

Report of the Head of Development Management and Building Control

Address: CIVIC CENTRE HIGH STREET UXBRIDGE

Development: The replacement of a failed flat roof covering (behind parapet walls); replacement of defective pv panels on a like-for-like basis. Joinery, brickwork and concrete repairs; the replacement of single glazed Crittall windows with double glazed Crittall windows. Installation of air source heat pumps to service yard, with associated screening, and removal of a suspended ceiling within the function suite, all within the Middlesex Suite.

LBH Ref Nos: 14805/APP/2023/2336

Drawing Nos: 6424-ACC-00-01-DR-A-0001 P1
6424-ACC -00-01-DR-A-2XXX
PRS/TS/SK815
Middlesex Suite Ext Paint Spec
EPC - Energy Report
CRITTALL WINDOWS NBS SPECIFICATION
Sika MonoTop 615 Product Data Sheet - R3 Classification, One-Component, Cementitious, High Build Concrete Repair and Reprofiling Low Density Mortar
Sika MonoTop 610 Product Data Sheet - CEMENTITIOUS STEEL REINFORCEMENT PRIMER & BONDING BRIDGE
PV Panel data sheet
P40220-D001
6424 1
Duralife Full Colour Guide
Duralife Colour Chart
P40220
6424-ACC-00-XX-DR-A-0210 P2
6424-ACC-00-02-DR-A-0130 P3
6424-ACC-00-01-DR-A-0100 P2
3002 01
1002 01
0031 01
0011 01 Existing roof and ground plan
W20 FW 25'11
W20D 05/21
W20 01/21
6424-ACC-22-DR-A-0010
Middlesex Suite Floor Plans

Design and access statement
Covering letter
0011 01 Existing roof plan
Ventilation spec
6424-ACC -00-01-DR-A-1XXX
TER-MA-220 Rev A

Date Plans received: 04-08-2023

Date Application valid 04-08-2023

1. SUMMARY

The application site comprises the Civic Centre on the High Street, Uxbridge. The building is Grade II listed. The proposal relates specifically to the 'Middlesex suite' and seeks planning permission to replace a failed flat roof covering, replace defective PV panels on the roof, replace single glazed Crittall windows with double glazed Crittall windows and install air source heat pumps (ASHPs) to a service yard with louvred fencing for screening. The planning application is accompanied by an application for listed building consent, which - in addition to the above - considers some additional works (including repairs and removal of a suspended ceiling) for which planning permission is not required (ref.14805/APP/2023/2337).

The proposal would result in some harm to the designated heritage asset due to the cumulative impact of the different aspects of the proposal, the visibility of the louvred fence above the existing wall of the service yard, the introduction of insulation on the flat roof and the installation of double glazed Crittall windows on the Middlesex Suite. However, there is a clear public benefit in the reduction of energy consumption and associated carbon savings that would outweigh the less than substantial harm (which has been identified as being at the lower end of the spectrum). No other significant issues are identified and the proposal is considered to comply with the development plan. Consequently, it is recommended that planning permission is granted, subject to the conditions set out below.

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**

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The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans

6424-ACC-22-DR-A-0010
6424-ACC-00-01-DR-A-0001 P1
Middlesex Suite Floor Plans
PRS/TS/SK815
TER-MA-220 Rev A (received 22-09-23)
W20 FW 25'11
W20 01/21
W20D 05/21
P40220-D001
6424-ACC-00-XX-DR-A-0210 P2
6424-ACC-00-02-DR-A-0130 P3
6424-ACC-00-01-DR-A-0100 P2
3002 01
1002 01
0031 01
0011 01 - Roof plan
0011 01 - Roof and ground plan

6424 1 - Method Statement - Concrete Repairs, Joinery Repairs, Brickwork Repairs
P40220 - FLAT ROOF REMEDIAL REFURBISHMENT SPECIFICATION

Duralife Colour Chart
Duralife Full Colour Guide
PV Panel data sheet
Sika MonoTop 610 Product Data Sheet
Sika MonoTop 615 Product Data Sheet
Ventilation spec
CRITTALL WINDOWS NBS SPECIFICATION
Middlesex Suite Ext Paint Spec

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

REASON

To ensure the development complies with the provisions of Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

3. NONSC Non Standard Condition

Full details of the proposed 2.7 metre high louvred red fencing shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun.

The fencing should match the louvred doors on the west side of the service yard.

The development shall only be carried out in accordance with the details so approved and shall thereafter be retained and maintained as such.

