

Report of the Head of Planning, Transportation and Regeneration

Address NORTHWOOD HEALTH & RACQUET CLUB DUCKS HILL ROAD
NORTHWOOD

Development: Variation of condition 2 (Approved Plans) of planning permission
272/APP/2019/1164 dated 30/04/2019 to allow for minor amendments (Single
storey rear extension, erection of an external spa garden to include 2 x one
storey buildings for use as saunas and swimming pool with pool terrace).

LBH Ref Nos: 272/APP/2019/3001

Drawing Nos: A-PL-006 P01
A-PL-007 P01
A-PL-012 P01
A-PL-013 P01
A-PL-014 P0

Date Plans Received: 10/09/2019 **Date(s) of Amendment(s):**
Date Application Valid: 10/09/2019

1. **SUMMARY**

This application seeks full planning permission for the erection of a single storey extension; the creation of an external spa garden and the installation of an outdoor swimming pool.

The proposal fully complies with the aims of the National Planning Policy Framework (NPPF), London Plan policy 3.19 and UDP policy R10, which seek to encourage the provision of new and/or enhanced sports facilities. It is considered that the proposed development would result in an acceptable impact on the visual amenities of the site. The proposal would not have a significant detrimental impact on the amenities of the occupiers of neighbouring residential properties. The proposal is considered to comply with relevant Local Plan and London Plan policies and, accordingly is recommended for approval.

The proposal is considered to be appropriate development in the Green Belt.

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 A-PL-007 P01; A-PL-012 P01; A-PL-013 P01 and A-PL-014 P0, 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 COM9 Landscaping (car parking & refuse/cycle storage)

Prior to the commencement of the superstructure works 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.

The approved scheme shall be implemented before the use of the development hereby permitted is commenced.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 NONSC Non Standard Condition

Full details of all proposed lighting shall be 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 without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details. The approved scheme shall be implemented before the use of the development hereby permitted is commenced.

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).

5 NONSC Non Standard Condition

The proposed development shall not be illuminated except between:-

[0800 to 2200] Mondays - Fridays

[0800 to 2100] Saturdays

[1000 to 1800] Sundays, Public or Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 159 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.

2 147 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

3 115 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.

3. CONSIDERATIONS

3.1 Site and Locality

The David Lloyd Northwood is a multi-sports and health complex within extensive landscaped grounds. There is a large essentially single storey building sited on the North Western boundary of the site with a large car park to the front, the access to which is obtained from the A4180 (Ducks Hill Road). There are 13 floodlit outdoor tennis courts on the South and East side of the building, with a small lake in front.

The site is adjoined to the North West by the grounds of Mount Vernon Hospital, to the North by the grounds of the Northwood Cricket Club, to the East and South East by residential development fronting Ducks Hill Road and Cygnet Close and to the West by open farm land.

The site is within a Countryside Conservation Area and forms part of the Green Belt, as do the adjoining hospital and cricket grounds and open land to the South, West and North, as identified in the adopted Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

The proposal is for the amendment of planning approval 272/APP/2019/1164 (dated 30/4/19) to substitute plans for the erection of a single storey rear extension, the erection of an external spa garden to include 2 x one storey buildings for use as saunas and a swimming pool with pool terrace. The proposed amendments include revisions to the outdoor spa garden to include a meditation deck and host server and the provision of a plant room for the swimming pool.

3.3 Relevant Planning History

272/ADV/2005/78 The Riverside Health & Raquets Club 18 Ducks Hill Road Northwood
DISPLAY OF 'V' SHAPED FREESTANDING NON-ILLUMINATED DIRECTION SIGN

Decision: 22-09-2005 Approved

272/APP/2010/2564 18 Ducks Hill Road Northwood
Erection of a detached golf training facility (Class D2 use - assembly and leisure.)

Decision: 20-12-2011 Refused

272/APP/2012/975 Car Park For Virgin Active At 18 Ducks Hill Road Northwood
Installation of 10 x light columns with luminaires involving the removal of existing bollard fittings

Decision: 18-09-2012 Approved

272/APP/2014/1234 Riverside Health And Racquets Club, 18 Ducks Hill Road Northwood
Installation of a temporary 3 court tennis dome, fan housing and ancillary facilities.

