



Mr Ransford Stewart
The Windmill Studio Centre
106 Pembroke Road
Ruislip
HA4 8NW

Application Ref:
61206/APP/2018/2089

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

Description of development:

Use as martial arts academy (class D2) with associated storage (class B8) and offices (class B1)

Location of development: Unit 2 Sperrin Business Park Stonefield Way Ruislip Middlesex

Date of application: 18 June 2018

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

Head of Planning, Transportation and Regeneration

Date: 19 November 2018

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

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SCHEDULE OF CONDITIONS

- 1 · 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 · All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans (level access, unisex toilet and disabled parking bay) shall be maintained as such for the lifetime of the development proposal.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

- 3 · The premises shall be used for a D2 martial arts academy and for no other purpose (including any other purpose in Class D of the Schedule to the Town and Country Planning (Use Classes) Order 1987).

REASON

To allow the Local Planning Authority to consider the amenity, highways and other impacts of any potential alternative use of the site in accordance with Policies OE1, BE13, AM7, AM13 of of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

- 4 · The timetabling of the martial arts academy shall at all times contain a 15 minute break between classes to reduce the demand for off site parking.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policies AM7, AM13 of of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

SCHEDULE OF CONDITIONS

- 5 . Within one month of the date of this approval a parking management strategy outlining how the operator of the premises will ensure that use of the premises does not result in excessive off street parking in surrounding streets to the detriment of highway and pedestrian safety. Within one month of the strategy being approved all of the proposals within the strategy shall be fully implemented and must be permanently retained in place thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policies AM7, AM13 of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

INFORMATIVES:

- 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 . 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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.CI2	(2012) Leisure and Recreation

Part 2 Policies

BE29	Advertisement displays on business premises
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.19	(2016) Sports Facilities
LPP 3.2	(2016) Improving health and addressing health inequalities
LPP 6.13	(2016) Parking
LPP 6.9	(2016) Cycling
OE1	Protection of the character and amenities of surrounding properties and the local area
R3	Indoor sports, leisure and entertainment facilities

- 3 . On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the

SCHEDULE OF CONDITIONS

adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

- 4 . In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

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SCHEDULE OF PLANS

A1.1 A - received 13 Jun 2018

A1.0 A - received 05 Jun 0018

9845/TP/01 B - received 18 Jun 2018

A1.1 A EXISTING - received 18 Jun 2018

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 8424). Appeal forms can be downloaded from the Planning Inspectorate's website at <http://.Planning-inspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of an appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

If either the local planning authority or the officer of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.