

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

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| Case Officer: Rhian Thomas | 31877/APP/2025/2768 |
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| 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: **Installation of new plant solution and boundary treatment to rear of store.**

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 installation of new plant solution and boundary treatment to the rear of store.
- 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 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 should only consider the installation of new plant solution and boundary treatment to the rear of the store. The change from a former bank (Class Ec) 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. As such, many of the objections raised 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 plant equipment and boundary treatment. Members should also note that the use of planning conditions to control matters outside of the scope of the assessment (the provision of plant equipment and boundary treatments) 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 considerations 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 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.

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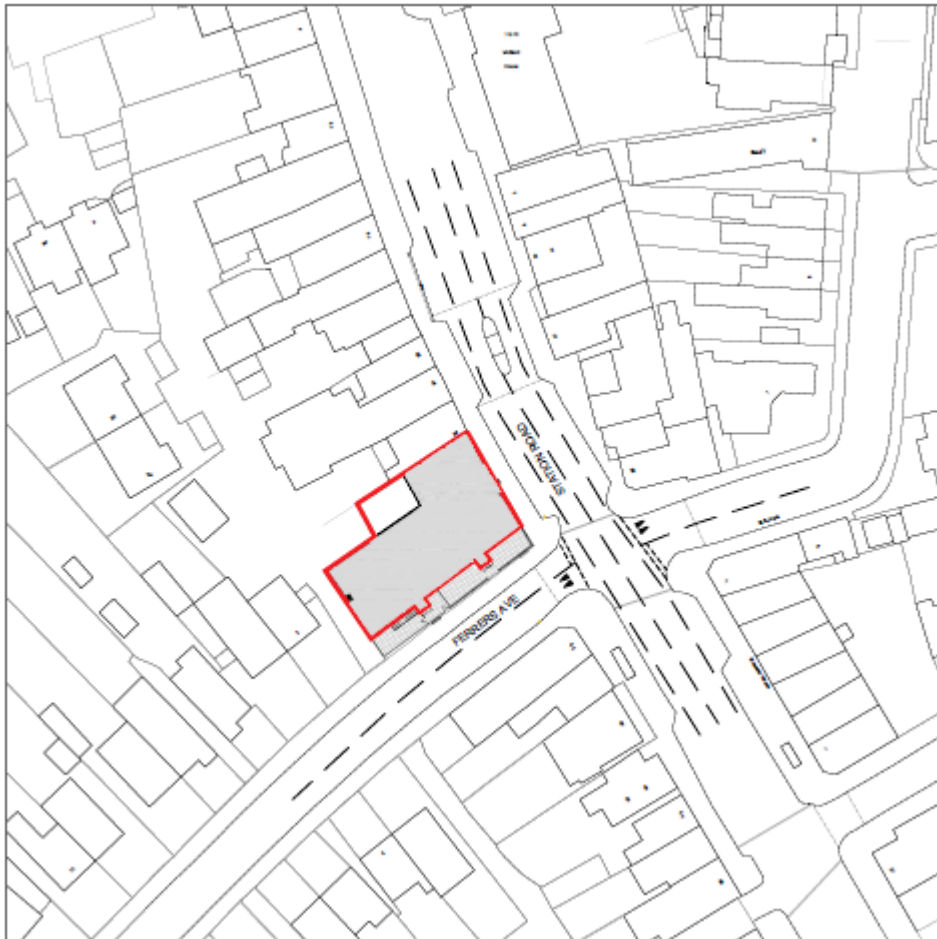
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2 The Site and Locality

- 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 Image of the Application Property



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3 Proposal

- 3.1 Planning permission is sought for the Installation of new plant solution and boundary treatment to rear of store.
- 3.2 There is no change of use proposed as part of this application
- 3.3 **Figure 3: Existing Plan** (please note – larger version of plan can be found in the Committee Plan Pack)



Figure 7: Proposed Plan of the Tesco store. The plan shows the building footprint with the 'TESCO' logo in the center. Key features include:

- Proposed new 2.4m high timber fence with 2-way access gate
- Proposed new 1x Packaged Gas Cooler to be installed
- Proposed new 3x floor mounted Daikin 140 AZAS 140 AC units and three side surrounded with protection rail to be installed
- PROPOSED EXTERNAL PLANT AND COVER
- MOE (Main Office Entrance)
- N 00000 (North arrow)
- Dimensions: 5.57, 1.20, 3.56, 3.80, 1.02, 0.84, 1.01, 0.54, 0.16, 1.20, 0.30, 1.20, 0.05, 0.58, 0.35, 0.30

Existing Timber fence on this side to be retained

WEST ELEVATION

SOUTH ELEVATION

Figure 6: Proposed West and South Elevations

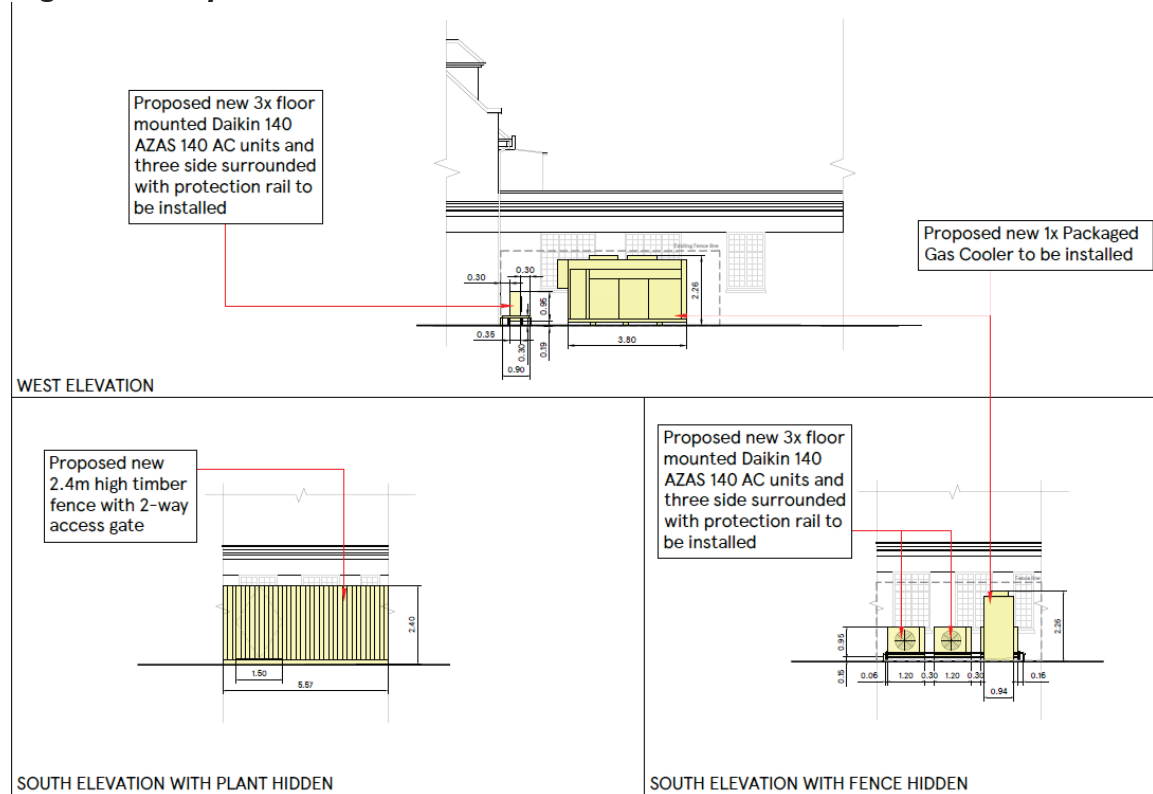
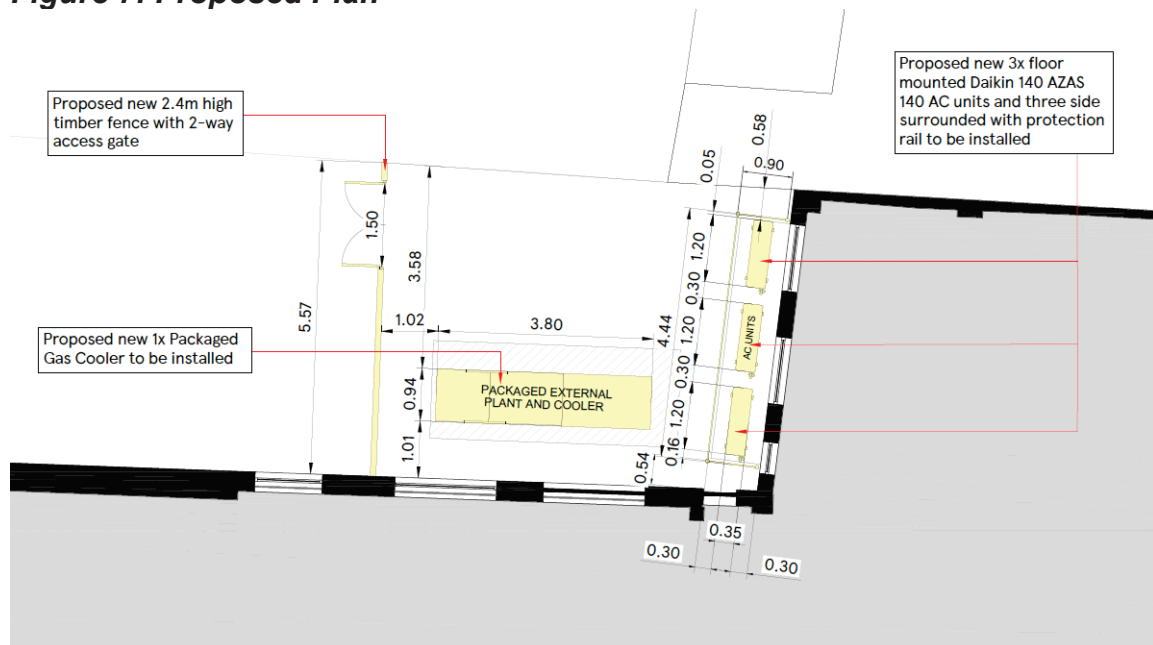