Decision: 29-07-2014 Approved

272/APP/2014/1529 Riverside Health And Racquets Club, 18 Ducks Hill Road Northwood
Installation of 43 additional parking spaces, resurfacing of access road and installation of storag

shed to rear

Decision: 10-02-2015 Approved

272/APP/2014/3484 Riverside Health 7 Racquets Club Ducks Hill Road Northwood

Details pursuant to conditions 3 (Landscape Scheme), 4 (Lighting) and 6 (Energy Assessment) planning permission Ref: 272/APP/2014/1234 dated 11/08/2014 (Installation of a temporary 3 court tennis dome, fan housing and ancillary facilities)

Decision: 03-12-2014 Approved

272/APP/2014/4281 Park Farm Ducks Hill Road Northwood

Application for a non-material amendment to planning permission Ref: 272/APP/2014/379 dated 07/08/2014 to relocate entrance door and provide an additional window at the first floor (Two storey, 1-bed, attached dwelling with associated parking and amenity space)

Decision: 31-12-2014 Refused

272/APP/2015/1093 Northwood Health & Racquets Club 18 Ducks Hill Road Northwood

Details pursuant to conditions 3 (Landscape Scheme), 4 (Method Statement/Tree Protection), 6 (Sustainable Water Management) and 7 (Lighting) of planning permission Ref: 272/APP/2014/1529 dated 02/03/2015 (Installation of 43 additional parking spaces, resurfacing access road and installation of storage shed to rear)

Decision: 19-05-2015 Approved

272/APP/2016/1562 Northwood Health & Raquets Club 18 Ducks Hill Road Northwood

Variation of condition 14 (Operating Hours) of planning permission ref: 272/DL/93/1539 dated 09/01/1995 (Demolition of existing buildings and erection of a 11,938 sq. metres indoor tennis centre with ancillary sports and restaurant facilities, and outside tennis courts).

Decision: 03-08-2016 Approved

272/APP/2017/3148 David Lloyd Northwood 18 Ducks Hill Road Northwood

Installation of an outdoor pool and associated works.

Decision: 10-01-2018 Approved

272/APP/2018/3004 Northwood Health & Racquet Club 18 Ducks Hill Road Northwood

Details pursuant to condition 3 (Materials) of planning permission Ref: 272/APP/2018/451 dated 29/05/2018 (Erection of a combined heat and power unit enclosure)

Decision: 29-11-2018 Approved

272/APP/2018/451 Northwood Health & Racquet Club 18 Ducks Hill Road Northwood

Erection of a combined heat and power unit enclosure.

Decision: 23-05-2018 Approved

272/APP/2019/1164 Northwood Health & Racquet Club Ducks Hill Road Northwood

Single storey rear extension, erection of an external spa garden to include 2 x one storey buildings for use as saunas and swimming pool with pool terrace

Decision: 17-07-2019 Approved

Comment on Relevant Planning History

The site has been subject to a number of applications for the extension and improvement of facilities. Most recently, approval was granted in July 2019 (App. No. 272/APP/2019/1164 refers) for the installation of an outdoor pool and spa garden with associated works and small extension to the main building on the same site. This proposal seeks minor amendments to that scheme.

4. Planning Policies and Standards

The Local Plan Part 2 Draft Proposed Submission Version (2015) was submitted to the Secretary of State on 18th May 2018. This comprises a Development Management Policies document, a Site Allocations and Designations document and associated policies maps. This will replace the current Local Plan: Part 2 - Saved UDP Policies (2012) once adopted.

The document was submitted alongside Statements of Proposed Main and Minor Modifications (SOPM) which outline the proposed changes to submission version (2015) that are being considered as part of the examination process.

Submission to the Secretary of State on 18th May 2018 represented the start of the Examination in Public (EiP). The public examination hearings concluded on the 9th August 2018. The Inspector submitted a Post Hearing Advice Note outlining the need to undertake a final consultation on the updated SOPM (2019) only. The Council undertook this consultation between 27th March 2019 and 8th May 2019. All consultation responses have been provided to the Inspector for review, before the Inspector's Final Report is published to conclude the EiP process.

Paragraph 48 of the NPPF (2019) outlines that local planning authorities may give weight to relevant policies in emerging plans according to:

- a) The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) The degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

On the basis that the public hearings have concluded and the Council is awaiting the final

Inspector's Report on the emerging Local Plan: Part 2, the document is considered to be in the latter stages of the preparation process. The degree to which weight may be attached to each policy is therefore based on the extent to which there is an unresolved objection being determined through the EiP process and the degree of consistency to the relevant policies in the NPPF (2019).

