

Report of the Head of Planning, Transportation and Regeneration

Address 95 WOOD END GREEN ROAD HAYES

Development: Single storey rear extension involving demolition of existing rear element and part change of use from retail (Use Class A1) to use for food preparation (Use Class B2)

LBH Ref Nos: 32/APP/2019/2903

Drawing Nos: DM/95/2019/B
Design and Access Statement
DM/95/2019/A

Date Plans Received: 30/08/2019 **Date(s) of Amendment(s):**

Date Application Valid: 18/09/2019

1. SUMMARY

The application seeks planning permission for the erection of a single storey rear extension involving demolition of existing rear element and part change of use from Use Class A1 (Shops) to Use Class B2 (General Industry) for use as food preparation. The applicant has failed to demonstrate that unacceptable levels of noise, disturbance and odour to surrounding residential occupiers would not occur.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal has not demonstrated that sufficient off street parking/manoeuvring/access/servicing arrangements would be provided, and therefore the development is considered to result in substandard car parking provision to the Councils approved car parking standard, leading to possible on-street parking /queuing to the detriment of public and highway safety and contrary to policy AM14 of the Hillingdon Unitary Development Plan (Saved Policies September 2007), to the Hillingdon's Adopted Parking Standards (Hillingdon UDP, Saved Policies, September 2007) and to policies DMT2 and DMT6 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

2 NON2 Non Standard reason for refusal

The applicant has failed to demonstrate that unacceptable levels of noise, disturbance and odour to surrounding residential occupiers would not occur. The proposed development is considered to result in noise and disturbance to the detriment of the amenity of adjoining occupiers, contrary to Policies OE1, OE3 and OE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 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).

2 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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
DMHB 11	Design of New Development
DME 2	Employment Uses Outside of Designated Sites
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
SPD-NO	Noise Supplementary Planning Document, adopted April 2006

3 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.

4

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. The Council's supports pre-application discussions.

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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a large two/three storey building situated on the corner of Wood End Green Road and Cromwell Road and where the ground floor of the building is in use as a convenience store. The main entrance door is situated on the corner of the site and the flank of the shop elevation lies along Cromwell Road. To the south of this is an electricity sub-station (ESS) and then an access way to Nos. 83-91 (odd) Wood End Green Road, which lie in a backland position, together with the rear space of No.93 and 93A. The property has an attached single storey rear extension and outbuilding which was allowed at appeal. The site lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012) and the area is predominantly residential in character.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a single storey rear extension involving demolition of existing rear element and part change of use from Use Class A1 (Shops) to Use Class B2 (General Industry) for use as food preparation.

3.3 Relevant Planning History

32/APP/2005/3080 95 Wood End Green Road Hayes

ERECTION OF A FIRST FLOOR REAR EXTENSION TO EXISTING RESIDENTIAL FLAT AND ALTERATION TO SIDE ELEVATION (FACING CROMWELL ROAD) AND CHANGE OF USE C AN EXISTING GROUND FLOOR RESIDENTIAL KITCHEN/DINING AREA AND PART OF CLAS A1(RETAIL SHOP) AREA TO HOT FOOD TAKE AWAY (CLASS A5)

Decision: 04-09-2006 Withdrawn

32/APP/2005/3082 95 Wood End Green Road Hayes

ERECTION OF A TWO-STOREY REAR EXTENSION INCORPORATING 2 INTEGRAL GARAGES AT GROUND FLOOR LEVEL AND 1 TWO-BEDROOM SELF-CONTAINED RESIDENTIAL FLAT ON FIRST FLOOR LEVEL

Decision: 26-01-2007 Withdrawn

32/APP/2009/1741 95 Wood End Green Road Hayes

First floor rear extension.

Decision: 18-05-2017 NFA

32/APP/2013/3494 95 Wood End Green Road Hayes

First floor rear extension, raising of roof to create habitable roofspace to include installation of 1 rear dormer, 4 side and 1 front rooflights and conversion of roof from gable ends to a crown roof

Decision: 22-01-2014 Refused

32/APP/2014/1909 95 Wood End Green Road Hayes

First floor rear extension and raising of roof to create habitable roofspace to include installation of 1 rear dormer and 3 front rooflights

Decision: 29-07-2014 Refused

32/APP/2014/2215 95 Wood End Green Road Hayes
Single storey rear extension for use as additional storage and cold room (Retrospective)

Decision: 26-08-2014 Refused

32/APP/2014/4137 95 Wood End Green Road Hayes
First floor rear extension and raising of roof to create habitable roofspace to include installation of
2 rear dormers

Decision: 20-01-2015 Refused **Appeal:** 07-10-2015 Dismissed

32/APP/2014/4139 95 Wood End Green Road Hayes
First floor rear extension

Decision: 20-01-2015 Refused

32/APP/2015/1861 95 Wood End Green Road Hayes
Single storey rear extension for use as additional storage and cold room involving installation of
timber fence to front (Part-Retrospective)

Decision: 20-07-2015 Refused

32/APP/2015/3039 95 Wood End Green Road Hayes
Part first floor rear extension and two rear dormer windows to upper floor flat

Decision: 03-11-2015 Refused

32/APP/2015/3040 95 Wood End Green Road Hayes
Replacement roof involving increasing ridge height and first floor rear extension

Decision: 03-11-2015 Approved

32/APP/2015/307 95 Wood End Green Road Hayes
Single storey rear extension for use as additional storage and cold room (Retrospective)
including proposed removal of front wall with timber fence.

