

## Report of the Head of Planning & Enforcement Services

**Address** 516A VICTORIA ROAD RUISLIP  
**Development:** Change of use from retail (Use Class A1) to a gymnasium (Use Class D2)  
**LBH Ref Nos:** 42660/APP/2011/739  
**Drawing Nos:** Noise Assessment  
Location Plan to Scale 1:1250  
Un-numbered Proposed Ground Floor Plan at Scale 1:100  
Planning Statement

**Date Plans Received:** 25/03/2011                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 15/04/2011

### 1. SUMMARY

The application relates to the change of use of an A1 (retail) unit to D2 (Assembly and Leisure) for use as a gymnasium. The site is within the core area of South Ruislip Local Centre. Policy S9 stipulates change of use from A1 to other uses will only be granted outside these areas. However, due to the extended length of time this unit has not been used for A1 use (since mid 1990's), it is considered the change of use would not have an adverse impact on the established character of the Local Centre.

Therefore, subject to appropriate conditions relating to hours of operation and noise control, deliveries, and air extraction systems, the proposal would not conflict with any of the relevant Adopted policies within the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1            T8                      **Time Limit - full planning application 3 years**

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            OM1                      **Development in accordance with Approved Plans**

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

#### REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### 3            RCU2                      **Use Within Same Use Class**

The premises shall be used for gymnasium and for no other purpose (including any other

purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987).

**REASON**

To safeguard the amenity of surrounding residential properties and to ensure pedestrian and vehicular safety is not prejudiced, in accordance with Policy OE1, OE3 and AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**4 DIS2 Access to Buildings for People with Disabilities**

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

**REASON**

To ensure that people with disabilities have adequate access to the development in accordance with Policy R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5.

**5 NONSC Non Standard Condition**

The premises shall only be used between the hours of:  
07:00 hrs and 22:00 hrs on Mondays to Fridays  
08:00 hrs to 20:00 hrs on Saturdays  
08:00 hrs to 16:00 hrs on Sundays and Bank/public Holidays.

There shall be no staff allowed on the premises outside these hours.

**REASON**

To safeguard the residential amenity of the occupiers and nearby properties, in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

**6 N13 Sound insulation of commercial/entertainment premises**

The development shall not commence until details of a sound insulation scheme, as outlined in section 4.6 of the report by Sharps Redmore Partnership Project No.1011191rB dated 22nd March 2011, for the control of noise and vibration transmission to the adjoining dwellings/premises has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is occupied/use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

**REASON**

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

**7 NONSC Non Standard Condition**

No air extraction system shall be used on the premises until a scheme which specifies the provisions to be made for the control of noise emanating from the site or to other parts of the building, has been submitted to, and approved by the Local Planning

Authority. The said scheme shall include such secure provision as will ensure that it endures for use and that any and all constituent parts are repaired and maintained and replaced in whole or in part so often as occasion may require.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 and OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**8 NONSC Non Standard Condition**

The premises shall not be used for deliveries and collections, including waste collections other than between the hours of 08:00 and 18:00, Mondays to Fridays, 08:00 to 13:00 Saturdays and not at all on Sundays and Bank and Public Holidays.

REASON

To safeguard the amenity of surrounding areas, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

**9 OM7 Refuse and Open-Air Storage**

Details of on-site refuse storage for waste material awaiting disposal, including details of any screening, shall be indicated on plans to be submitted to and approved by the Local Planning Authority. Such facilities shall be provided prior to occupation of the development and thereafter permanently retained.

REASON

To ensure that visual amenities are not prejudiced, in accordance with policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**10 RCU2 Use Within Same Use Class**

The premises shall be used as a gymnasium and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987) as amended.

REASON

Specify, in accordance with Policy S9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**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 I53 Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national

guidance.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
S6	Change of use of shops - safeguarding the amenities of shopping areas
S9	Change of use of shops in Local Centres
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 3D.1	London Plan Policy 3D.1 - Supporting Town Centres.
LPP 3D.3	London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities.

### **3 13 Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

### **4 134 Building Regulations 'Access to and use of buildings'**

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation

compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from [www.opsi.gov.uk](http://www.opsi.gov.uk)
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from [www.drc-gb.org](http://www.drc-gb.org).

