

Report of the Head of Development Management and Building Control Planning Committee Report

Case Officer: **Rhian Thomas**

31877/APP/2025/2771

Date Application Valid:	07-11-25	Statutory / Agreed Determination Deadline:	20-02-26
Application Type:	Full	Ward:	West Drayton

Applicant: **Tesco Stores Ltd**

Site Address: **30-34 Station Road, West Drayton UB7 7BZ**

Proposal: **Infilling of existing ATM aperture area, fenestration changes including the replacement of a bay window with an automatic sliding door and replacing existing single swing door with fixed shopfront glazing**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 3 of the Planning Scheme of Delegation (Petition received)**



Summary of Recommendation:

GRANT planning permission subject to the conditions set out in Appendix 1.

1 Executive Summary

- 1.1 The application seeks planning permission for the Infilling of existing ATM aperture area, fenestration changes; including the replacement of a bay window with an automatic sliding door and replacing existing single swing door with fixed shopfront glazing.
- 1.2 During the process of the application, a petition with 92 valid signatures in objection to the development was received, resulting in the determination at planning committee. The main issues raised, which shall be addressed within this committee report, relate to the overconcentration of similar stores, highway safety, parking concerns, delivery management, opening hours, the sale of alcohol and neighbouring impact.
- 1.3 It is important to note that the assessment of this application is restricted to the proposal set out within the description of development, therefore members are advised that they are only able to consider the alterations to the shop front. The change from a former bank (Class E(c)) to a retail use (Class E(a)) falls wholly within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended), therefore planning permission is not required as the movement between these two Class E uses is permitted development. As such, many of the objections raised, whilst noted, are not material to the determination of this application.
- 1.4 Whilst the change in operator may result in operational changes to matters such as servicing and deliveries these are not material considerations which can be included within the assessment of the shop front changes. Members should also note that the use of planning conditions to control matters outside of the scope of the assessment (the shop front changes) would not meet the relevant tests set out within paragraph 58 of the NPPF (2024).
- 1.5 The committee report seeks to provide a comprehensive assessment of the full planning application and supporting documentation. All material planning matters have been considered.
- 1.6 It is recommended that planning permission is granted subject to conditions (Appendix 1) by virtue that the development would not have a significant impact

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on the amenities of neighbouring properties, nor would it harm the character and appearance of the existing property and surrounding area. It also would not have a harmful impact on the highway network.

2 The Site and Locality

- 2.1 The application site is located on the corner of Station Road and Ferrers Avenue in West Drayton. The site is located within the Primary Shopping Area of the Yiewsley and West Drayton district centre boundary.
- 2.2 The building was last in use as a bank premises on the ground floor of the three-storey building with its main entrance on Station Road and a small forecourt on the return frontage on Ferrers Avenue.
- 2.3 The area is not designated for any special protection and is over 300 metres to the north of the nearby West Drayton Green Conservation Area.

The site has a PTAL ranking of 3.

Figure 1: Location Plan (application site edged red)



Figures 2 & 3: Street View Images of the Application Property



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3 Proposal

- 3.1 Planning permission is sought for the infilling of existing ATM aperture area, fenestration changes including the replacement of a bay window with an automatic sliding door and replacing existing single swing door with fixed shopfront glazing.
- 3.2 There is no change of use proposed as part of this application.

