



60 LONG LANE, ICKENHAM, UB10 8SZ

- **SITE FOR SALE**
- **PLANNING FOR 8 FLATS**
- **CONVENIENT LOCATION**
- **GUIDE PRICE £1.5M**

£1,500,000 Guide Price

## LOCATION

Long Lane is a sought after location convenient to local shops and both Hillingdon and Ickenham (Metropolitan and Piccadilly Line) Stations. It is very well placed for the A40/M40/M25.

## DESCRIPTION

A large family home on a significant plot with good frontage.

### Ground Floor

4 Reception Rooms  
Kitchen  
Utility Room

### First Floor

4 Bedrooms  
Shower Room  
Bathroom

Double Garage  
Outdoor Pool

Please note the Property has been vandalised and is in need of renovation and repair.

The Property has planning permission for demolition and the erection of a two storey detached building with habitable roof space to provide 8 x 2 bed flats. A copy of the planning consent is attached together with copies of the proposed scheme. We also attach details of the CIL payment.

## TITLE

Please see attached Land Registry Entry and Plan.

## PRICE

Freehold £1.5M with vacant possession.  
Guide price

## EPC

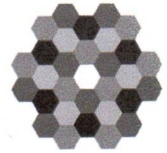
An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of (TBC).

## VIEWING

Strictly by appointment through VDBM on 01923 845222.

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



# Official copy of register of title

Title number MX350974

Edition date 06.11.2017

- This official copy shows the entries on the register of title on 21 OCT 2020 at 09:45:09.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 21 Oct 2020.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Wales Office.

## A: Property Register

This register describes the land and estate comprised in the title.

HILLINGDON

- 1 (10.12.1957) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 60 Long Lane, Ickenham, Uxbridge (UB10 8SZ).

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

### Title absolute

- 1 (13.10.2017) PROPRIETOR: GREENGABLE INVESTMENTS LIMITED (Co. Regn. No. 04390495) care of 2 Glebe Avenue, Ickenham, Uxbridge UB10 8PA.
- 2 (13.10.2017) The price stated to have been paid on 6 October 2017 was £1,200,000.
- 3 (06.11.2017) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be completed by registration without a certificate signed by a conveyancer that the conveyancer is satisfied that (1) the company which executed the document submitted for registration as disponor is the same company as the proprietor, and (2) reasonable steps have been taken to establish that each person who signed as an officer of the company held the stated office at the time of execution.

## C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 A Conveyance of the strip of land about six inches wide adjoining the northern boundary of the land in this title dated 15 April 1924 made between (1) Richard Cross and Frank Christoffer Stedman and (2) William Hunter contains restrictive covenants.

*NOTE: Copy filed.*

## C: Charges Register continued

- 2      A Conveyance of the land in this title excluding the strip about six inches wide adjoining the northern boundary thereof dated 1 May 1925 made between (1) Frank Christoffer Stedman and (2) William Hunter contains restrictive covenants.

*NOTE: Copy filed.*

- 3      By a Deed dated 30 December 1955 made between (1) Frank Christoffer Stedman and (2) Irene Hunter and Jeffrey Dowell Hunter the covenants contained in the Conveyance dated 15 April 1924 and 1 May 1925 referred to in Entries Nos. 1 and 2 were varied.

*NOTE: Copy filed.*

End of register



**These are the notes referred to on the following official copy**

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 21 October 2020 shows the state of this title plan on 21 October 2020 at 09:45:09. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by the HM Land Registry, Wales Office .

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# H. M. LAND REGISTRY GENERAL MAP