Figure 7: Proposed Plan



4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2.

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- 4.2 A full planning application 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’ is currently under consideration under application reference 31877/APP/2025/2771.
- 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 19 neighbouring properties were consulted on the application by letter dated 25-11-25 and 26-11-25. The consultation period expired 17-12-25.
- 6.2 A petition with 82 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 |
|---|---|--|
| <p>A Petition of 82 valid signatures has been received in objection to the development.</p> <p>A Cllr has also raised an objection.</p> | <p>1. The development will impact the small businesses. There is a Tesco on Station Road, Big Tesco, Aldi and Iceland.</p> <p>(Overconcentration)</p> | <p>The proposed development is for the installation of plant equipment and boundary fencing 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.</p> |

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| | | 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. The development will cause unacceptable harm to residential amenity through increased noise, disturbance, obstruction and highway safety risks | <p>An assessment of the proposed development on the impact to neighbouring amenity has been made in paragraphs 7.11-7.23 of this report.</p> <p>An assessment of the proposed development on highway safety has been made in paragraphs 7.24-7.32 of this report.</p> |
| 20 letters of objection have been received. | I. Concerns regarding parking, delivery management, congestion, air quality and highway/pedestrian safety. | These comments are noted; however, the proposed development relates solely to the installation of plant equipment and boundary treatment. As the change from a former bank (Class Ec) to a retail use (Class Ea) 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 |

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| | | <p>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 7.24-7.32 of this report.</p> |
| | II. Concerns regarding impact to neighbouring amenities (noise, disturbance, light pollution). | This is discussed at paragraphs 7.11-7.23 of this report. |
| | III. Overconcentration of Tesco stores/supermarkets in local area. The impact on local pubs, restaurants etc needs to be considered. | <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 supermarket stores in the locality cannot be afforded weight in the determination of the application.</p> |