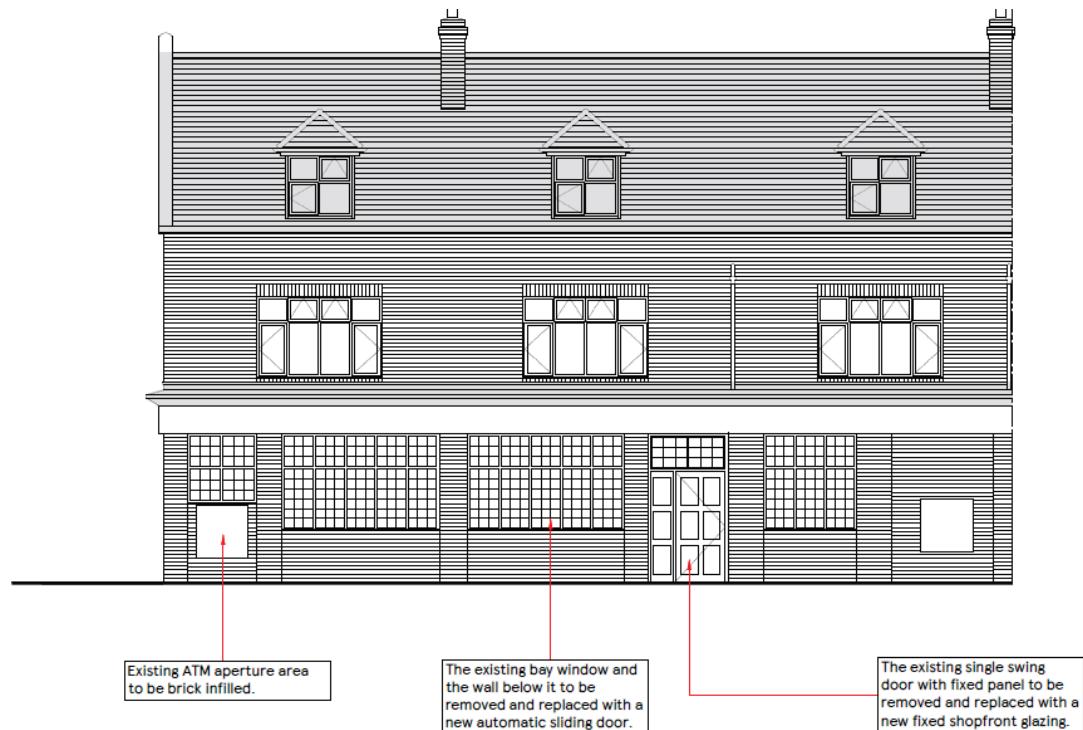
Figure 4: Existing Plan (please note – larger version of plan can be found in the Committee Plan Pack)



Figure 5: Proposed Plan



Figure 6: Existing Front Elevation



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Figure 7: Proposed Front Elevation



4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2.
- 4.2 A full planning application for the 'Installation of new plant solution and boundary treatment to rear of store' is currently under consideration under reference 31877/APP/2025/2768.
- 4.3 An advertisement consent application for the 'Installation of 2no. internally illuminated fascia signs, 1no. non-illuminated fascia sign, 1no. non-illuminated projecting sign, 1no. dibond ATM wrap and 1no. dibond Graphic. *revised description*' has recently been approved under reference 31877/ADV/2025/48 dated 08-01-26.

5 Planning Policy

- 5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

6 Consultations and Representations

6.1 17 neighbouring properties were consulted on the application by letter dated 13-11-25 and 14-11-25. The consultation period expired 05-12-25.

6.2 A petition with 92 valid signatures has been received in objection to the proposed development.

6.3 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
A Petition of 92 valid signatures has been received in objection to the development. A Cllr has also objected to the development.	1. The development will impact the small businesses. There is a Tesco on Station Road, Big Tesco, Aldi and Iceland. (Overconcentration)	The proposed development is for shop front alterations and does not involve a material change of use. The issue of market competition or the number of similar operators in an area is not a material planning consideration. Planning legislation does not regulate the commercial presence of specific retailers, nor does it seek to control competition between businesses. The assessment of the current application must be confined to the planning merits of the proposed physical works.
2 letters in favour of the development have been received, and 20 letters of objection have been received.	I. In favour of a local Tesco, however, can an ATM machine be installed instead of bricking it up.	Whilst this is noted, this does not form part of the proposed development.
	II. It will be nice to have a decent shop instead of	This is noted.

	a take-away or barber/nail shop.	
	III. Concerns regarding parking, delivery management, congestion, air quality and highway/pedestrian safety.	<p>These comments are noted; however, the proposed development relates solely to shop front alterations. As the change from a former bank (Class E(c)) to a retail use (Class E(a)) falls wholly within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended), planning permission is not required as the movement between these two Class E uses is permitted development. As such, these issues are not material to the determination of the application. The change from a former bank to a retail unit does not require planning permission, and no existing conditions restrict the use's operation. Accordingly, these concerns cannot be addressed through this application, as they fall outside the scope of what is being assessed and cannot lawfully be controlled through the imposition of planning conditions.</p> <p>Parking and highway safety matters are discussed at paragraphs 7.15-7.20 of this report.</p>
	IV. Concerns regarding impact to neighbouring amenities (noise, disturbance, light pollution).	<p>This is discussed at paragraphs 7.11-7.14 of this report.</p>