Decision: 16-03-2015 NFA

32/APP/2015/4360 95 Wood End Green Road Hayes
Replacement roof involving increasing ridge height, first floor rear extension and 2 dormers to the
rear

Decision: 16-02-2016 Approved

32/APP/2017/2743 95 Wood End Green Road Hayes

Details pursuant to Condition 1 (rendering/painting of external walls) of Planning Inspectorate's Appeal Decision ref: APP/R5510/C/15/3132031, dated 01-04-2017 (Erection of a single storey building and corridor linking it to the existing rear extension of the retail unit)

Decision: 05-10-2017 Approved

Comment on Relevant Planning History

There has been an extensive planning history at the site. Of note is an appeal against an enforcement notice for the outbuilding which was allowed under appeal reference APP/R5510/C/15/3132031 in 2016 which is discussed below.

4. Planning Policies and Standards

The Revised Proposed Submission Local Plan Part 2 (LPP2) documents (Development Management Policies, Site Allocations and Designations and Policies Map Atlas of Changes) were submitted to the Secretary of State for examination in May 2018.

The public examination hearing sessions took place over one week in August 2018. Following the public hearing sessions, the examining Inspector advised the Council in a Post Hearing Advice Note sent in November 2018 that he considers the LPP2 to be a plan that could be found sound subject to a number of main modifications.

The main modifications proposed by the Inspector were agreed by the Leader of the Council and the Cabinet Member for Planning, Transport and Recycling in March 2019 and are published for public consultation from 27 March to 8 May 2019.

Regarding the weight which should be attributed to the emerging LPP2, paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states 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).

With regard to (a) above, the preparation of the LPP2 is now at a very advanced stage. The public hearing element of the examination process has been concluded and the examining Inspector has indicated that there are no fundamental issues with the LPP2 that would make it incapable of being found sound subject to the main modifications referred to above.

With regard to (b) above, those policies which are not subject to any proposed main modifications are considered to have had any objections resolved and can be afforded considerable weight. Policies that are subject to main modifications proposed by the Inspector will be given less than considerable weight. The weight to be attributed to those

individual policies shall be considered on a case by case basis considering the particular main modification required by the Inspector and the material considerations of the particular planning application, which shall be reflected in the report, as required.

With regard to (c) it is noted that the Inspector has indicated that subject to main modifications the LPP2 is fundamentally sound and therefore consistent with the relevant policies in the NPPF.

Notwithstanding the above, the starting point for determining planning applications remains the adopted policies in the Local Plan: Part 1 Strategic Policies and the Local Plan: Part 2 Saved UDP Policies 2012.

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.
BE24 Requires new development to ensure adequate levels of privacy to neighbours.
OE1 Protection of the character and amenities of surrounding properties and the local area
OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
DMHB 11 Design of New Development
DME 2 Employment Uses Outside of Designated Sites
DMT 2 Highways Impacts
DMT 6 Vehicle Parking
SPD-NO Noise Supplementary Planning Document, adopted April 2006

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

16 neighbouring properties were consulted by letter dated 19.9.19 and a site notice was displayed at the site which expired on 22.10.19.

2 letters of objection have been received raising concerns about the existing parking stress resulting from the use of the shop, the noise, disturbance and refuse storage of the existing business and the concerns about a food preparation business being out of keeping with the residential character of the area.

Internal Consultees

EPU - It is very difficult to anticipate the impact when there is minimal information. I can only assess (odour control, operating hours, external equipment noise levels and hours of operation) once the information has been submitted. In its current state the application is incomplete and can be refused but further information is essential regarding the nature and extent of the food production and related activity.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site lies within the residential area outside of any designated Employment Site as defined within the adopted Hillingdon Local plan - Saved UDP Policies (November 2012) and Emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) . Policy DME1 seeks to direct employment uses to Designated Employment Sites and Policy DME2 states:

Proposals which involve the loss of employment floorspace or land outside of designated employment areas will normally be permitted if:

- i) the existing use negatively impacts on local amenity, through disturbance to neighbours, visual intrusion or has an adverse impact on the character of the area; or
- ii) the site is unsuitable for employment reuse or development because of its size, shape, location, or unsuitability of access; or
- iii) Sufficient evidence has been provided to demonstrate there is no realistic prospect of land being reused for employment purposes; or
- iv) The new use will not adversely affect the functioning of any adjoining employment land.
- v) The proposed use relates to a specific land use allocation or designation identified elsewhere in the plan.