MIDDLESEX

SHEET

IX. 16.

SECTION

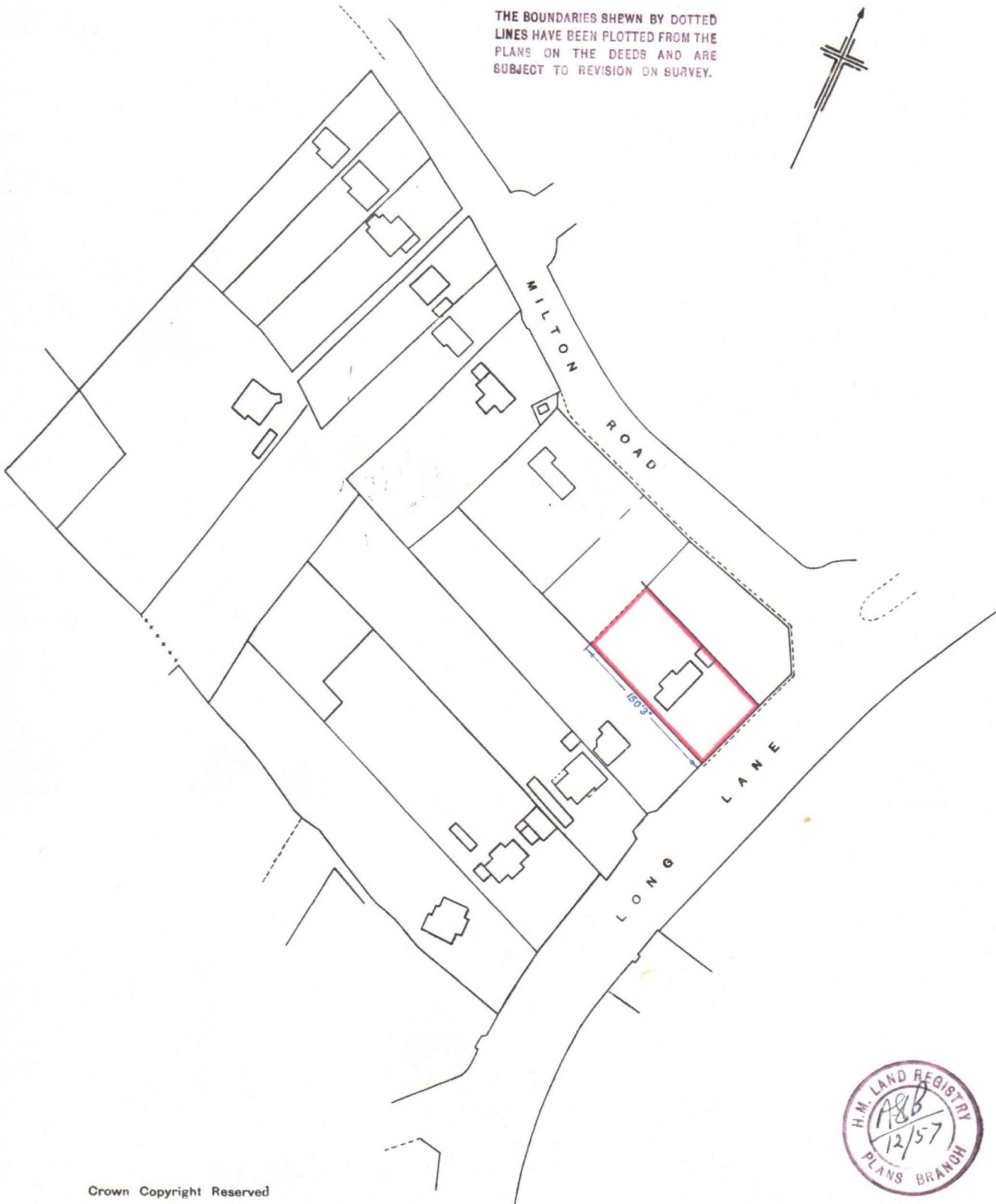
P

Scale 1/1250

Enlarged from 1/2500

UXBRIDGE PARISH

THE BOUNDARIES SHEWN BY DOTTED  
LINES HAVE BEEN PLOTTED FROM THE  
PLANS ON THE DEEDS AND ARE  
SUBJECT TO REVISION ON SURVEY.



Crown Copyright Reserved



Filed Plan of Title No. **MX 350974**



60, Long Lane  
Ickenham

UB10 8SZ

Date: 2nd March 2021

**Community Infrastructure Levy (CIL)  
Liability Notice  
Regulation 65, Community Infrastructure Levy Regulations (2010) (As Amended)**

**Liability Notice Reference:** CIL / 3387  
**Associated Planning Reference Reference:** 70282/APP/2020/4133  
**Site location:** 60 Long Lane, Ickenham, Middlesex

For other recipients, see end of notice

**- CIL Liability**

This notifies you that you will be liable to pay £ 67,521.21 of Community Infrastructure Levy to **London Borough of Hillingdon** as CIL collecting authority on commencement of development on planning permission **70282/APP/2020/4133**. This charge has been levied under The Community Infrastructure Levy Regulations(2010)(As Amended) and s211 of the Planning Act 2008. Further details on payment procedure can be found overleaf.

**- How we calculated this figure**

We calculated this figure from the following information:

Element	Floor m <sup>2</sup>	TPI Used	Calculated Date	CIL Amount	MCIL Amount
<b><u>Res Houses (C3)</u></b>	<b>Current:</b> 0	333	02-03-2021	£ 46,451.39	£ 21,069.82
CIL Rate = £ 95.00	<b>Demolished:</b> 200				
MCIL Rate = £ 60.00	<b>Proposed:</b> 548				
	<b>Increase:</b> 348				

### **Are you eligible for relief from CIL?**

If you are a charity or intend to use the development for social housing you may be eligible for a reduction (partial or entire) in this CIL liability. Please see the document published by the Department for Communities and Local Government, "Information to assist collecting authorities in making arrangements for the collection and enforcement of the Community Infrastructure Levy" for more information.

### **When will this CIL amount be due for payment?**

The payment procedure is to notify the CIL collecting authority before development commences of:

- a. Who will pay the amount, by assuming liability using CIL Form 1 "Assumption of Liability";
- b. The date on which you intend to commence development, by submitting a valid commencement notice.

Copies of these notices are available from:

[www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil)

Precise details of your payment arrangements and options will be contained in the demand notice that will be sent following submission of a valid commencement notice.

Your Chargeable amount is payable in full at the end of the period of 60 days beginning with the intended commencement date.

If this procedure is not followed, payment of the CIL amount will be due in full on the day that development commences. If a valid commencement notice has not been submitted before development commences, payment of the CIL amount will be due in full on the day that the collecting authority believes the development to have commenced.

### **Consequences of non payment**

If you fail to follow the payment procedure described above, the collecting authority may impose surcharges on this liability. Persistent failure to pay CIL liabilities due may result in the collecting authority imposing surcharges, serving a CIL stop notice prohibiting further development on the site and/or taking action to recover the debt due. Please see the document published by the Department for Communities and Local Government, "Consequences of failing to follow the CIL Payment procedure" for more information.

### **The amount of CIL liability in this notice is a local land charge**

This CIL liability has been registered as a local land charge against the land affected by the planning permission in this notice. This charge will be cancelled on full payment of this liability.

### **New liability notices may be issued**

Any change in the details contained in this notice (including calculation of the chargeable amount or amount of relief granted) will lead to the collecting authority issuing a new liability notice.

### **Do you think we have made a mistake in our calculations?**

You can ask us to review them. If you are unhappy with the calculation following this review, you can appeal to the Valuation Office Agency. Please see the Planning Portal website

[www.planningportal.gov.uk/planning/appeals](http://www.planningportal.gov.uk/planning/appeals)



Other recipients of this notice who are jointly liable to pay CIL or have jointly assumed liability to pay CIL

Name and address of other recipient(s) of this notice	Category of recipient
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None

This notice has also been copied to the following recipients:

Name and address of other recipient(s) of this notice	Category of recipient
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Residents Services  
London Borough of Hillingdon  
3 North Civic Centre  
High Street Uxbridge  
Middlesex UB8 1UW  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)



Mr Jeff Gillett  
1 High Road  
Old Eastcote  
Old Eastcote  
Pinner HA5 2EW

Application Ref:  
70282/APP/2020/4133

**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:**

Variation of conditions 2 (Approved Plans) of planning permission Ref: 70282/APP/2019/2773 dated 20/02/2020 (Demolition of existing dwelling and erection of two storey detached building with habitable roof space to provide 8 x 2-bed flats with associated amenity space and parking and installation of vehicular crossover) to allow for removal of lift

**Location of development:** 60 Long Lane Ickenham Middlesex

**Date of application:** 22 December 2020

**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: 2 March 2021**

- 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).