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

## **5            I6            Property Rights/Rights of Light**

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

## **6            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 should only be carried out between the hours of 08.00 hours 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 and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

### **3.            CONSIDERATIONS**

#### **3.1        Site and Locality**

The application site is on the south west side of Victoria Road and comprises a ground floor commercial unit with residential above. To the front there is a wide footway and to the rear there is an access/service road which provides delivery areas for the commercial premises and access points to the residential flats above. The area is commercial in character and appearance. The site is within South Ruislip Local Centre as identified in the Hillingdon Unitary Development Plan (UDP) Saved Policies (September 2007).

### 3.2 Proposed Scheme

The proposal involves the change of use of the unit from retail (Use Class A1) to a gymnasium within Use Class D2. The application does not involve any external alterations to the building.

### 3.3 Relevant Planning History

42660/APP/1999/2147 516a Victoria Road Ruislip

CHANGE OF USE FROM CLASS A1 (RETAIL) TO CLASS D2 (PHYSICAL FITNESS CENTRE) (RETROSPECTIVE APPLICATION)

**Decision:** 09-02-2000 Refused

42660/APP/2010/557 516a Victoria Road Ruislip

Change of use from Class A1 (Shops) to Class D2(e) for use as a gymnasium

**Decision:** 25-05-2010 Refused **Appeal:** 30-11-2010 Dismissed

#### Comment on Relevant Planning History

This application is a resubmission of a previously refused application (ref no 42660/APP/2010/557) for an identical proposal involving the change of use of the unit from retail (Use Class A1) to a gymnasium within Use Class D2. This application was refused for the following reasons:

1. The proposed change of use would undermine the retail function of the area, harming the vitality and viability of the South Ruislip Local Centre, contrary to Policy S9 of the adopted London Borough of Hillingdon Unitary Development Plan (Saved Policies September 2007).

2. The proposal fails to demonstrate that the proposed use will be compatible with neighbouring uses and thus is likely to result in noise and vibration to the detriment of residential amenity for the occupiers of the flats above and adjacent units. As such, the proposal is, contrary to Policies OE1 and S6 (iii) of the adopted London Borough of Hillingdon Unitary Development Plan (Saved Policies September 2007).

This decision was the subject of an appeal which was dismissed and the inspector comments are considered below.

## 4. Planning Policies and Standards

### UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
S6	Change of use of shops - safeguarding the amenities of shopping areas
S9	Change of use of shops in Local Centres
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 3D.1	London Plan Policy 3D.1 - Supporting Town Centres.
LPP 3D.3	London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities.

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

33 neighbours and interested parties were consulted and no responses have been received.

NATS: No safeguarding objections

MOD (RAF Northolt): No safeguarding objections

### **Internal Consultees**

Environmental Protection Unit:

I have reviewed the Noise assessment report dated 22nd March 2011 prepared for the applicant by Sharps Redmore Partnership. I am satisfied that further work has been carried out to show how a scheme of noise attenuation measures would protect neighbouring dwellings from potential noise impacts. However I remain concerned about the operation of the proposed development before 0700.

I therefore do not wish to object to this proposal. Should planning permission be recommended, I would ask that conditions relating to hours of operation, sound insulation, details of air extraction systems, hours of deliveries and collections and the construction site informative be applied.

Waste Development Manager:

The people running the business would have to establish a commercial waste collection agreement with the Council or a private contractor. Either sacks or bins could be used for waste storage and presenting the waste for collection.

If bins are used under BS5906 a small wheeled bin should not have to be carted more than 15 metres from where it is presented for collection, to the collection vehicle, and a bulk bin (1,100 litre eurobin) should not have to be carted more than 10 metres.

Recycling collections should be considered. There is potential that plastic drinks bottles will make up much of the volume of the waste generated.

Access Officer:

Plans submitted suggest that the facilities proposed within premises would be inaccessible to disabled people using wheelchairs. Whilst it is appreciated that this is an existing building, 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.