The existing use of the site is A1 with ancillary storage. The proposal seeks permission to replace the existing single storey extension with a new extension for use as a food preparation area (B2). The principle of a B2 use in this residential area is considered unacceptable and is discussed in the sections below.

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

Not applicable to this application.

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 which would fail to harmonise with the existing street scene or would fail to safeguard the design of the existing and adjoining sites. Policy DMHB 11 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adverse impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHB 11 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adverse impact on the amenity, daylight and sunlight of adjacent properties and open space.

Consideration is given to the difference between the existing single storey extension and outbuilding, deemed acceptable in visual terms by the Inspector in 2016 who stated:

"The Council considers that the size and bulk of the extension to be a discordant and visually intrusive feature which is harmful to the character of the area, but it appeared to me that the overall bulk and form of the extension did not appear out of place along the street frontage. The scale of the outbuilding is ancillary to the visual bulk of the main larger building on the corner and the series of buildings regress in height 'down' to the ESS. Viewed from the rear courtyard, there are already high brick walls along part of this boundary and the height of the corridor and the further length the building work complete the visual enclosure although the external appearance of the existing concrete blocks requires improvement. Likewise on the Cromwell Road frontage the external walls of the extension have been rough rendered but this finish looks incomplete. The front and rear external walls of the extension and corridor should be smooth rendered and then painted white or in a colour to match the final form of the building work currently taking place to the main building. This completion of the external elevations of the extension in this manner can be conditioned.

With the rendering and painting of the unauthorised building, I am satisfied that its presence would not be visually harmful but would make a positive contribution to the appearance of the public realm of the street scene and the more private space at the rear. I find that the building work would meet the requirements of Policy BE1 of the Hillingdon Local Plan Part One and saved Policies BE13, BE15 and BE19 of the Hillingdon Local Plan - Part Two - Saved Policies. These policies are generally consistent with the National Planning Policy Framework (the Framework) which places an emphasis on good design in new development."

The proposed replacement extension would have a similar appearance to that allowed by the Inspector. It is considered that a refusal on visual grounds could not be justified given the existing development on the site and the Inspector's comments which is a material consideration.

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.

In terms of its scale and bulk, the proposed extension would have a similar impact upon the residential amenities of neighbouring properties in terms of light, outlook and privacy as that which is built on site and allowed at appeal.

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated.

The submitted plans indicate that the extension would be laid out to provide a small store for the shop, staff toilets and changing room, production line and storage. The applicant has confirmed that the food production area is intended for use as a sandwich production plant, which would not be related to the ground floor retail unit. Given the close proximity of residential properties, and the lack of information submitted it has not been possible to assess whether the proposed use would give rise to a loss of residential amenities to occupants of nearby residential properties. The applicant was requested to provide further information and other than confirming that the use would be separate from the main ground floor element. no further information was provided. The applicant has, therefore, failed to demonstrate that unacceptable levels of noise, disturbance and odour to surrounding residential occupiers would not occur. The proposed development is considered to result in noise and disturbance to the detriment of the amenity of adjoining occupiers, contrary to Policies OE1, OE3 and OE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan 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 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards.

The applicant has confirmed. through the course of the application, that the B2 food production area is intended to be used for the production of sandwiches for despatch. The units will not be linked to the retail use of the site.

A number of concerns have been received regarding the existing parking stress in the area. The application is not supported by a Transport Assessment and no details have been

provided in terms of the scale of the operation in terms of staff, deliveries, servicing etc. The application form confirms that the proposal would not involve employment of additional staff and that vehicle parking is not relevant to the proposal. The applicant has since advised that the food production area is however intended as separate from the retail use. The proposal has not demonstrated that sufficient off street parking/manoeuvring/access/servicing arrangements would be provided, and therefore the development is considered to result in substandard car parking and servicing provision to the Council's approved car parking standard, leading to possible on-street parking/queuing to the detriment of public and highway safety and contrary to policy AM14 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) , to Hillingdon's Adopted Parking Standards as set out in the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and to policies DMT2 and DMT6 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

7.11 Urban design, access and security

The issues are addressed in the sections above.

7.12 Disabled access

No accessibility issues are raised.

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

In the event of an approvable scheme, a condition could be imposed to secure details of sustainable waste management.

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

The issues are addressed in the sections above.

7.19 Comments on Public Consultations

The issues raised through consultation are addressed in the sections above.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues raised.