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**GRANT OF PLANNING PERMISSION**

Application Ref: 70282/APP/2020/4133

**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 · The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 17/3124/102 Rev. B, 17/3124/103 Rev. F, 17/3124/104 Rev. F and 17/3124/105 Rev. G and shall thereafter be retained/maintained for as long as the development remains in existence.

**REASON**

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2016).

- 3 · No superstructure works shall take place until details of all materials and external surfaces, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

**REASON**

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

### SCHEDULE OF CONDITIONS

4. No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority. Such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details.

The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

#### REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020)

## SCHEDULE OF CONDITIONS

5. No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -
1. Details of Soft Landscaping
    - 1.a Planting plans (at not less than a scale of 1:100),
    - 1.b Written specification of planting and cultivation works to be undertaken,
    - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
  2. Details of Hard Landscaping
    - 2.a Refuse Storage
    - 2.b Cycle Storage
    - 2.c Means of enclosure/boundary treatments
    - 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
    - 2.e Hard Surfacing Materials
    - 2.f External Lighting
    - 2.g Other structures (such as play equipment and furniture)
  3. Details of Landscape Maintenance
    - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
    - 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
  4. Schedule for Implementation
  5. Other
    - 5.a Existing and proposed functional services above and below ground
    - 5.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).



## SCHEDULE OF CONDITIONS

6. Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

### REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

7. No superstructure works shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:
- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
  - ii. include a timetable for its implementation; and
  - iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
- The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iv. provide details of water collection facilities to capture excess rainwater;
  - v. provide details of how rain and grey water will be recycled and reused in the development.
- Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

### REASON

To ensure the development does not increase the risk of flooding in accordance with Policy DME1 10 of the Hillingdon Local Plan Part 2 (2020) and London Plan (2016) Policy 5.12.

## SCHEDULE OF CONDITIONS

- 8 . No superstructure works shall be commenced until a scheme for protecting the proposed development from (road traffic) (rail traffic) (air traffic) (other) noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

### REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by (road traffic) (rail traffic) (air traffic) (other) noise in accordance with policy EM8 of the Local Plan Part 1 (2012), DMAV 2-3 of the Hillingdon Local Plan Part 2 (2020) and London Plan (2016) Policy 7.15.

### 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 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.

#### Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

#### Part 2 Policies

DMEI 9	Management of Flood Risk
DMH 1	Safeguarding Existing Housing
DMH 4	Residential Conversions and Redevelopment
DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMHB 4	Conservation Areas
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design

## SCHEDULE OF CONDITIONS

LPP D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

- 3 . On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.
- 4 . You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then the validity of this planning permission may be challengeable by third parties.
- 5 . The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:  
carry out work to an existing party wall;  
build on the boundary with a neighbouring property;  
in some circumstances, carry out groundworks within 6 metres of an adjoining building.  
Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.
- 6 . 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.
- 7 . 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

## SCHEDULE OF CONDITIONS

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](http://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.

- 8 . 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 of 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.

### 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](http://www.hillingdon.gov.uk)

## **GRANT OF PLANNING PERMISSION**

Application Ref.No.: 70282/APP/2020/4133

### **SCHEDULE OF PLANS**

17/3124/105 Rev. G - received 01 Mar 2021

17/3124/104 Rev. F - received 01 Mar 2021

17/3124/101 - received 11 Dec 2020

17/3124/103 Rev. F - received 18 Feb 2021

17/3124/102 Rev. B - received 18 Feb 2021

Lift Viability Report - received 12 Feb 2021



## **RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY**

### **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 [www.Planning-inspectorate.gov.uk](http://www.Planning-inspectorate.gov.uk)

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal.

Further details are available at [www.gov.uk/government/collections/casework-dealt-with-by-inquiries](http://www.gov.uk/government/collections/casework-dealt-with-by-inquiries)

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.

