

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

**REFUSAL OF PLANNING PERMISSION**

Mr Rishi Patel  
S.C.P Architects  
Argyle House, Joel Street  
Northwood Hills  
Middlesex  
HA6 1NW

Application Ref: 64184/APP/2010/2511

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

**Description of development:**

Variation of condition 1 of the Secretary of State's appeal ref: APP/R5510/C/09/2097949 dated 28/07/2009 (LBH ref: 64184/APP/2009/606) to extend time period for the siting of the temporary building (The change of use of the land for stationing of a temporary building not benefiting from planning permission.)

**Location of development:** Mataji Temple 55 High Street Cowley

**Date of application:** 06 December 2010

**Plan Numbers:** See attached Schedule of plans

**Permission is refused for the reason(s) listed on the attached schedule:-**



Head of Planning & Enforcement

**Date: 31 January 2011**

- NOTES: (i) Please also see the informatives included in the Schedule of Reasons.
- (ii) Should you wish to appeal against this decision please read the attached sheet which explains the procedure.

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### **SCHEDULE OF REASONS**

- 1 · The religious building, by reason of its temporary nature and appearance as well as its location within site, is not considered suitable for permanent retention in compliance with Policy R9 (ii), (iii) and (v), Policy BE13, BE15, BE19, BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **INFORMATIVES:**

- 1 · The decision to REFUSE 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 REFUSE 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
BE19	New development must improve or complement the character of the area.
BE21	Siting, bulk and proximity of new buildings/extensions.
R9	Proposals for the use of buildings for religious and cultural purposes

### **END OF SCHEDULE**

#### **Address:**

Planning, Environment and Community Services  
London Borough of Hillingdon  
3 North Civic Centre, High Street, Uxbridge UB8 1UW  
Tel: 01895 250400 / 250401  
**[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)**

## **REFUSAL OF PLANNING PERMISSION**

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### **SCHEDULE OF PLANS**

LOCATION PLAN - received 01 Nov 2010

EXISTING PLANS 1225 ALGA0001 - received 01 Nov 2010