REASON

To preserve the setting of a listed building in accordance with Policy DMHB 2 of the Hillingdon Local

Plan Part 2 (2020).

4. NONSC Non Standard Condition

Full details of the proposed Crittall windows shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun. Note: The colour of the replacement Crittall windows shall match the existing Crittall windows.

The development shall only be carried out in accordance with the details so approved and shall thereafter be retained and maintained as such.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy DMHB 2 of the Hillingdon Local Plan Part 2 (2020).

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).

I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan (2021) and national guidance.

DMEI 10	Water Management, Efficiency and Quality
DMEI 2	Reducing Carbon Emissions
DMEI 9	Management of Flood Risk
DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 2	Listed Buildings
DMT 6	Vehicle Parking
DMTC 1	Town Centre Development
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D8	(2021) Public realm
LPP HC1	(2021) Heritage conservation and growth

NPPF12	NPPF 2021 - Achieving well-designed places
NPPF16	NPPF 2021 - Conserving & enhancing the historic environment
NPPF2	NPPF 2021 - Achieving sustainable development
NPPF4	NPPF 2021 - Decision-Making
NPPF7	NPPF 2021 - Ensuring the vitality of town centres

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises the Civic Centre on the High Street, Uxbridge. The building is Grade II listed.

The Civic Centre is sited on an irregularly-shaped corner plot, between the High Street to the approximate north, and the curving dual-carriageway of Hillingdon Road to the east and south. The building is accessed across a large square which opens up from the High Street. The main entrance is to the south of the square. Behind, the council offices have a diamond-shaped footprint and a stepped profile of three and four storeys, set over a semi-basement car park. To the east of the square, connected behind the main entrance, is a second, more irregularly shaped part of the complex. This contains the council chamber, civic suite and registry office, and also has parking beneath.

This application is focused on the Middlesex Suite, situated in the south eastern part of the Civic Centre site. The Middlesex Suite is the remaining part of the Middlesex County Council offices of 1939 by C G Stillman and is described in more detail at section 7.07 of this report (below).

The application site is not located within a designated Conservation Area, albeit the Old Uxbridge / Windsor Street Conservation Area lies beyond the Civic Centre to the north. The site lies within the designated Town Centre of Uxbridge.

3.2 Proposed Scheme

The proposal seeks to (i) replace a failed flat roof covering on the Middlesex Suite, (ii) replace defective PV panels on the roof, (iii) replace single glazed Crittall windows with double glazed Crittall windows, and (iv) install ASHPs to the service yard with louvred fencing for screening.

The planning application is accompanied by an application for listed building consent (also on this committee agenda) for the proposed external and internal works to the Grade II listed building (ref.14805/APP/2023/2337). The Listed Building Consent application also includes additional works that do not require planning permission, including joinery, brickwork and concrete repairs, and the removal of a suspended ceiling within the function suite.

Amended plans and additional information have been received during the course of this application in response to comments from the Council's Conservation Officer.

Clarification has been provided in regard to references within the application to secondary glazing, there will be none with this application and the reference has been removed from the application description.

3.3 Relevant Planning History

14805/APP/2023/2337 Civic Centre High Street Uxbridge

The replacement of a failed flat roof covering (behind parapet walls); replacement of defective pv panels on a like-for-like basis. Joinery, brickwork and concrete repairs; the replacement of single glazed Crittall windows with double glazed Crittall windows. Installation of air source heat pumps to service yard, with associated screening, and removal of a suspended ceiling within the function suite, all within the Middlesex Suite. (Application for Listed Building Consent).

Comment on Relevant Planning History

Relevant history listed above.

4. Planning Policies and Standards

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan Part 1 - Strategic Policies (2012)
The Local Plan Part 2 - Development Management Policies (2020)
The Local Plan Part 2 - Site Allocations and Designations (2020)
The West London Waste Plan (2015)
The London Plan (2021)

The National Planning Policy Framework (NPPF) (2021) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.HE1 (2012) Heritage

PT1.BE1 (2012) Built Environment

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Part 2 Policies:

- DMEI 2 Reducing Carbon Emissions
- DMEI 9 Management of Flood Risk
- DMEI 10 Water Management, Efficiency and Quality
- DMHB 1 Heritage Assets
- DMHB 2 Listed Buildings
- DMHB 11 Design of New Development
- DMHB 12 Streets and Public Realm
- DMHB 14 Trees and Landscaping
- DMTC 1 Town Centre Development
- DMT 6 Vehicle Parking
- NPPF2 NPPF 2021 - Achieving sustainable development
- NPPF4 NPPF 2021 - Decision-Making
- NPPF7 NPPF 2021 - Ensuring the vitality of town centres
- NPPF12 NPPF 2021 - Achieving well-designed places
- NPPF16 NPPF 2021 - Conserving & enhancing the historic environment
- LPP HC1 (2021) Heritage conservation and growth
- LPP D3 (2021) Optimising site capacity through the design-led approach
- LPP D8 (2021) Public realm