The following observations are provided:

1. Level access and adequate front door width are assumed. If this is not the case, level access should be provided and a minimum door width of 1000mm for a single door or 1800mm for a double door.
2. The proposed plan does not currently include any WC provision for disabled people and at least one accessible unisex toilet should be provided.
3. Toilets should be designed in accordance with the guidance given in Approved Document M to the Buildings Regulations 2004.
4. The accessible toilet should be signed either Accessible WC or Unisex. Alternatively, the use of the wheelchair symbol and the words Ladies and Gentlemen or Unisex would be acceptable.
5. Consideration should be given to ensure that arrangements exist to provide adequate means of escape for all, including wheelchair users. Fire exits should incorporate a suitably level threshold and should open onto a suitably level area.

Conclusion: Provided a suitable condition(s) can be attached to any grant of planning permission, no objection is raised.

Highways Engineer:

No highway objection was raised on the previous two applications proposing to use the site as a gymnasium. The site is located close to South Ruislip station and there are a number of buses serving the location. There are commercial and residential premises nearby; therefore a number of trips to/from the site would be non-car trips. There are public car parking facilities in the surrounding area, which are considered adequate for the proposals. No objection is therefore raised on the highways aspect of the proposals.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

Policy S9 of the Unitary Development Plan Saved Policies September 2007 states that in Local Centres the Local Planning Authority will only grant planning permission to change the use from Class A1 shops outside the core areas.

No. 516A Victoria Road is sited within the core area of the Local Centre and comprises a ground floor commercial unit. Thus in normal circumstances the proposed change of use would not be acceptable in principle. However, the previous application on this site for the same use was the subject of an appeal. Whilst this appeal was dismissed, with regard to



the principle of the use and the impact of the change of use on the vitality and viability of the centre, the inspector considered that there was evidence that the site had not been in retail use for a considerable length of time, and consequently, although that use was unauthorised, it is not clear that this unit would have been counted as part of the minimum number and range of shops in the local centre. Furthermore, with regard to the argument that the change of use would undermine the retail function of the area, harming the vitality and viability of the South Ruislip Local Centre, the Inspector considered this argument unconvincing due to the fact that the unit had not been used as a shop since the mid 1990's. As such, it was concluded that the proposal would not undermine the retail function of the area or the viability of the Local Centre.

Given the appeal decision and the Inspectors comments relating to the principle of the use, it is considered that a refusal on this ground could not be sustained on appeal and thus it is considered that the principle of the change of use to a non-retail function should be accepted.

**7.02 Density of the proposed development**

Not applicable to this application

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

Not applicable to this application

**7.04 Airport safeguarding**

Not applicable to this application

**7.05 Impact on the green belt**

Not applicable to this application

**7.06 Environmental Impact**

Not applicable to this application

**7.07 Impact on the character & appearance of the area**

There are no external alterations proposed as part of this application, the application is for change of use only. As such the proposal is considered to comply with Policy BE13 of the UDP (Saved Policies September 2007).

**7.08 Impact on neighbours**

Policy OE1 of the UDP (Saved Policies September 2007) states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated.

The previous application for an identical proposal on this site included a refusal reason relating to the impact of noise and vibration from the proposed use on the residential amenity of the occupiers of the flats above and adjacent the application property units.

In his appeal decision, in relation to this issue, the inspector considered that whilst an acoustic report had been submitted, there were a number of deficiencies in this report and as such the evidence was not convincing that the gym could operate without harming the living conditions of the occupiers of the flats above and that this could not be satisfactorily ameliorated by an hours of use condition.

The current application includes a revised Noise Assessment report and additional works to ameliorate the impact of the use. These additional works include:

- The floor to the gym activity area (excluding changing rooms) including a Regupol Kushinpad heavy duty impact isolator, or equal and approved. This can be the final finish

or a further finish can be included but this should be of a similar nature or carpet, (i.e. not timber which could otherwise increase airborne noise levels).