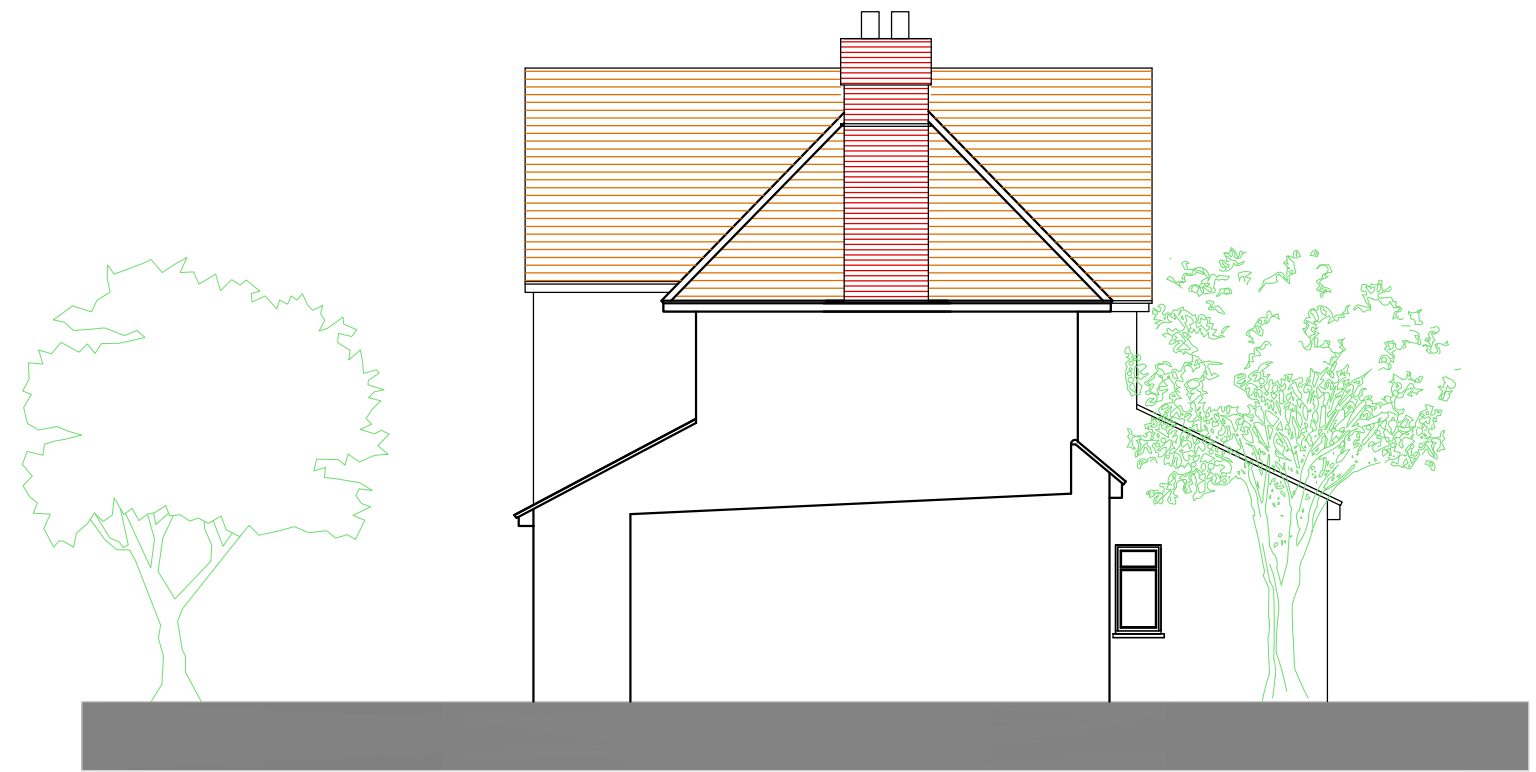
#### **Purchase Notices.**

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.



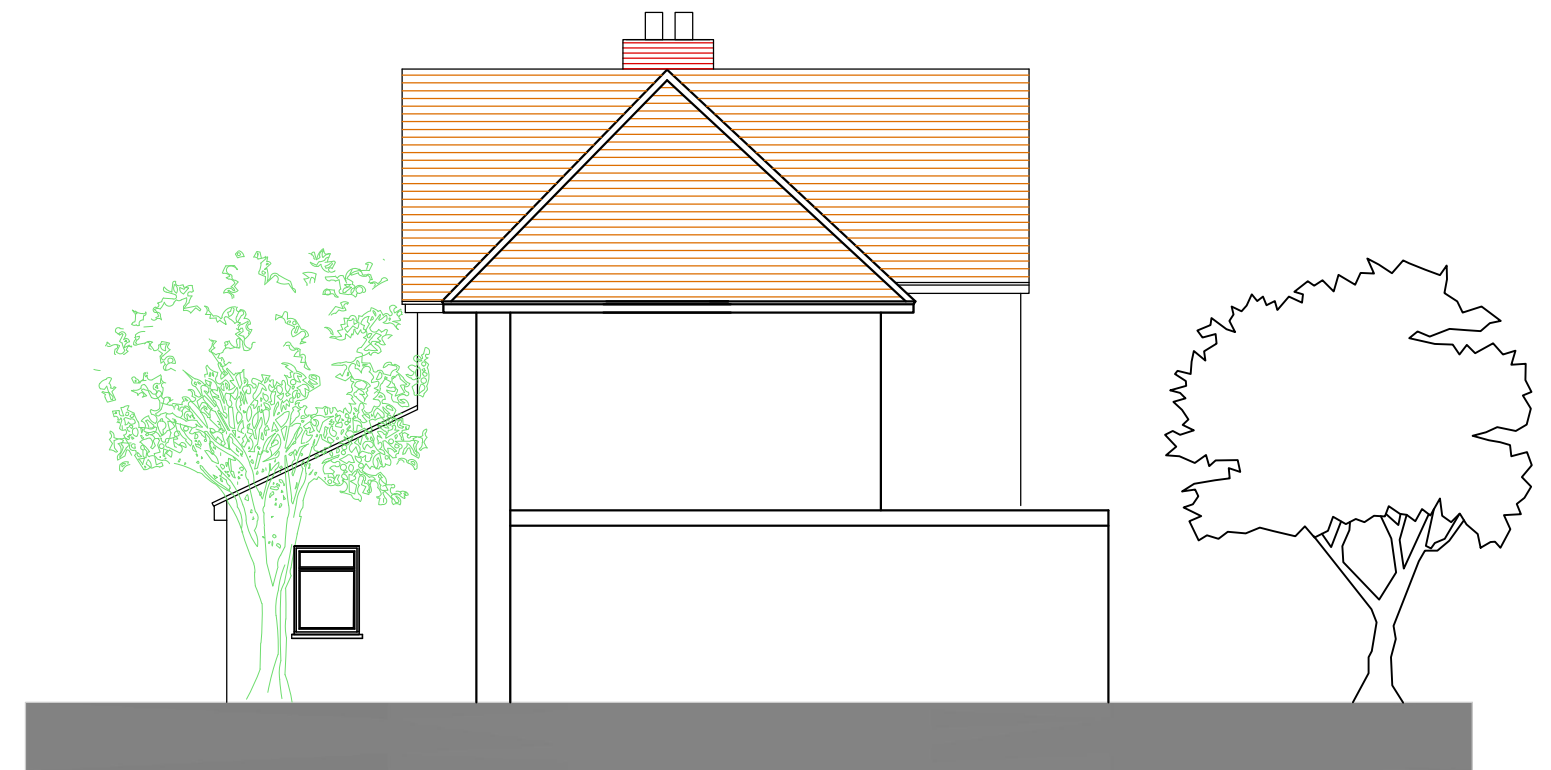
SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION



