Urban design, access and security**

It has been discussed above that the proposed development would constitute an acceptable level of design within the site, and it would utilise the existing access and security arrangements on the site.

#### **7.12 Disabled access**

The Council is committed to achieving the highest standards of access and inclusion. It requires that all buildings that are open to the public must be constructed according to the policies and design details as outlined in the Hillingdon Design and Accessibility Statement (HDAS) SPG: Accessible Hillingdon (2010).

Ramped access to the replacement building would be included as well as disabled access into the building. This would ensure inclusive mobility into the building for all persons.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

The Council's Tree Officer has commented that subject to the imposition of a condition requiring the submission and approval of a tree protection plan and an arboricultural method statement (to show how any incursion into tree root protection areas will be addressed), the proposed development would be acceptable in respect of the protection of the mature trees and soft landscaping on the site.

#### **7.15 Sustainable waste management**

Refuse collection arrangements are to remain as existing.

#### **7.16 Renewable energy / Sustainability**

Not applicable to this application.

#### **7.17 Flooding or Drainage Issues**

The flood water management officer has commented on the application noting the

proposals provide significant opportunity to reduce the run off from this site where the building and external hardstanding is being relaid. A condition is recommended that requires details of drainage proposals for this site and details of how water run off rate is managed sustainably.

**7.18 Noise or Air Quality Issues**

The proposed development would not give rise to any adverse noise or air quality issues.

**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**

The potential advantages of the provision of enhanced outdoor sporting facilities and the protection of recreational open space in urban areas is consistent with the objectives of the NPPF, the London Plan and Parts One and Two of the Hillingdon Local Plan, which seek to protect outdoor and indoor leisure facilities.

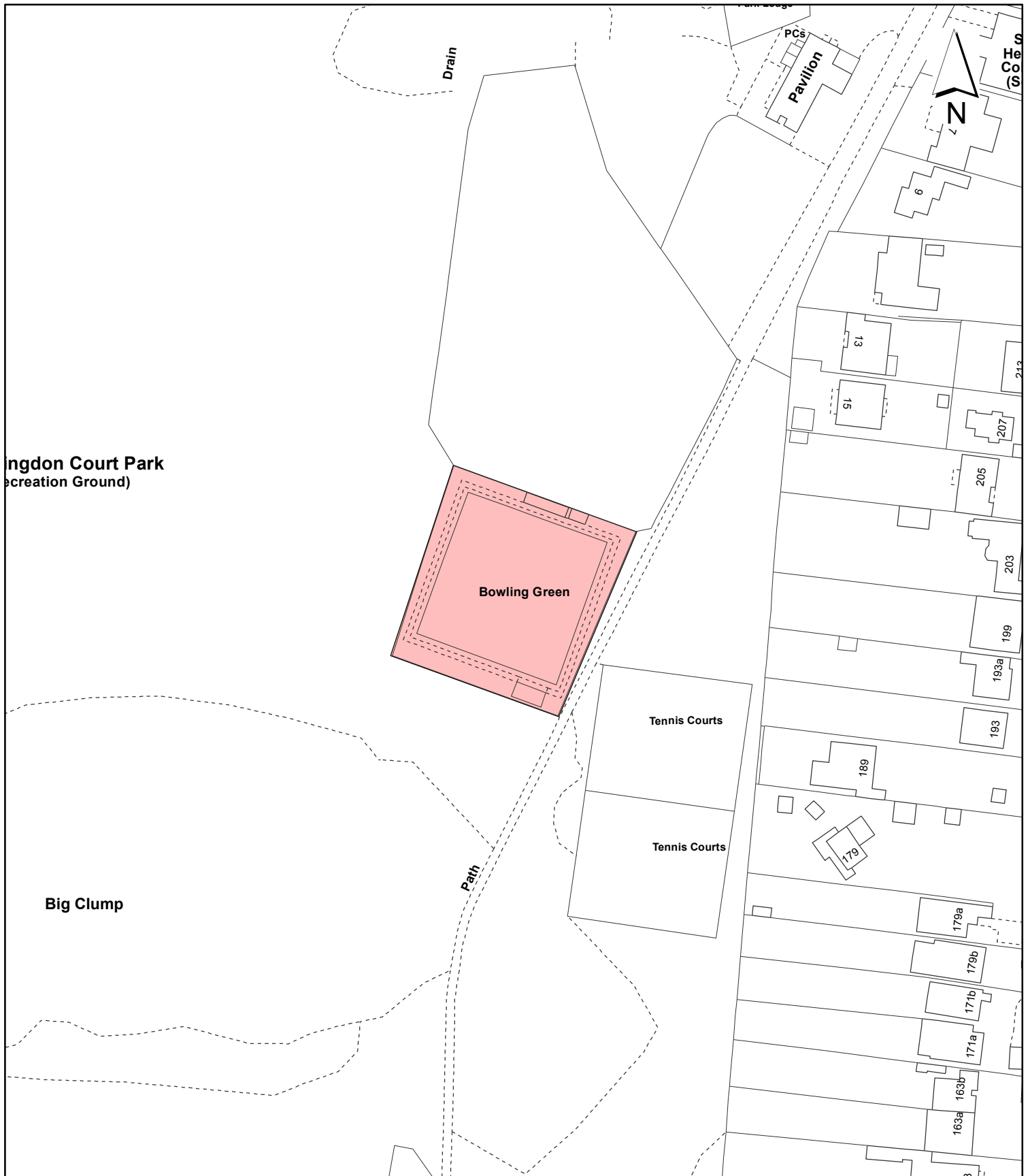
The application proposal has satisfactorily demonstrated that the replacement building for the bowls club would not result in a disproportionate addition to the existing built form on site, and ensures it is at an appropriate level to support an outdoor sports facility. It has been demonstrated that the proposal would not prejudice Green Belt objectives, and ensure that there is no detrimental impact on the maintenance of the openness and visual amenity of the Green Belt.

#### **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)  
National Planning Policy Framework (2018)

**Contact Officer:** Zenab Haji-Ismail

**Telephone No:** 01895 250230



Hillingdon Court Park  
(recreation ground)

Big Clump

**Notes:**

 Site boundary

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Site Address:

**Court Park Bowls Club  
Hillingdon Court Park  
Parkway**

**LONDON BOROUGH  
OF HILLINGDON**  
Residents Services  
Planning Section

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

Planning Application Ref:

**33146/APP/2018/3728**

Scale:

**1:1,250**

Planning Committee:

**North**

Date:

**January 2019**



**HILLINGDON**  
LONDON