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| | <p>IV. Concerns regarding opening hours, the sale of alcohol, littering and anti-social behaviour.</p> | <p>The proposed development is for the installation of plant equipment and boundary treatment. 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> <p>Furthermore, the proposed operational works do not introduce any features that would reasonably be expected to give rise to anti-social behaviour.</p> |
| | <p>V. The statutory consultation period has not been adhered to.</p> | <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</p> |

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| | | <p>land to which the application relates for not less than 21 days; <u>or</u></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 25/11/25 and 26/11/25.</p> |
| | <p>VI. Concerns regarding lack of engagement, unfair, unethical and unprofessional behaviour.</p> | <p>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 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</p> |

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| | | 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. |
| | II. Increased noise and disturbance and activity would affect residential amenity. | An assessment of the impact of the proposed development has been made at paragraphs 7.11-7.23 of this report. |
| | III. The development conflicts with adopted planning policies. | The application has been assessed against all relevant local, national and regional planning policies throughout this committee report. |

Table 2: Summary of Consultee Responses

| Consultee and Summary of Comments | Planning Officer Response |
|---|---|
| <p>Access Officer:</p> <p>I have considered the detail of this planning application and consider this proposal to have no impact on accessibility.</p> | This is noted. |
| <p>Noise Specialist:</p> <p>Sufficient information has been provided by the Applicant to make a recommendation on noise. It is recommended that no objection is made on noise grounds subject to the inclusion of suitable conditions which should be met based on the design information provided and considering measurement and prediction uncertainty.</p> | This is noted and the relevant condition and informative note has been added. |
| <p>Highway Authority:</p> <p>There are no objections from the Highways Authority for this proposal</p> | This is noted. |

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.

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 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 the installation of plant equipment and boundary treatment to the rear of the building. 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 the Installation of new plant solution and boundary treatment to the rear of the store. The proposed boundary treatment would consist of a new 2.4m high timber fence with a two-way access gate located to the rear/side of the building. The boundary treatment would not be visible from the street scene given its rear location and would not be out of character within

the immediate surrounding area given its largely commercial character at ground floor level.

The proposed plant equipment would consist of:

- 1x Packaged Gas Cooler (3.8m (d) x 0.94m (w) x 2.26m (h))
- 3x floor mounted Daikin 140 AZAS 140 AC units and three side surrounded with protection rail (1.2m (d) x 0.9m (w) x 0.95m (h))

- 7.7 The plant equipment is not considered to be out of character within this largely commercial ground floor setting, and as it is located to the rear of the building it would not be visible from the street scene. In addition to this, the proposed timber fencing would provide a level of screening to the proposed plant equipment which is welcomed.
- 7.8 As such, the proposed development is not considered to cause harm to the character and appearance of the surrounding area or the existing building in compliance with Policy DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and the NPPF (2024).

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





Residential Amenity

- 7.9 Policy D13 of the London Plan (2021) states - C) New noise and other nuisance-generating development proposed close to residential and other noise-sensitive uses should put in place measures to mitigate and manage any noise impacts for neighbouring residents and businesses.
- 7.10 Policy D14 of the London Plan (2021) states - A) In order to reduce, manage and mitigate noise to improve health and quality of life, residential and other non-aviation development proposals should manage noise by:
- 1) avoiding significant adverse noise impacts on health and quality of life;
 - 2) reflecting the Agent of Change principle as set out in Policy D13 Agent of Change;
 - 3) mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses.
- 7.11 The proposed development involves the installation of new plant solution and boundary treatment to rear of store.
- 7.12 Regarding the proposed boundary treatment, this would involve a new 2.4m high timber fence with 2-way access gate. Given the location of this fence at ground

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floor level away from the first-floor residential units it is not considered there would be any harm to the amenities of neighbouring properties in terms of loss of light, loss of outlook, overshadowing or overbearing impact.