NORTH EAST ELEVATION

## EXISTING ELEVATIONS

*60 LONG LANE, ICKENHAM, UB10 8SZ*

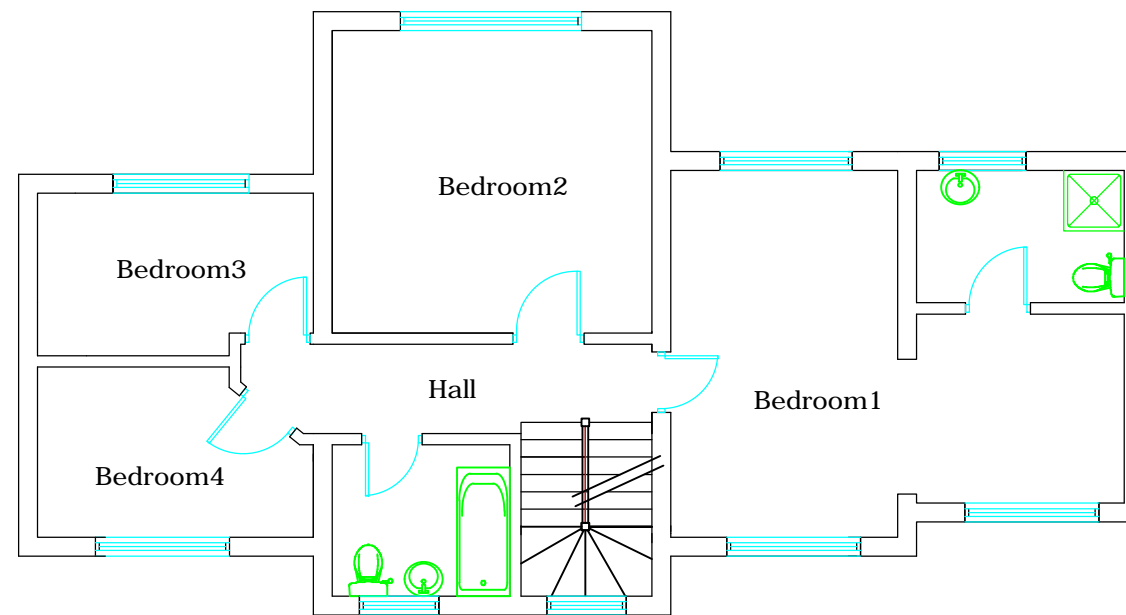
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0 1 2 3 4 5 6 7 8 9 10 Metres



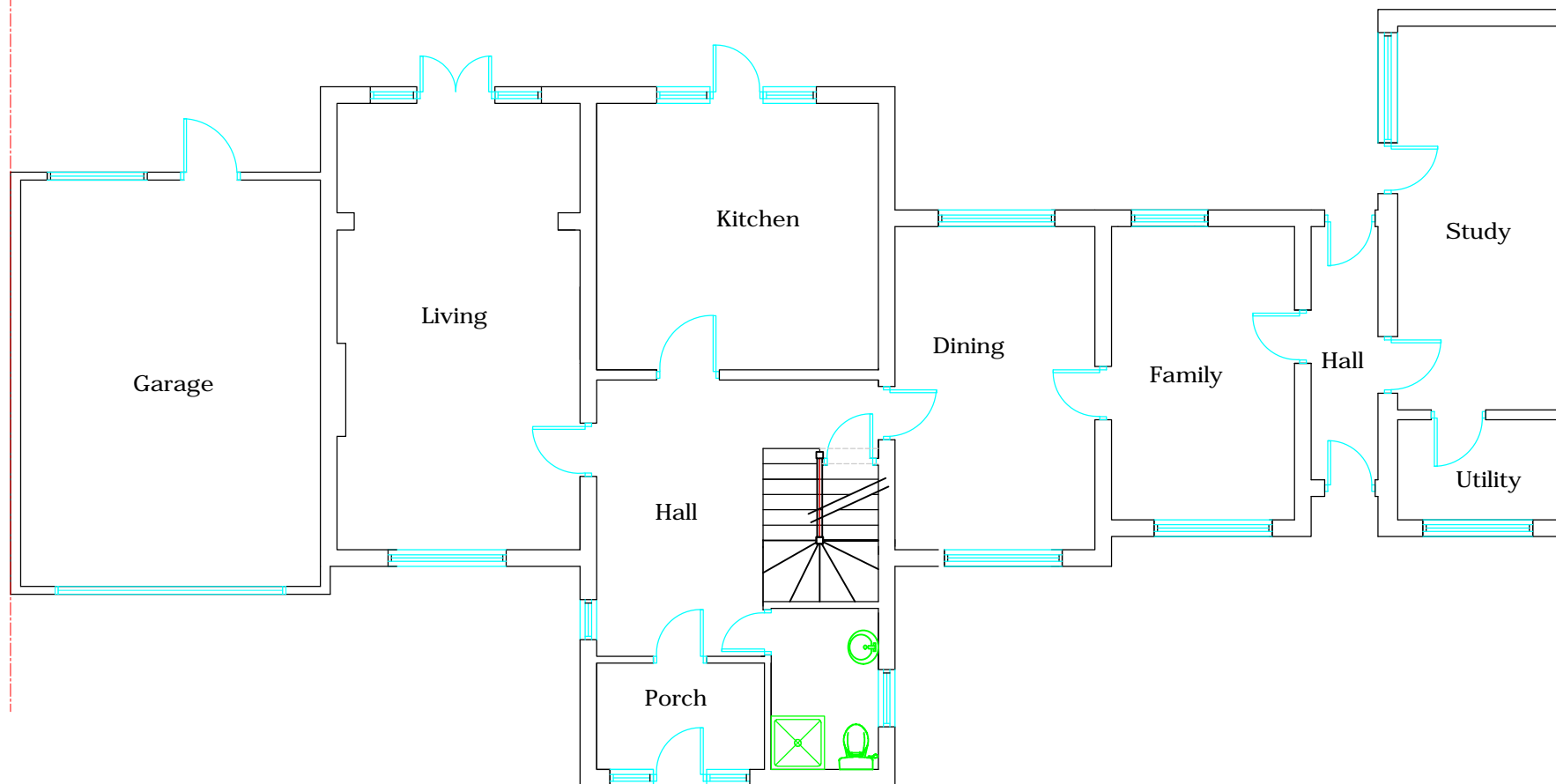
THE GILLETT MACLEOD PARTNERSHIP  
Chartered Architects & Town Planning Consultants  
1 High Road Old Eastcote Pinner Middlesex HA5 2EW tel. 0208 868 1333