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	<p>V. Overconcentration of Tesco stores/supermarkets in local area. The impact on local pubs, restaurants etc needs to be considered.</p>	<p>These comments are noted. However, the issue of market competition or the number of similar operators in an area is not a material planning consideration. Planning legislation does not regulate the commercial presence of specific retailers, nor does it seek to control competition between businesses. The assessment of the current applications must be confined to the planning merits of the proposed physical works. As these works do not affect retail diversity, vitality or viability; objections relating to the concentration of Tesco stores cannot be afforded weight in the determination of the application.</p>
	<p>VI. Concerns over opening hours, the sale of alcohol, littering and anti-social behaviour.</p>	<p>The proposed development is for shopfront alterations. There is no change to the opening hours proposed within this application. Nonetheless there are no existing conditions to restrict the use's operation.</p> <p>A number of objections refer to concerns regarding the potential sale of alcohol from the retail unit and the associated licensing hours. These matters fall under the remit of the separate Licensing Act 2003 and are not regulated through the planning system. As such this has not been discussed further.</p>

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		Furthermore, the proposed operational works do not introduce any features that would reasonably be expected to give rise to anti-social behaviour.
	/II. The statutory consultation period has not been adhered to.	<p>In relation to the consultation period. The Local Planning Authority has followed the statutory requirements set out in Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order. These regulations require publicity for this type of application to be carried out either:</p> <p>(a) by site display in at least one place on or near the land to which the application relates for not less than 21 days; or</p> <p>(b) by serving the notice on any adjoining owner or occupier.</p> <p>In this case, the adjoining neighbours and those who would be directly affected by the proposal; were consulted by letter for 21 days dated 13/11/25 and 14/11/25.</p>
	III. Concerns regarding lack of engagement, unfair, unethical and unprofessional behaviour.	The concerns raised regarding communication and engagement are noted. All representations received through the formal consultation process have been logged and taken into account in the assessment of this application. While officers aim to respond to enquiries

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		<p>where possible, the statutory planning process relies on comments being submitted through the designated consultation channels so they can be recorded and considered transparently.</p> <p>Issues relating to communication outside of the formal consultation process do not affect the validity of the application or its determination. Procedural fairness in planning is met through public notification, the availability of plans and documents, and the opportunity for any interested party to submit representations. The comments provided by the resident have been fully considered as part of the assessment, and this report addresses the material planning issues relevant to the proposal.</p>
	<p>IX. Increased noise and disturbance and activity would affect residential amenity.</p>	<p>An assessment of the impact of the proposed development on the amenity of neighbouring properties has been made at paragraphs 7.11-7.14 of this report.</p>
	<p>X. The development conflicts with adopted planning policies.</p>	<p>The application has been assessed against all relevant local, national and regional planning policies throughout this committee report.</p>

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
<p>Highway Authority:</p> <p>The proposed works include the infilling of an existing ATM aperture, fenestration alterations such as replacing a bay window with an automatic sliding door and substituting an existing single swing door with fixed storefront glazing.</p> <p>These changes are confined to the building's façade and do not affect the public highway, access arrangements or pedestrian safety. There is no alteration to the existing pedestrian access points, nor any impact on traffic flow or highway capacity.</p> <p>Accordingly, the Highway Authority considers that the proposal as described has no highway implications and raises no objection on highway grounds.</p>	This is noted
<p>Access Officer:</p> <p>No accessibility concerns are raised, subject to the following condition attached to any approval: The revised entrance arrangement hereby approved shall ensure that step-free access for wheelchair users is achieved from the public footway, via a doorway width of no less than 1000mm, with all such features remaining in place for the life of the building.</p> <p>REASON: To ensure an Accessible and Inclusive development for everyone in accordance with London Plan Policy D5.</p>	This is noted and the condition has been added.