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date: **27th September 2023**

5.2 Site Notice Expiry Date: **19th September 2023**

6. Consultations

External Consultees

102 neighbouring properties and The Mall Pavilions were consulted by letter dated 23rd of August 2023,

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which expired on the 14th of September 2023. No representations were received.

Internal Consultees

Conservation Officer and Access Officer were consulted on 23rd of August 2023.

ACCESS OFFICER

I have considered the detail of this planning application and consider this proposal to have no impact on accessibility.

CONSERVATION OFFICER

The application will have some impact, the roof level will rise with insulation, the new PV panels will be closer to the south elevation, a large new ASHP will be installed on the roof and the Crittall windows will be replaced with double glazed Crittall windows with trickle vents at the top. There will be a cumulative impact, but this is at a relatively low level and should be balanced against the public benefits of reducing the energy consumption of the building while using environmentally sustainable energy sources.

Prior to approval additional information needs to be supplied as follows to avoid conditions:

- Full product details on the roof covering and thermal insulation with a cross sectional drawing
- Full product details on the replacement PV panels
- Full product details on the ASHP
- Method statement for the proposed repairs to joinery, brickwork and concrete

Some clarification is also needed on the following internal works:

- The internal secondary glazing
- The suspended ceiling within the function suite
- Replacement Crittall windows

Following the receipt of additional information, the Conservation Officer was re-consulted and provided further comments on the 25th of September 2023, as follows:

The applicants have now supplied all the necessary information.

There is some harm with this application due to the cumulative impact of the different aspects of the proposal, the visibility of the louvred fence above the existing wall of the service yard, the introduction of insulation on the flat roof and double glazed Crittall windows on the Middlesex Suite.

The applicants have worked with conservation to reduce this impact so that the harm identified would be less than substantial at the lower end requiring the NPPF 202 test to be applied. It would seem that there is a clear public benefit in the reduction of energy consumption and consequently cost and carbon emissions that would outweigh the less than substantial harm identified at the lower level.

Suggest approval with conditions.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located in the developed area of the Borough, within the designated Town Centre. The

proposals relate to the Civic Centre and the improvement of a public building to increase energy efficiency. The proposed alterations and replacements are considered acceptable in principle subject to compliance with other relevant policies as set out in this report.

7.02 Density of the proposed development

Not applicable.

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

The impacts on the listed building, the conservation area and the appearance of the area are addressed in section 7.07 of this report.

7.04 Airport safeguarding

Not applicable.

7.05 Impact on the green belt

Not applicable.

7.07 Impact on the character & appearance of the area

This section of the report considers the street scene and character impact of the development, including the impact on heritage assets.

POLICY CONTEXT:

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a statutory duty on Local Planning Authorities requiring that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The NPPF at Chapter 16, places great importance on the protection of heritage assets. Of particular relevance to this development proposal are the following two paragraphs:

'199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

'202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Policy HC1 of the London Plan (2021) states, inter alia, that 'development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.'

Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that the Council will conserve and enhance Hillingdon's distinct and varied environment, its settings and

the wider historic landscape (including locally and statutorily Listed Buildings, Conservation Areas, Areas of Special Local Character and Archaeological Priority Zones and Areas), and encourage the reuse, modification and regeneration of historic assets.

Policy DMHB 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that the Council will expect development proposals to avoid harm to the historic environment and to prevent the loss of significance or harm to the character, appearance and setting of heritage assets.

Policy DMHB 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) will only permit developments that retain the significance and value of Listed Buildings whilst being appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. In addition, any alterations or additions to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship.

ASSESSMENT:

The proposal is part of a broader scheme of carbon reduction of the Civic Centre as part of the London Borough of Hillingdon's 2030 Net Zero Carbon commitment.

This application is focused on the Middlesex Suite which is the remaining part of the Middlesex County Council offices of 1939 by C G Stillman. It is built in a Moderne style with a flat roof, deep projecting semi-circular wings and wide multi-pane steel windows. Whilst it is not given as the reason for listing the building, it is referenced within the list description and contributes to the architectural and historic interest of the Civic Centre. The Middlesex Suite is therefore part of the listing but would not be regarded as the building phase of greatest significance within the building. The interior of the building (that is, those areas enclosed on all sides) is not of special architectural or historic interest.