Drg. No. 17/3124/109  
Scale 1:100  
Date 19/09/17  
Drawn by AK

REVISION  
C drawer



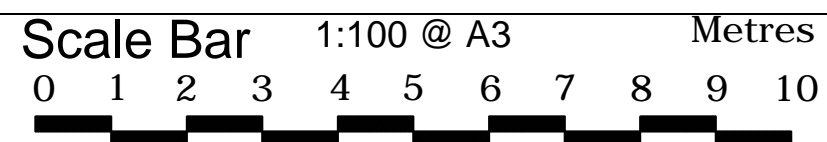
FIRST FLOOR PLAN



GROUND FLOOR PLAN

EXISTING FLOOR PLANS

60 LONG LANE, ICKENHAM,  
UB10 8SZ



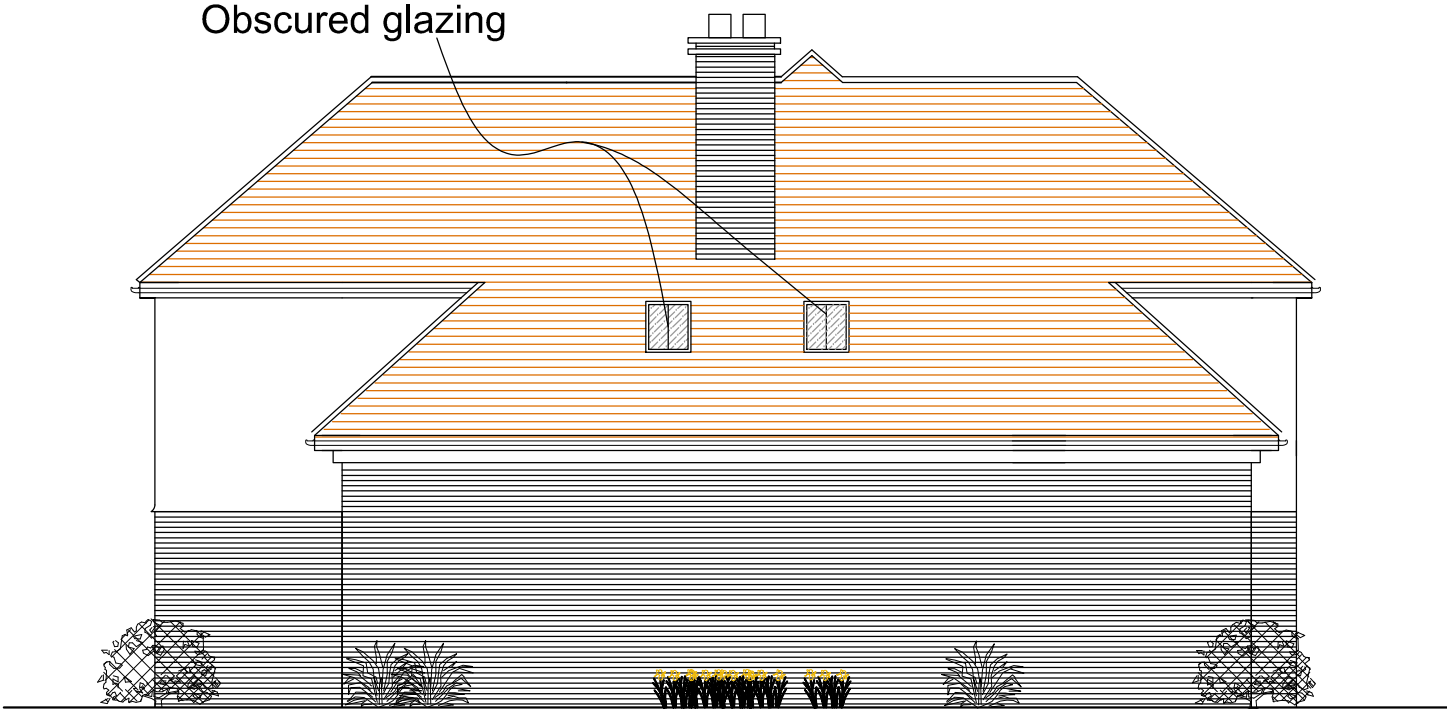
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1 High Road Old Eastcote Pinner Middlesex HA5 2EW tel. 0208 868 1333

Drg. No. 17/3124/107  
Scale 1:100@A3  
Date 15/02/18  
Drawn by S.Bieszczad

REVISION  
C



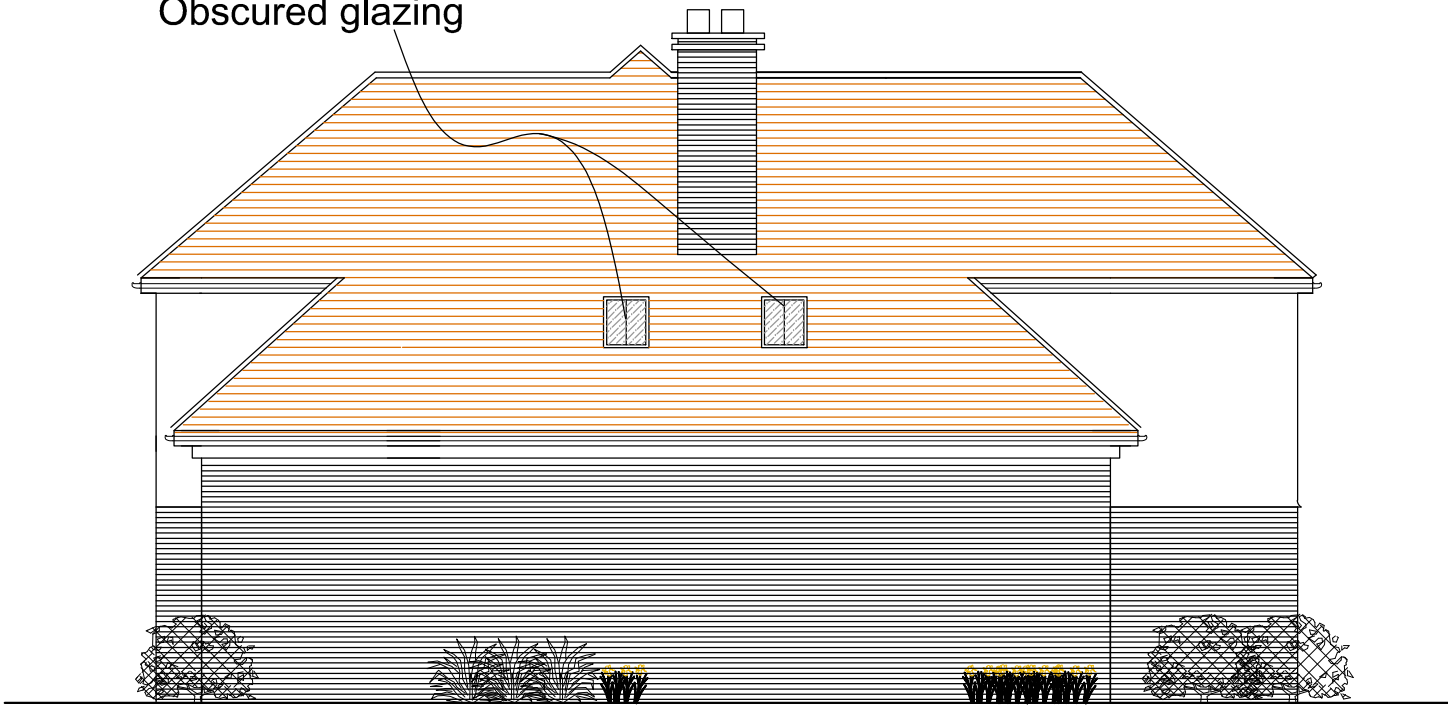
SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