7 Planning Assessment

Principle of Development

7.1 Policy DMTC 1 states:

- A) The Council will support 'main town centre uses' where the development proposal is consistent with the scale and function of the centre. Town centre development will need to demonstrate that: i) adequate width and depth of floorspace has been provided for the town centre uses; and ii) appropriate servicing arrangements have been provided.
- B) Residential use of ground floor premises in primary and secondary shopping areas and in designated parades will not be supported.

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C) Proposals for 'main town centre uses' in out of centre locations will only be permitted where there is no harm to residential amenity.

7.2 Policy DMTC 2 states that:

- A) In primary shopping areas, the Council will support the ground floor use of premises for retail, financial and professional activities and restaurants, cafes, pubs and bars provided that:
 - i) a minimum of 70% of the frontage is retained in Use Class A1;
 - ii) Use Class A5 hot food takeaways are limited to a maximum of 15% of the frontage;
 - iii) the proposed use will not result in a separation of more than 12 metres between A1 retail uses; and
 - iv) the proposed use does not result in a concentration of non retail uses which could be considered to cause harm to the vitality and viability of the town centre.

7.3 The application site lies within a primary shopping area and within a District Centre.

7.4 The proposed development relates solely to shop front alterations. As the change from a former bank (Class E(c)) to a retail use (Class E(a)) falls wholly within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended), planning permission is not required as the movement between these two Class E uses is permitted development.

7.5 The development would not result in the loss of a retail unit and would maintain the viability of the area given it would prevent a large unit from remaining vacant. As such, the development is compliant with Policies DMTC 1 and DMTC 2. Therefore, the principle of development is acceptable.

Design / Impact on the Character and Appearance of the Area

7.6 The proposed development involves alterations to the shopfront including infilling the existing ATM aperture area, fenestration changes including the replacement of a bay window with an automatic sliding door and replacing existing single swing door with fixed shopfront glazing.

The proposed installation of automatic doors would result in the removal of the existing bay window feature. Whilst it is considered that the existing bay window is an attractive feature, it is noted that there is a second bay window which would remain in place noting to the original architecture of the building. As such, it is not considered that the proposed changes would be significantly harmful to the character of the original building. In addition to this, it would allow the building to become more accessible to the public which weighs in favour of the scheme.

7.7 The automatic doors would be finished in Anthracite RAL 7016 and the existing single swing door with fixed panel is to be removed and replaced with new fixed shopfront glazing. The existing ATM aperture would be removed and infilled with brick. The proposed materials would not cause harm to the character and appearance of the surrounding area given the largely commercial setting. A

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condition has been added to ensure the proposed brickwork matches existing materials.

7.8 Overall, the proposed development would comply with Policy DMHB 11, DMHB 12 and DMHB 13 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Figures 8 & 9: Photographs of the front of the site





Residential Amenity

7.9 Given the town centre location of the site and the mix of commercial uses in the locality, the proposed alterations to the shopfront would not be detrimental to the amenities of neighbouring properties in terms of loss of light, loss of outlook, overbearing impact or loss of privacy.

7.10 The development would not result in a material change of use and as such it is not considered there would be any additional harmful noise, disturbance or light pollution.

7.11 Anti-social behaviour arising from the sale of alcohol is not a material planning consideration and would be dealt with under separate legislation.

7.12 The proposal would be compliant with Policy D6 of the London Plan (2021) and Policies BE 1 and DMHB 11 of the Hillingdon Local Plan.

Highways and Parking

7.13 The proposed works include the infilling of an existing ATM aperture, fenestration alterations such as replacing a bay window with an automatic sliding door and substituting an existing single swing door with fixed shopfront glazing.

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7.14 These changes are confined to the building's facade and do not affect the public highway, access arrangements or pedestrian safety. There is no alteration to the existing pedestrian access points, the façade changes would not result in an impact to traffic flow or highway capacity. As detailed within other relevant sections of this report, it should be noted that there is no change of use proposed as part of this application. The former occupier of the ground floor unit was Lloyds Bank which operates under Class E(c) and the proposed changes would facilitate the unit as a Tesco's store which operates under Class E(a). As both the existing (financial/professional services) and proposed (retail) uses are contained within the same use class, the change constitutes permitted development and therefore does not require planning permission.