The application proposes a replacement of the failed flat roof covering, as a result, the roof level will rise with insulation and the replacement PV panels will be closer to the south elevation behind the parapet walls. Full product details of the roof covering and thermal insulation with a cross sectional drawing and details on the replacement PV panels have been provided and found to be acceptable by the Council's Conservation Officer.

The proposed roof replacement also involved the implementation of Air Source Heat Pumps (ASHPs) on the roof. Following consultation with the Conservation Officer, the ASHPs have been moved to the service yard on the east side of the Middlesex Suite. As the ASHPs would be taller than the existing boundary wall, they are proposed to be surrounded by 2.7 metre high louvred red fencing, which will match the louvred doors on the west side of the service yard. There will be a small visual impact from the visibility of the louvred fencing above the wall, however this would be reversible and the wall itself will be unaltered, as will the small adjacent gas building which will remain accessible. The proposals in respect of the ASHPs are considered acceptable, subject to the inclusion of a condition requiring submission of details of the proposed boundary fencing. This condition has been included in the recommendation (condition no. 3).

In addition, the application proposes the replacement of Crittall windows on all elevations, with double glazed Crittall windows with trickle vents at the top. The detailed drawings of the replacement windows are not yet available and as a result would be subject to a condition ensuring they are submitted for prior approval (condition no. 4). The colour of the replacement windows is proposed to match existing and this requirement has been stated in condition 4.

The elements of the scheme that require only Listed Building Consent (not planning permission) are considered separately in the report for application reference 14805/APP/2023/2337.

It is considered that cumulatively, the proposals would result in some harm to the fabric and setting of the grade II listed building, in particular the visibility of the louvred fence above the existing wall of the service yard, the introduction of insulation on the flat roof and insertion of double glazed Crittall windows on the Middlesex Suite.

The applicant has worked with Officers (including the Council's Conservation Officer) in order to minimise the impact of the proposals on the building and its setting. It is concluded that the resulting harm would be 'less than substantial' at the lower end of the spectrum, requiring the NPPF paragraph 202 test (detailed above) to be applied. It is considered that there is a clear public benefit in the reduction of energy consumption, the associated reduction in carbon emissions and greater efficiencies in maintaining the public building. It is considered that the clear public benefits outweigh the identified less than substantial harm.

The proposed works would be visible from the public realm (including adjacent open space), however in light of their minor nature and the considerations set out above (including recommended planning conditions), the proposal would have an acceptable impact on the streetscene and would be considered to preserve the character and appearance of the area. Given the location of the proposed works, it is considered that there would be no harm to the significance of the nearby designated Conservation Area.

Having regard to the above, it is considered that the proposal would have an acceptable impact on the character and appearance of the area and that the less than substantial harm caused to the fabric and setting of the Grade II listed building would be outweighed by the public benefits of the scheme. Consequently, the proposal is considered to accord with Policies HE1 and BE1 of the Hillingdon Local Plan Part 1 (November 2012), Policies DMHB 1, DMHB 2, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policies D3 and HC1 of the London Plan, and Chapters 12 and 16 of the National Planning Policy Framework (2021).

7.08 Impact on neighbours

Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) states that all new development should seek to protect the amenity of surrounding land and buildings, particularly residential properties.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Given the nature of the proposal and the separation from residential properties, it is considered that the proposal would not adversely affect the amenities of neighbouring occupiers, in accordance with Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

7.09 Living conditions for future occupiers

Not applicable.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The parking provision and traffic generation would remain unaffected by the proposal, in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020). Furthermore, the Highways Officer has no objections to the proposal.

7.11 Urban design, access and security

Discussed where relevant in other sections of this report.

7.12 Disabled access

It is noted that the Council's Access Officer raises no objections to the proposal. No access issues are considered to be raised.

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, landscaping and Ecology

Not applicable.

7.15 Sustainable waste management

Not applicable.

7.16 Renewable energy / Sustainability

The proposal would make a positive contribution in terms of sustainability, as it would improve the energy efficiency of the Middlesex Suite.

7.17 Flooding or Drainage Issues

Not applicable.

7.18 Noise or Air Quality Issues

Given the siting of the ASHP units and the distance to neighbouring residential properties, no harmful noise impacts would be considered to arise from the proposals.

7.19 Comments on Public Consultations

None received.