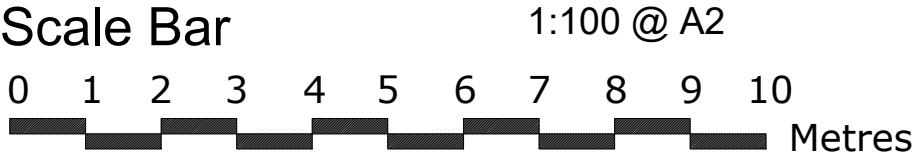
NORTH WEST ELEVATION



NORTH EAST ELEVATION

AMENDMENTS	
A	Roof lights amended 28/11/18
B	Roof lights position amended 01/02/19
C	Cat slide amended 01/02/19
D	Cat slide amended 17/01/20
E	Velux windows moved 17/02/20

60 LONG LANE, ICKENHAM, UB10 8SZ



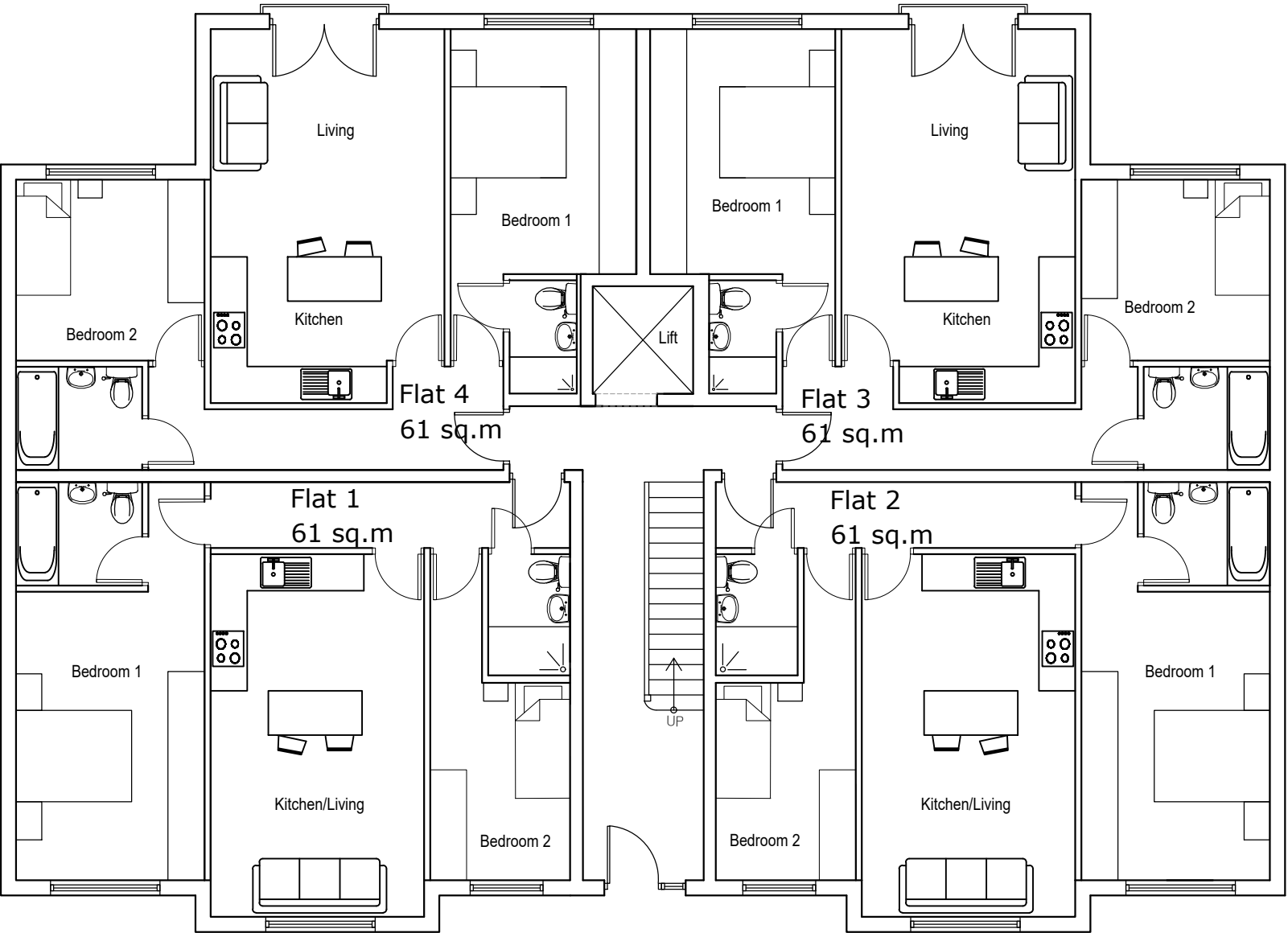
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Drg. No. 17/3124/105E  
Scale 1:100  
Date 27/04/18  
Drawn by S.Bieszczad

