



HILLINGDON

LONDON

To:
The Gillett Macleod Partnership Ltd.
1 High Road
Eastcote, Pinner
Middlesex
HA5 2EW.

Ref: 39319/APP/2007/615

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above mentioned Act and Orders and Regulations made thereunder hereby give notice that **Conservation Area Consent** to execute the works detailed hereunder is **GRANTED:-**

Description of development:- Demolition of existing house and garage (in connection with proposal to redevelop site for 7 two-bedroom flats).

Location of development:- 66 Long Lane, Ickenham

Date of application:- 27/02/2007

Drawing/plan Nos:- Unnumbered ordnance survey plan scale 1:250, Drg Nos. 06/2405/07 and 06/2405/08 received on 27/02/2007.

Consent is given subject to the conditions listed on the attached schedule:-

Signed:-
CORPORATE DIRECTOR OF PLANNING & COMMUNITY SERVICES

Date:- 10 DEC 2007

- NOTES:
- (i) If you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (ii) This decision does not purport to convey any approval or consent which may be required under any enactment other than the Planning (Listed Buildings and Conservation Areas) 1990.

Planning & Community Services
T.01895 250111 F.01895 277086
London Borough of Hillingdon,
3N, Civic Centre, High Street, Uxbridge, UB8 1UW
www.hillingdon.gov.uk



INVESTOR IN PEOPLE

CONDITION 1

The works hereby permitted shall be begun before the expiration of five years from the date of this consent.

REASON

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

CONDITION 2

No demolition shall take place until a contract for the associated development provided for in planning permission ref.39319/APP/2007/171 has been made.

REASON

To ensure that premature demolition does not occur in accordance with policy BE4 of the Hillingdon Unitary Development Plan Saved Policies 2007.

CONDITION 3

Salvaged items approved for re-use as part of this consent shall be securely stored on site (or subject to the Local Planning Authority's agreement, elsewhere) until employed again and Council officers shall be allowed to inspect them.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policy BE8 of the Hillingdon Unitary Development Plan Saved Policies 2007.

CONDITION 5

No demolition beyond that indicated on the approved drawings shall take place without the approval of the Local Planning Authority.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policy BE11 of the Hillingdon Unitary Development Plan Saved Policies 2007.

INFORMATIVES

1. The decision to approve 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 approve planning permission has been taken having regard to the policies and proposals in the Unitary Development Plan set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
 - BE4 New development within or on the fringes of conservation areas
 - BE13 Layout and appearance of new development
 - BE19 New development within residential areas - complementing and improving amenity and character of the area.



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RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

1. If you are aggrieved by the decision of the Local Planning Authority to refuse Listed Building Consent or Conservation Area Consent for the proposed works, or to grant consent subject to conditions, you may appeal to the office of the Deputy Prime Minister in accordance with Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of the date of this notice. Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/02 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel. 0117 372 8428). Appeal forms can be downloaded from the Planning Inspectorate's website at <http://www.planning-inspectorate.gov.uk>. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
2. If Listed Building Consent or Conservation Area Consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the office of the Deputy Prime Minister, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, they may serve on the Council in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
3. In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.