7.20 Planning obligations

Not applicable.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

No other significant issues are raised having regard to the nature of the proposed works.

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 set out in this report, it is considered that the proposed development would comply with national, regional, and local planning policies and guidance. Therefore, it is recommended that the application be approved.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)

The London Plan (2021)

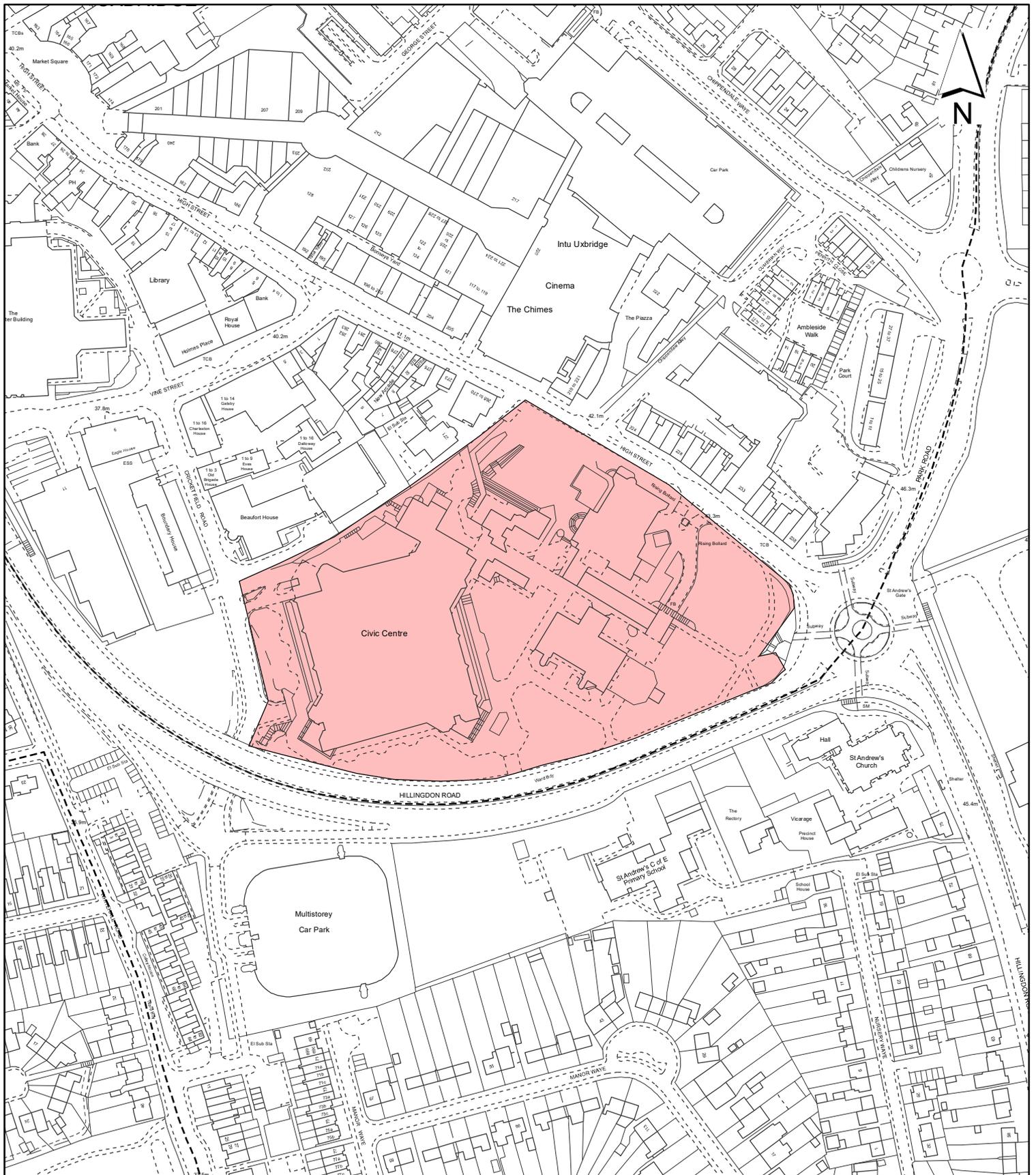
National Planning Policy Framework (2021)

Contact Officer:

Emilie Bateman

Telephone No:

01895 250230



Notes:

 Site boundary

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Site Address:

Civic Centre

Planning Application Ref:

14805/APP/2023/2336

Planning Committee:

Borough

Scale:

1:2,500

Date:

October 2023

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111



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