- 7.13 The development would also involve the installation of plant equipment to the rear of the site. This would include 1x Packaged Gas Cooler and 3x floor mounted Daikin 140 AZAS 140 AC units and three side surrounded with protection rail. In terms of its visual appearance, it is not considered there would be any harm caused to the amenities of neighbouring properties.
- 7.14 The application is accompanied by a Noise Impact Assessment by KR Associates dated 11th September 2024. The key finding of the report are:
- The 1st floor flats over the front of the store are located between 7m and 9m from the dedicated plant area.
 - During the day, evening, and night, the plant noise will be 5-9 decibels lower than the surrounding noise levels complying with BS 4142:2014 and A1:2019
 - The plant has been designed to meet the specific requirements of the Local Authority and therefore additional acoustic mitigation measures will not be required.
- 7.15 The site is located within a high street, which is highly commercial comprising of commercial properties some of which have residential flats above. In this parade the residential properties above the commercial units are accessed via the rear access road with steps leading up to the openings of the upper floor flats. Given the sites location within a busy mixed-use area and within close proximity to a rail station, background noise levels will be higher than within the average residential street. This is evidenced within the Noise Impact Assessment submitted in support of the application.
- 7.16 It should be noted that the Noise Impact Assessment covers matters relating to noise derived from the introduction of plant equipment only and this correlates with the description of development. The concerns raised relating to noise derived from servicing and deliveries and other operational noise such as comings and goings are not material to this application as there is no change of use proposed which would require planning permission. The General Permitted Development Order permits the change from existing use (E(c)) to (E(a)) without the requirement of planning permission as it is deemed to be a change in operation which would not bring about a significant increase in harm. As such there is no requirement for the Applicant to submit information relating to noise impact outside of the noise generated by the new plant equipment.
- 7.17 Furthermore, Officers have reviewed the planning history and note that there is no record of operating hours having been restricted by a planning condition. The previous operators would not have been subject to a restriction on operating hours, the change in operator does not require planning permission, as Officers cannot impose a condition to restrict operating hours as it would not meet the relevant tests for the use of conditions within paragraph 58 of the NPPF (2024).

- 7.18 The Council's Noise Specialist has been consulted on the application and raises no objection on noise grounds, subject to the inclusion of a condition restricting the levels of noise created by the plant equipment which has been added to the decision.
- 7.19 As such, subject to the inclusion of a suitable condition, it is not considered that the proposed plant equipment would cause a significant level of noise and disturbance to neighbouring residents to warrant refusal.
- 7.20 Given the separation distance between the plant equipment and neighbouring residential properties, it is not considered that there would be any harmful impact in terms of loss of light, overshadowing, loss of privacy or overbearing impact.
- 7.21 Therefore, the proposed development would comply with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy D13 and D14 of the London Plan (2021).

Highways and Parking

- 7.22 The proposed works include the installation of new plant solution and boundary treatment to the rear of the store.
- 7.23 The proposed development is confined to the rear of the building and do not affect the public highway, access arrangements or pedestrian safety. There is no alteration to existing pedestrian access points, nor any impact on traffic flow of highway capacity.
- 7.24 Historic street view imagery shows the rear of the building to be used as a private car park owned by Lloyds Bank, the previous occupiers of the building. A site visit confirmed that this space at the rear is chained off and no longer provides parking and as such there would not be a loss of parking at the site. On street parking is available at the front and side of the site via 'pay and display' parking bays.
- 7.25 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.
- 7.26 A number of objections have been received from 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 plant equipment or boundary treatment 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.

- 7.27 The proposed plant equipment is to be located within the site and does not encroach onto the public highway. It does not alter existing vehicular or pedestrian access arrangements. The boundary treatment similarly remains on private land and would not impede visibility splays, pedestrian movement, or vehicle manoeuvring. As such, the proposals are not considered to give rise to adverse impacts on highway safety, pedestrian safety, or the operation of the surrounding road network.
- 7.28 The Council's Highway Authority has been consulted and has raised no objection, confirming that the development would not have a detrimental impact on highway conditions.
- 7.29 In summary, the nature of the works proposed is modest and operational and does not result in any change to the lawful retail use of the site. The objections raised relating to the future occupier and delivery arrangements fall outside the scope of this application. The proposed development is therefore considered acceptable in highways terms.
- 7.30 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

- 7.31 An assessment of the proposed development in terms of noise has been made in the neighbouring amenity section of this committee report at paragraphs 7.11-7.23. In summary Officers are satisfied that the development would not lead to an increase in noise levels about the existing background noise levels. This is evidenced in the applicants Noise Impact Assessment, and a condition is proposed to restrict the noise levels from the plant equipment to ensure the development does not result in a harmful increase in noise levels to residential receptors within the immediate context of the site.