- Replacement of the ceiling within the main gym area with an enhanced mineral fibre ceiling or a mineral fibre ceiling with a lay-in backing tile.
- Boxing-in of all existing soil pipeworks or similar with 2 layers of plasterboard with a mineral or glass wool quilt around the pipework.
- Where at the top of the blockwork demise walls there is a gap between the top of the blockwork and the underside of the soffit, this should be sealed with a mastic or sealant, but not mortar filled.
- During replacement of the sealing the structural soffit should be examined, to ensure any penetrations, cracking etc, are sealed.
- Ventilation to the gym should not result in return air voids through the ceiling. This should be preferably with rigid ducts, but if flexible connections are used on to grilles these should wrapped in 5kg/m<sup>2</sup> acoustic mass lagging.
- Any replacement (other than refurbishment) of external ventilation should either be a direct replacement of the same unit or unit of the same noise level in the same location.
- Any music system included in the facility should be using small speakers mounted on boxed-in columns or internal lightweight walls, not directly to the masonry walls. Specific bass or sub-woofer speakers are not recommended. Music and TV systems should be operated and controlled only by the management and as only background levels i.e. less than 75 dBI.

The Council's Environmental Protection Officer considers that this further work to show additional noise attenuation measures would now protect neighbouring dwellings from potential noise impacts. He therefore considers that subject to a number of conditions safeguarding the amenity of residents the proposed use would not now result in an undue impact on adjoining residential occupiers.

Therefore subject to appropriate conditions the proposal is considered to accord with policies OE1 and OE3 of the UDP Saved Policies (September 2007).

#### **7.09 Living conditions for future occupiers**

Not applicable to this application

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

The site is situated on Victoria Road, and does not have any dedicated off street parking available for customers. However, the site is located close to South Ruislip station and there are a number of buses serving the location. There are commercial and residential premises nearby, therefore a number of trips to/from the site would be non-car trips. There are also public car parking facilities in the surrounding area, which are considered adequate for the proposals and therefore no objection is raised on the highways aspect of the proposals. As such, the proposal would comply with AM7 and AM14 of the UDP Saved Policies (September 2007).

#### **7.11 Urban design, access and security**

Not applicable to this application

#### **7.12 Disabled access**

There are no external alterations proposed as part of this application, the application is for change of use only. However, it is recommended that if permission were to be granted an informative is added advising the applicant of the need to comply with The Building Regulations Part M 'Access to and use of Buildings'.

**7.13 Provision of affordable & special needs housing**

Not applicable to this application

**7.14 Trees, Landscaping and Ecology**

Not applicable to this application.

**7.15 Sustainable waste management**

The Council's Waste & Recycling Officer considers that the people running the business would have to establish a commercial waste collection agreement with the Council or a private contractor. Either sacks or bins could be used for waste storage and presenting the waste for collection. Recycling collections should be considered as there is potential that plastic drinks bottles will make up much of the volume of the waste generated. It is therefore recommended a condition is applied requiring the submission of details relating to on-site refuse storage to be submitted for approval before the use commences.

**7.16 Renewable energy / Sustainability**

Not applicable to this application

**7.17 Flooding or Drainage Issues**

Not applicable to this application

**7.18 Noise or Air Quality Issues**

The issue of noise and disturbance has been considered in Section

**7.19 Comments on Public Consultations**

No comments received.