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 planning permission for the erection of a single storey rear extension

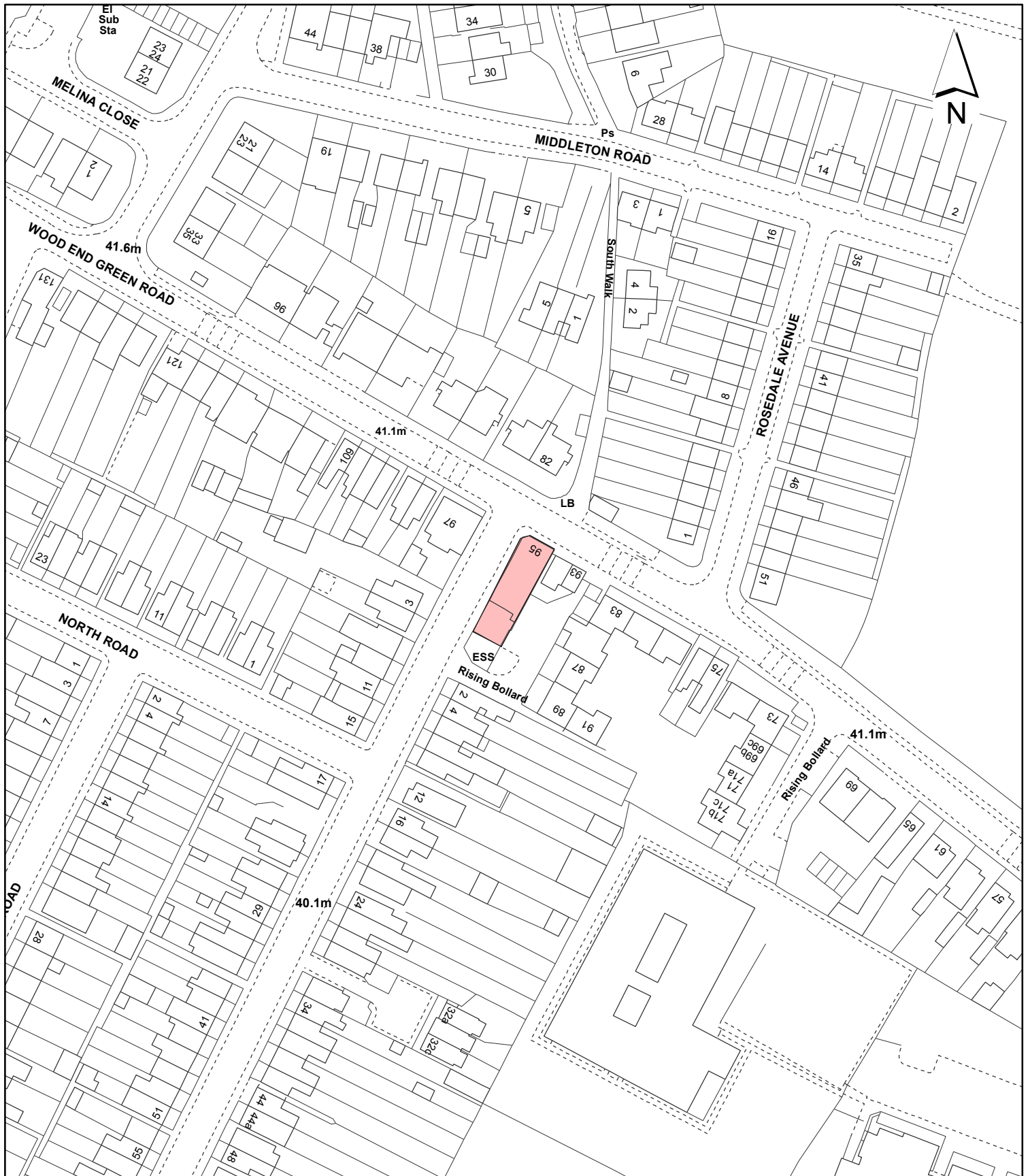
involving demolition of existing rear element and part change of use from Use Class A1 (Shops) to Use Class B2 (General Industry) for use as food preparation. The applicant has failed to demonstrate that unacceptable levels of noise, disturbance and odour to surrounding residential occupiers would not occur. Furthermore, the application fails to demonstrate that the proposal would not result in an unacceptable rise in traffic/parking in and around the application site. It is considered that the proposal would be detrimental to highway and pedestrian safety.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two London Borough Of Hillingdon Local Plan Part 2
Development Management Policies with Modifications (March 2019)
The London Plan (2016)
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

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Notes:

 Site boundary

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Site Address:

95 Wood End Green Road

Planning Application Ref:
32/APP/2019/2903

Planning Committee:
Central & South

Scale:
1:1,250

Date:
January 2020

LONDON BOROUGH OF HILLINGDON
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