Air Quality

- 7.32 The site lies within the Hillingdon Air Quality Management Area and Focus Area. Given the minor nature of the proposed development, it is not considered necessary for an Air Quality Assessment to be submitted as part of this application. Nor is it considered to increase air pollution to a harmful level.

Accessibility

- 7.33 Policy D5 of the London Plan (2021) states development proposals should be convenient and welcoming with no disabling barriers.
- 7.34 The proposed development does not raise any accessibility concerns, complying with Policy D5 of the London Plan (2021).

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Biodiversity Net Gain

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

Land Contamination

- 7.36 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

- 8.2 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

- 8.3 Not applicable. The proposed development is not CIL liable.

9 Conclusion / Planning Balance

- 9.1 To conclude, the proposed development is solely for the installation of plant equipment and new boundary treatment to the rear of the site. There is no change of use proposed 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), 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.

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- 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

- 10.1 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

31877/APP/2025/2768

Appendix 1: Recommended Conditions and Informatives

Conditions

1. HO1 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. HO2 Accordance with approved

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

01_DRAY_01A
02_DRAY_02J
02_DRAY_02K
03_DRAY_03F

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (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 Noise Condition

For the lifetime of the development hereby permitted the rating level (LAr) of noise caused by its operation shall not exceed: 40 dB LAr 15 min for any fifteen-minute period between 2300 and 0700, and 50 dB LAr 1 hour for any one-hour period between 0700 and 2300, determined one metre free field external to any window or door of any permanent residential, or equivalently noise sensitive premises, in accordance with 'Methods for rating and assessing industrial and commercial sound' British Standards Institution BS4142 2014.

REASON

To ensure that occupants would not be exposed to noise caused by the permitted development that would be likely to cause an adverse effect on their health and quality of life with windows fully open for the purposes of ventilation and cooling.

Informatives

1. I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2.

It is considered that a condition based on fixed noise levels is consistent with noise and planning policy by relating external noise levels to the point at which adverse effects on health and quality of life start to be observed. The limit values are intended to be consistent with the evidence base that is reflected in guidance: 'Guidance on Sound Insulation and Noise Reduction for Buildings' BS8233 2014. This is combined with the assessment principles and procedures detailed in guidance: 'Methods for rating and assessing industrial and commercial sound' British Standards Institution BS4142 2014.' This is used to set reference time periods for the assessment and adjust measured or calculated LAeq values for character as detailed in BS4142 to determine the rating level.

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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

| | |
|---------|--------------------------------------|
| DMHB 11 | Design of New Development |
| DMHB 12 | Streets and Public Realm |
| DMT 1 | Managing Transport Impacts |
| DMT 2 | Highways Impacts |
| DMTC 1 | Town Centre Development |
| DMTC 2 | Primary and Secondary Shopping Areas |
| LPP D14 | (2021) Noise |

| | |
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| LPP D3 | (2021) Optimising site capacity through the design-led approach |
| LPP D4 | (2021) Delivering good design |
| LPP T4 | (2021) Assessing and mitigating transport impacts |
| NPPF12 -24 | NPPF12 2024 - Achieving well-designed places |

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/2025/2771 30-34 Station Road West Drayton
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

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

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

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

DMTC 1 Town Centre Development

DMTC 2 Primary and Secondary Shopping Areas

LPP D14 (2021) Noise

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

LPP D4 (2021) Delivering good design

LPP T4 (2021) Assessing and mitigating transport impacts

NPPF12 -24 NPPF12 2024 - Achieving well-designed places