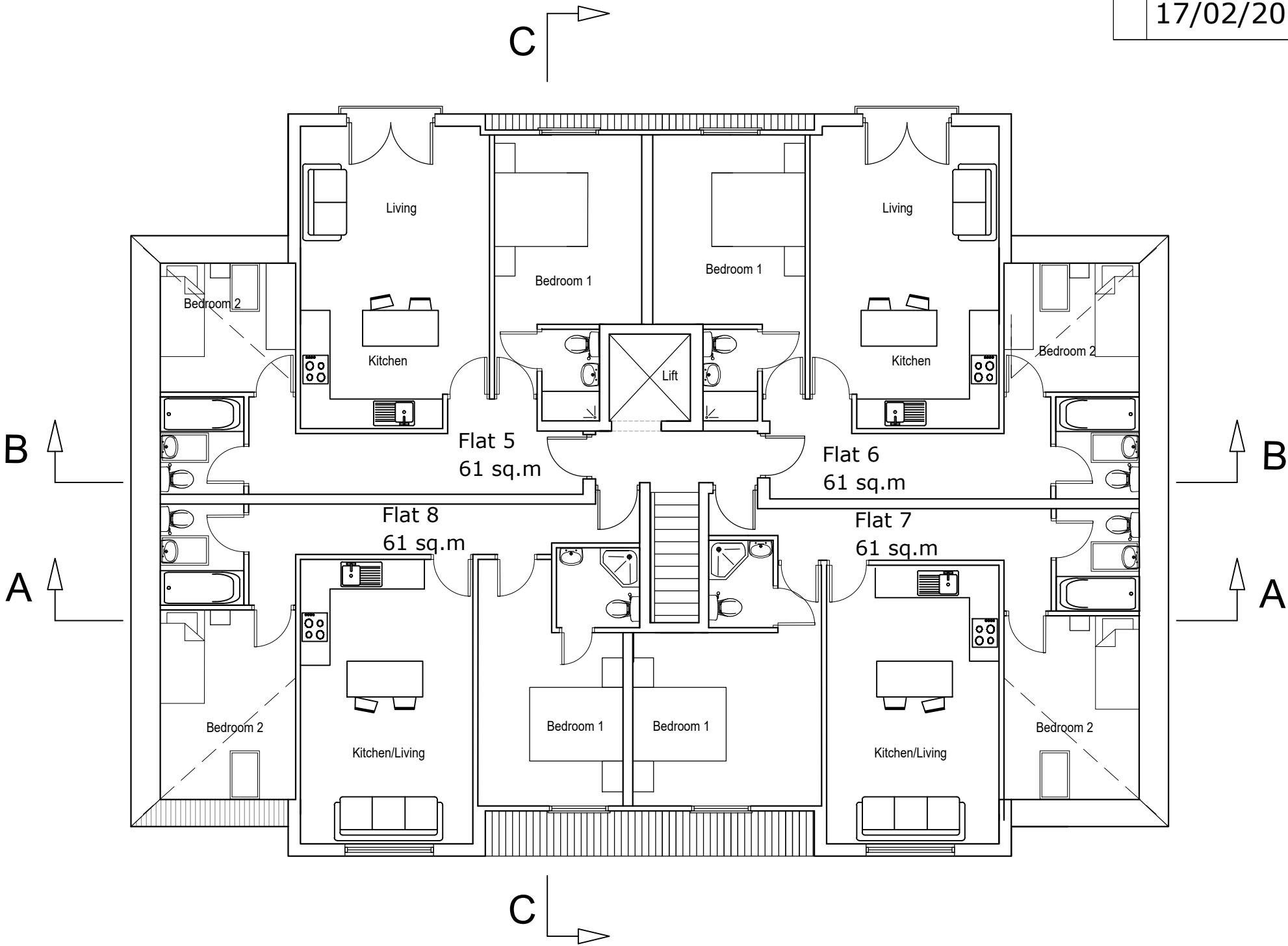
REVISION  
E  
C drawer

PROPOSED ELEVATIONS

AMENDMENTS	
A	Layout amended 28/11/18
B	Sections added 31/01/19
C	First floor layout revised 31/01/19
D	Velux windows moved 17/02/20



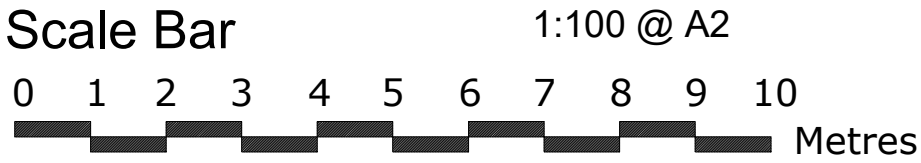
GROUND FLOOR



FIRST FLOOR

PROPOSED FLOOR PLANS

60 LONG LANE, ICKENHAM,  
UXBRIDGE, UB10 8SZ



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Drg. No.17/3124/103D	REVISION
Scale 1:100	D
Date 26/04/18	
Drawn by S.Bieszczad	(C) drawer

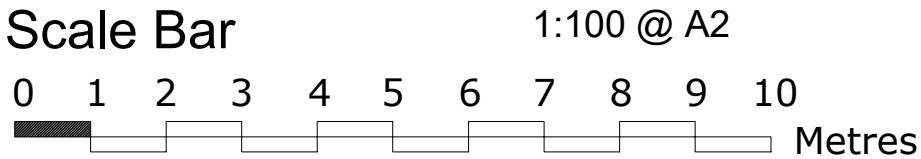


AMENDMENTS	
A	Cat slide amended 01/02/19
B	Roof corrected 20/12/19
C	Cat slide amended 17/01/20
D	Velux windows moved 17/02/20



PROPOSED STREET SCENE

60 LONG LANE, ICKENHAM,  
UXBRIDGE, UB10 8SZ



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Scale 1:100  
Date 26/04/18  
Drawn by S.Bieszczad

REVISION	
D	drawer
C	