**7.20 Planning Obligations**

Not applicable to this application

**7.21 Expediency of enforcement action**

Not applicable to this application

**7.22 Other Issues**

None

**8. Observations of the Borough Solicitor**

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

**9. Observations of the Director of Finance**

Not applicable to this application

**10. CONCLUSION**

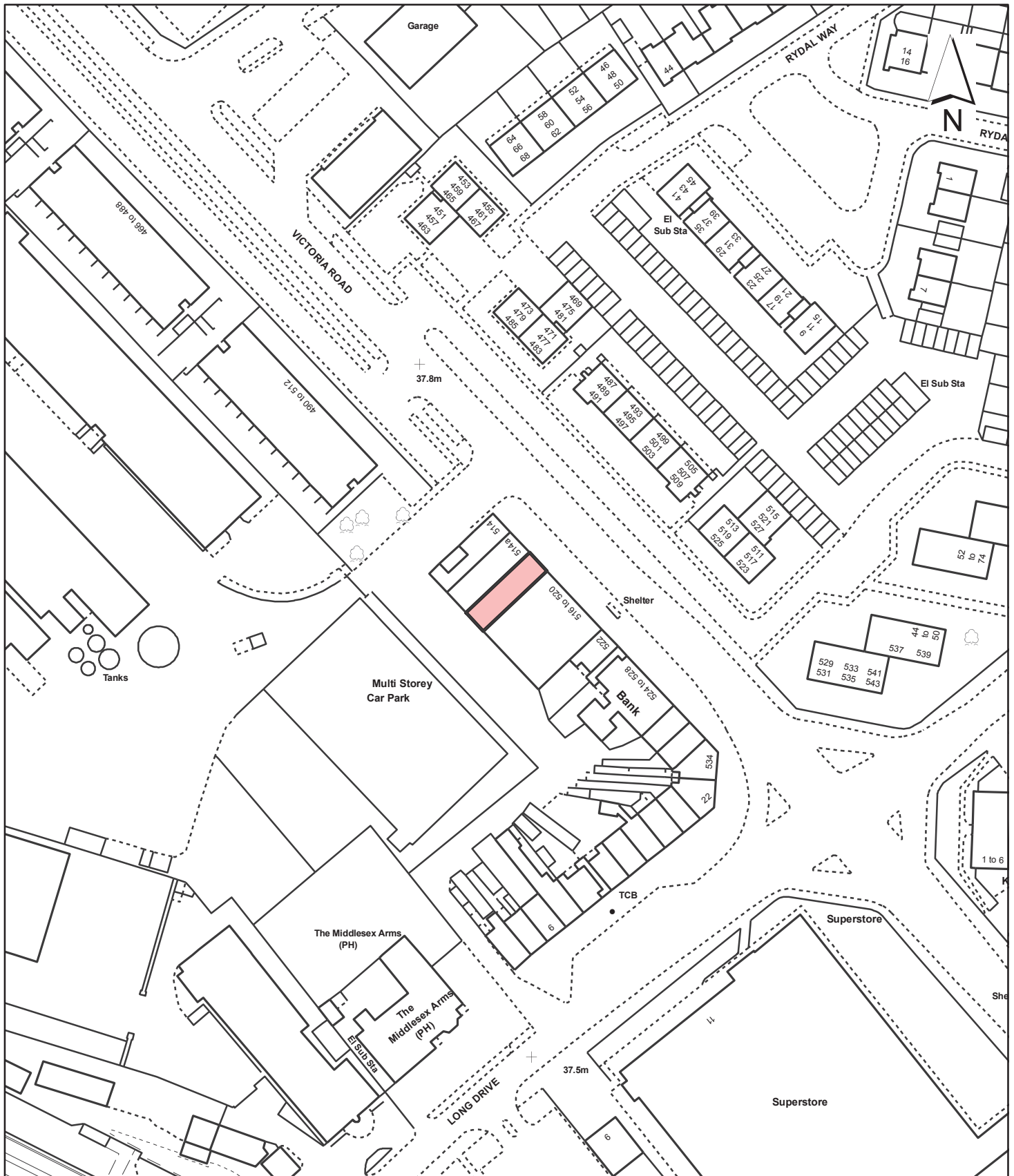
The application site is within the core area of the Local Centre and whilst the current authorised planning use is A1 (retail), given the appeal decision on the previous application and the length of time that the unit has not been used as a retail unit (since mid-1990's), it would be difficult to argue that the proposal would harm the viability and vitality of the town centre and subject to appropriate conditions the proposed use would not result in any adverse impact on adjoining occupiers. Approval is therefore recommended.

**11. Reference Documents**

Unitary Development Plan (Saved Policies September 2007)  
London Plan Policies (2008)

**Contact Officer:** Catherine Hems

**Telephone No:** 01895 250230



<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2011 Ordnance Survey 100019283</p>	<p>Site Address</p> <p align="center"><b>516A Victoria Road Ruislip</b></p>		<p align="center"><b>LONDON BOROUGH OF HILLINGDON</b> Planning, Environment, Education &amp; Community Services</p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p> <p align="center">   <b>HILLINGDON</b>          LONDON       </p>
	<p>Planning Application Ref:</p> <p align="center"><b>42660/APP/2011/739</b></p>	<p>Scale</p> <p align="center"><b>1:1,250</b></p>	
	<p>Planning Committee</p> <p align="center"><b>North</b></p>	<p>Date</p> <p align="center"><b>July 2011</b></p>	