7.15 A number of objections have been received by local residents raising concerns regarding highway and pedestrian safety, the management of deliveries, and the potential operational impacts associated with the anticipated future occupier. While these concerns are acknowledged, they relate to the general operation of the retail unit, rather than to the alterations to the shopfront that form the subject of this application. Matters such as delivery schedules, customer footfall, servicing and store management are not material to the assessment of this proposal, given that the use of the premises is not changing. Given that there is no change of use proposed the use of conditions to control opening times, vehicle movements, servicing and deliveries would not meet the relevant test set out in paragraph 58 of the NPPF (2024).

7.16 The proposed alterations are to the shopfront only and do not encroach onto the public highway. It does not alter existing vehicular or pedestrian access arrangements.

7.17 Accordingly, the Highway Authority considers that the proposal as described has no highway implications and raises no objection on highway grounds.

7.18 Overall, the development would comply with Policies DMT 1 and DMT 2 of the Local Plan Part 2 (2020) and Policy T4 of the London Plan (2021).

Noise

7.19 The proposed development would not increase noise levels at the site and as such no noise related concerns are raised.

Air Quality

7.20 The site lies within the Hillingdon Air Quality Management Area and Focus Area; however, the proposal raises no significant issues in this regard due to the nature of the proposed development (shopfront alterations).

Accessibility

7.21 Policy D5 of the London Plan (2021) states development proposals should be convenient and welcoming with no disabling barriers.

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7.22 Policy DMHB 13 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that new shopfronts must be designed to allow equal access for all users.

7.23 The proposed development has been reviewed by the Council's Access Officer that has raised no accessibility concerns subject to a condition requiring step free access for wheelchair users is achieved from the public footway, via a doorway width of no less than 1000mm. No further concerns are raised by the Access Officer. The appropriate condition has been added.

Biodiversity Net Gain

7.24 The proposed development would fall under the de-minimis exemption, and as such, no further information regarding BNG is required.

Land Contamination

7.25 The application site lies on potentially contaminated land, however given the minor works proposed, it is not considered that any additional information is required.

8 Other Matters

Human Rights

8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

Local Finance Considerations and CIL

Not applicable. The proposed development is not CIL liable.

9 Conclusion / Planning Balance

9.1 To conclude, the proposed development is solely for alterations to the shop front. There is no change of use proposed as the change from a former bank (Class Ec)

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to a retail use (Class Ea) falls wholly within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended), therefore planning permission is not required as the movement between these two Class E uses is permitted development.

- 9.2 The proposed development is considered to have an acceptable impact on the character and appearance of the existing property and surrounding area. It is not considered to cause harm to the amenities of neighbouring residents, nor would it impact highway safety.
- 9.3 The proposal is considered to comply with the Development Plan, and no material considerations indicate that a contrary decision should be taken. Consequently, the application is recommended for approval subject to the conditions set out in Appendix 1.

10 Background Papers

Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingdon.gov.uk.

APPENDICES

Planning Application

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Appendix 1: Recommended Conditions and Informatives

Conditions

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:

Location Plan

02_WEST_02F

03_WEST_03D

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 Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

3. NONSC Non Standard Condition

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the materials specified on the approved plans only and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4. NONSC Step Free Access

The revised entrance arrangement hereby approved shall ensure that step-free access for wheelchair users is achieved from the public footway, via a doorway width of no less than 1000mm, with all such features remaining in place for the life of the building.

REASON

To ensure an Accessible and Inclusive development for everyone in accordance with London Plan policy D5.

Informatics

1.

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

2. I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

- A. Demolition and construction works 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. I47 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 or 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.

Appendix 2: Relevant Planning History

31877/A/82/9037 Lloyds Bank, 30-34 Station Road West Drayton
Installation of internally illuminated sign.
Decision: 09-06-1982 Approved

31877/ADV/2003/40 Lloyds Bank, 30-34 Station Road West Drayton
INSTALLATION OF INTERNALLY ILLUMINATED PROJECTING SIGN
Decision: 21-05-2003 Approved

31877/ADV/2004/73 Lloyds Tsb Bank Plc, 30 - 34 Station Road West Drayton
INSTALLATION OF ONE INTERNALLY ILLUMINATED CASHPOINT (ATM) FASCIA SIGN
Decision: 05-10-2004 Approved