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.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

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
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OL2 Green Belt -landscaping improvements
- OL4 Green Belt - replacement or extension of buildings
- OL5 Development proposals adjacent to the Green Belt
- OL15 Protection of Countryside Conservation Areas
- R10 Proposals for new meeting halls and buildings for education, social, community and health services
- DMCI 6 Indoor Sports and Leisure Facilities
- DMEI 4 Development on the Green Belt or Metropolitan Open Land
- DMHB 11 Design of New Development
- LPP 3.19 (2016) Sports Facilities
- LPP 7.16 (2016) Green Belt
- NPPF- 8 NPPF-8 2018 - Promoting healthy and safe communities
- NPPF- 13 NPPF-13 2018 - Protecting Green Belt land

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- Not applicable
- 5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

14 Neighbours and Northwood Residents Association were consulted on the 17 September 2019. No responses were received by the end of the consultation period.

Internal Consultees

No consultations were applicable to this application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The National Planning Policy Framework states that the essential characteristics of Green Belts are their openness and their permanence. Therefore, the provision of new buildings in the Green Belt is inappropriate except in very special circumstances. These can include limited infilling or partial redevelopment of previously developed sites.

Policy OL1 of adopted Hillingdon Local Plan (November 2012) also advises that within the Green Belt the Local Planning Authority will not grant planning permissions for new buildings other than for purposes essential for and associated with predominantly open land use such as open air recreation facilities. The proposal is plainly for an outdoor recreation activity, and hence is appropriate development in the Green Belt.

Policy DME1 4 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) advises inappropriate development in the Green Belt will not be permitted unless there are very special circumstances. Development on sites within the Green Belt will only be permitted where the proposal would not have a greater impact on the openness of the Green Belt having regard to the height and bulk of the existing building on site; the proportion of the site that is already developed; the relationship of the proposal with the existing development and the visual amenity and character of the Green Belt.

Policy R10 seeks to encourage the provision of enhanced facilities across the Borough, stating:

"The Local Planning Authority will regard proposals for new meeting halls, buildings for education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to other policies of this plan."

This is reiterated in the London Plan Policy 3.19 which states:

"The Mayor's Sports Legacy Plan aims to increase participation in, and tackle inequality of access to, sport and physical activity in London particularly amongst groups/areas with low levels of participation.

Development proposals that increase or enhance the provision of sports and recreation facilities will be supported.... Wherever possible, multi-use public facilities for sport and recreational activity should be encouraged. The provision of floodlighting should be supported in areas where there is an identified need for sports facilities to increase sports participation opportunities, unless the floodlighting gives rise to demonstrable harm to local community or biodiversity."

The application site is located within the green belt and a countryside conservation area. The impact of the development on the openness and character of the green belt is

considered acceptable as discussed later in this report.

The proposal fully complies with the aims of the National Planning Policy Framework (NPPF), London Plan policy 3.19 and UDP policy R10, which seek to encourage the provision of new and/or enhanced sports and educational facilities.

It is considered that the proposed development would result in an acceptable impact on the visual amenities of the site, the green belt and the Countryside Conservation Area. The proposal would not have a significant detrimental impact on the amenities of the occupiers of neighbouring residential units.

7.02 Density of the proposed development

Not relevant to this proposal.

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

The site is located within a Countryside Conservation Area. This is an area of the Borough which is recognised to have a traditional agricultural landscape that is made up of a diverse matrix of small fields, hedges, copses, woods and farm ponds. These landscapes have considerable visual and aesthetic appeal. However, as agricultural practices change, and as land is taken out of agriculture, the elements which make up the character and local distinctiveness of such landscapes often come under threat. Policy OL15 of the Hillingdon Local Plan (November 2012) seeks to protect the landscape of Countryside Conservation areas from development and/or activities which would detract from the special character of these landscapes.

The proposed development will incorporate a new outdoor swimming pool (with small children's pool and terraced seating/lounging areas) and a plant room, built at the base of the existing grass bank and replaces the outdoor tennis court nearest to the building. It also proposes a very small single storey extension to the front of the main internal plant room to create a corridor access between the indoor pool and spa area. This would also provide a doorway onto a spa garden, including a wooden building for a sauna; a spa pool; a covered meditation deck; a server building and seating area. As such it is considered that in this immediate locality there are no elements which contribute to the distinctive local character which would be adversely affected by the development. The proposal is therefore deemed to conform with the requirements of Policy OL15 of the Hillingdon Local Plan (November 2012).