31877/ADV/2006/101 34 Station Road West Drayton
INSTALLATION OF TWO INTERNALLY ILLUMINATED PROJECTING BOX AND ONE FASCIA SIGNS
Decision: 11-01-2007 Refused

31877/ADV/2007/30 34 Station Road West Drayton
INSTALLATION OF INTERNALLY ILLUMINATED FASCIA AND TWO PROJECTING SIGNS ON FRONT AND SIDE ELEVATIONS
Decision: 26-04-2007 Approved

31877/ADV/2013/21 Lloyds Tsb Bank Plc, 30 - 34 Station Road West Drayton
Installation of 3 internally illuminated fascia signs, 1 non-illuminated fascia sign, 3 internally illuminated hanging signs and 1 illuminated ATM surround
Decision: 30-05-2013 Approved

31877/ADV/2025/48 30-34 Station Road West Drayton
Installation of 2no. internally illuminated fascia signs, 1no. non-illuminated fascia sign, 1no. non-illuminated projecting sign, 1no. dibond ATM wrap and 1no. dibond Graphic. *revised description*
Decision: 08-01-2026 Approved

31877/APP/2000/2212 Lloyds Tsb Bank Plc, 30 - 34 Station Road West Drayton

INSTALLATION OF A 1.2 METRE DIAMETER SATELLITE DISH

Decision: 05-01-2001 Approve Limited
Time

31877/APP/2003/3 Lloyds Bank, 30-34 Station Road West Drayton

RENEWAL OF PLANNING PERMISSION REF. 31877/APP/2000/2212 DATED
05/01/2002; INSTALLATION OF A 1.2 METRE DIAMETER SATELLITE DISH

Decision: 18-02-2003 Approved

31877/APP/2004/2242 Lloyds Tsb Bank Plc, 30 - 34 Station Road West Drayton

INSTALLATION OF 1 ADDITIONAL CASHPOINT MACHINE IN FRONT ELEVATION
(FACING STATION ROAD)

Decision: 27-09-2004 Approved

31877/APP/2020/1158 Lloyds Tsb Bank Plc, 30 - 34 Station Road West Drayton

Installation of security mesh enclosure to external fire escape stair, low post and rail fencing to match existing and security fencing at first floor roof level

Decision: 28-05-2020 Refused

31877/APP/2025/2768 30-34 Station Road West Drayton

Installation of new plant solution and boundary treatment to rear of store.

31877/B/82/0622 Lloyds Bank, 30-34 Station Road West Drayton

Installation of cast dispensing machine.

Decision: 12-05-1982 Approved

31877/D/93/0928 Lloyds Bank, 34 Station Road West Drayton

Installation of an automatic teller machine and new window

Decision: 09-08-1993 Approved

31877/E/93/3065 Lloyds Bank, 34 Station Road West Drayton

Installation of internally illuminated logo signs, cashpoint signs and alterations to existing projecting box signs

Decision: 10-08-1993 Approved

31877/F/93/3149 Lloyds Bank, 34 Station Road West Drayton

Installation of internally illuminated fascia signs

Decision: 17-01-1994 Approved

31877/G/94/3140 Lloyds Bank, 30-34 Station Road West Drayton

Installation of replacement halo signage at first floor level

Decision: 06-02-1995 Approved

31877/H/98/3094 30-34 Station Road West Drayton

Installation of internally illuminated projecting box sign and two fascia signs with internal and halo illumination

Decision: 28-10-1998 Approved

31877/J/99/0027 34 Station Road West Drayton

Installation of cashpoint machine

Decision: 09-02-1999 Approved

43819/APP/2002/1130 30 Station Road Cowley Uxbridge

ERECTION OF A PART SINGLE STOREY, PART TWO STOREY REAR EXTENSION

Decision: 09-07-2002 Approved

Appendix 3: List of Relevant Planning Policies

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 13 Shopfronts

DMTC 1 Town Centre Development

DMT 2 Highways Impacts

DMT 5 Pedestrians and Cyclists

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D5 (2021) Inclusive design

LPP HC1 (2021) Heritage conservation and growth

NPPF12 -24 NPPF12 2024 - Achieving well-designed places