7.04 Airport safeguarding

Not relevant to this proposal.

7.05 Impact on the green belt

The application site is located within the green belt and as such the development must be considered against relevant policy and guidance contained within the NPPF.

The proposed development will incorporate a new outdoor swimming pool replacing an existing outdoor tennis court. This element is similar in scale to that previously approved. The proposal also includes a small extension to the existing building to provide a corridor access between the indoor pool area and the spa. The also has a doorway onto an outdoor Spa Garden, which would include a wooden sauna block of 5m x 5m with a height of 2.5m, a covered meditation deck of 5.65m x 3.65m with a height of 3.25m; a server of 3.1m x 1.7m with a height of 2.9m; a spa pool and seating area. This would be set against the much larger existing building. The proposed additions are of a relatively small scale when viewed against the back drop of much larger existing buildings and therefore the impact is deemed minimal. The visual impact of the development on the openness of the green belt is therefore deemed acceptable and insufficient to warrant a recommendation of refusal. In

addition there is existing mature planting to the South West that will screen the development to a degree and a condition could be attached to any consent requiring a full landscaping plan to be agreed with the Council in accordance with Policy OL2. The development is therefore considered to accord with policies OL1, OL2 and OL4 of the Hillingdon Local Plan (November 2012) and Policy 7.16 of the London Plan (2016).

The suggested lighting is proposed to be controlled by suitable conditions.

7.06 Environmental Impact

Not relevant to this proposal.

7.07 Impact on the character & appearance of the area

As previously discussed.

7.08 Impact on neighbours

The proposed development is set behind the existing tennis courts when viewed from the residential properties which are located to the East and South of the site. However the closest residential property is located approximately 150 m from the site of the proposed swimming pool, which would be viewed against a back drop of the existing gym buildings.

No details of any proposed additional landscaping have been submitted with the application however additional planting could be provided to the South West of the pool and details of this could be conditioned for submission if all other aspects of the proposal were considered acceptable. The lighting is to be controlled by conditions. The impact on neighbours is considered acceptable and would comply with Local Plan Policy OE1.

7.09 Living conditions for future occupiers

Not relevant to this proposal.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Although there is potential for an increased number of vehicle movements between the established opening times and the extended opening hours, due to the relatively minor amendment and time of day this may not be such a significant increase that could cause highway hazard to other road users, the potential for noise from the increased traffic movement would be unlikely to have any greater impact on local residents than what is already existing.

7.11 Urban design, access and security

Not relevant to this proposal.

7.12 Disabled access

Level access is to be used across all of the proposed works. This includes a ramped access to the proposed swimming pool facilities. Access to the existing health club buildings will not be affected by the proposal and as such the scheme is considered to be consistent with Policy R16 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.13 Provision of affordable & special needs housing

Not relevant to this proposal.

7.14 Trees, Landscaping and Ecology

There are no trees covered by a TPO or any significant trees or other vegetation of merit that would be adversely affected by the development. There is scope to plant trees to providing additional screening of the proposed swimming pool to the South West. Details for this will be secured by condition. As such the proposed scheme is considered to accord with Policy BE38 of the Hillingdon Local Plan (2012).

7.15 Sustainable waste management

Not relevant to this proposal.

7.16 Renewable energy / Sustainability

Not relevant to this proposal.

7.17 Flooding or Drainage Issues

Not relevant to this proposal.

7.18 Noise or Air Quality Issues

Not relevant to this proposal.

7.19 Comments on Public Consultations

None.

7.20 Planning Obligations

Not relevant to this proposal.

7.21 Expediency of enforcement action

Not relevant to this proposal.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable

10. CONCLUSION

For the reasons outlined above and given that the development complies with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies November 2012), this application is recommended for conditional approval.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).

Hillingdon Local Plan Part 2

Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019)

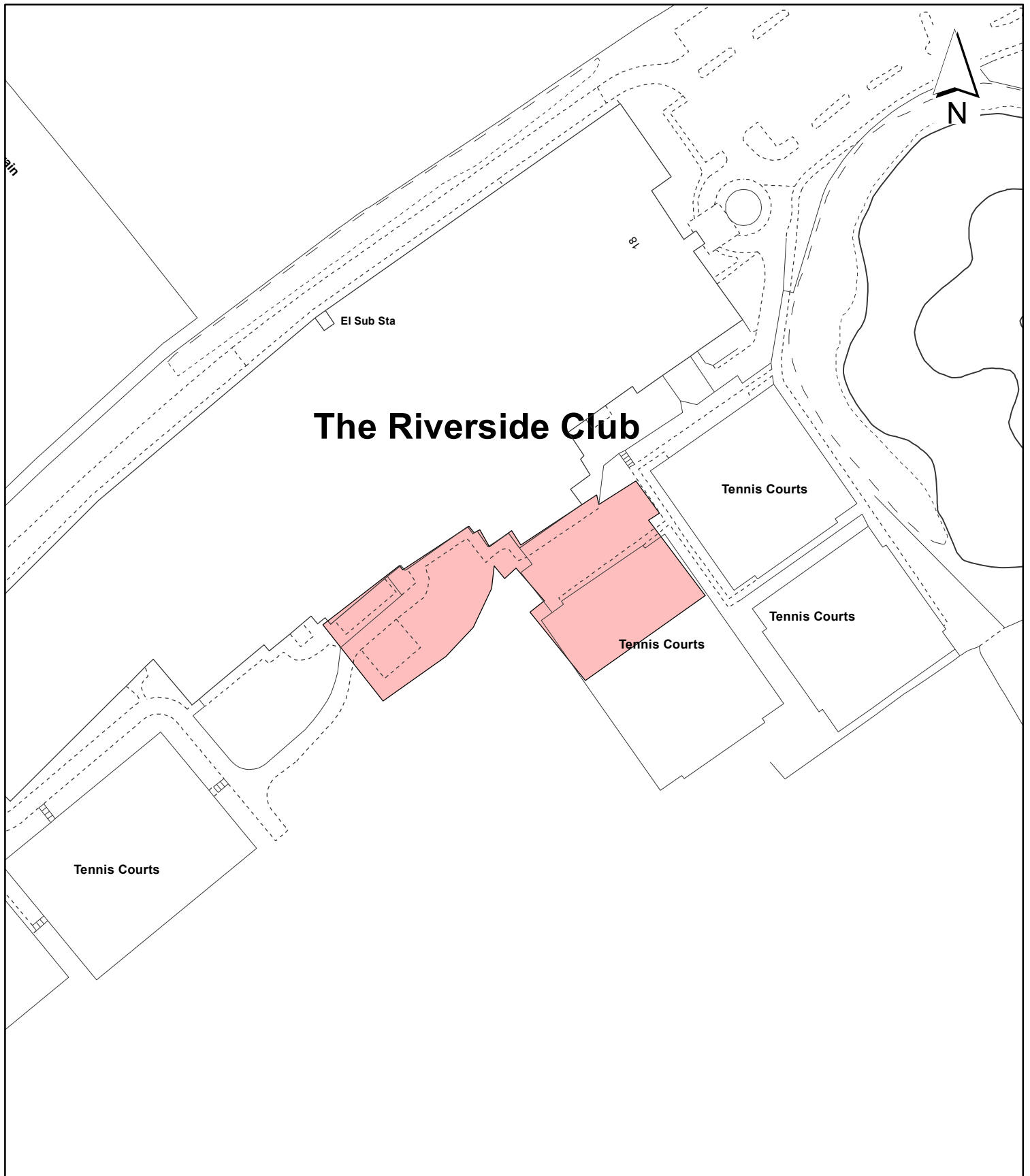
The London Plan (2016)


Supplementary Planning Document 'Accessible Hillingdon'.

National Planning Policy Framework

Contact Officer: Liz Arnold

Telephone No: 01895 250230



<p>Notes:</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2019 Ordnance Survey 100019283</p>	<p>Site Address:</p> <p>Northwood Health & Racquet Club Ducks Hill Road Northwood</p>		<p>LONDON BOROUGH OF HILLINGDON Residents Services Planning Section Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 01895 250111</p>
	<p>Planning Application Ref:</p> <p>272/APP/2019/3001</p>	<p>Scale:</p> <p>1:1,250</p>	
	<p>Planning Committee:</p> <p>North</p>	<p>Date:</p> <p>December 2019</p>	



HILLINGDON
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