



# HILLINGDON

LONDON

## ARTICLE 4 DIRECTION UNDER THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED)

WHEREAS The London Borough of Hillingdon (“the Council”) being the appropriate local planning authority within the meaning of Article 4(5) of the Town and Country Planning (General Permitted Development) Order 2015, are satisfied that it is expedient that development of the descriptions set out in the Schedule below should not be carried out on the land shown on the plans appended to this Direction unless planning permission is granted on application under Part III of the Town and Country Planning Act 1990 (as amended).

NOW THEREFORE the said Council in pursuance of the power conferred on them by Article 4(1) of the Town and Country (General Permitted Development) Order 2015 (as amended) hereby direct that the permission granted by Article 3 of the said Order shall not apply to development on the said land of the description(s) set out in the Schedule below.

### SCHEDULE

The withdrawing of permitted development rights identified in **Class MA, Part 3 of Schedule 2:** Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Town and Country Planning (Use Classes) Order 1987 (as amended) to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Town and Country Planning (Use Classes) Order 1987 within the identified areas listed below and as indicated in orange on the map attached as Appendix 1.

#### List of Areas to be covered:

**Office & Hotel Growth Location**  
Uxbridge Town Centre

**Locally Significant Employment Locations**  
Summerhouse Lane / Salamander Quay, Harefield;  
Stockley Park; and  
Odyssey Business Park, South Ruislip.

**Hayes Opportunity Area**

**Strategic Industrial Locations**  
Uxbridge Industrial Estate;  
Hayes Industrial Area;  
Stonefield Way Industrial Estate; and  
North Uxbridge Industrial Area.

**Locally Significant Industrial Sites**  
Packet Boat Lane, Cowley;  
Braintree Road Industrial Area, South Ruislip; and  
Covert Farm, Heathrow.

**Primary and Secondary Shopping Areas in Metropolitan Town Centres**  
Uxbridge

**Primary and Secondary Shopping Areas in District Town Centres**  
Ruislip;  
Eastcote;  
Green Lane (Northwood)  
Yiewsley - West Drayton; and  
Hayes.

**Primary and Secondary Shopping Areas in Minor Town Centres**  
Ruislip Manor;  
Northwood Hills; and  
Uxbridge Road, Hayes.



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## Local Parades

Pield Heath Road - Colham Green;  
Violet Avenue - Colham Green;  
Station Road/High Street - Cowley  
Dellfield Parade/The Parade - Cowley;  
High Road - Cowley Peachy;  
Moorfield Road - Cowley Peachy  
Eastcote Village - Eastcote Village;  
Harlington Road - Goulds Green;  
124-152 Uxbridge Road - Hayes  
Kingshill Avenue - Hayes;  
Lansbury Drive - Hayes;  
Bourne Circus/Gloucester Parade - Hayes;  
Hayes End, 757-849 (south) 1174-1378 (not all) (north)  
Uxbridge Road - Hayes;  
641-693 Uxbridge Road (south) - Hayes;  
Dawley Parade, Dawley Road - Hayes;  
1-19 Dawley Road, Hayes Town - Hayes;  
North Hyde Road/High Street - Harlington;  
Redmead Road - Harlington  
St Dunstons Close - Harlington;  
Harmondsworth Village - Harmondsworth;  
Bath Road - Harmondsworth;  
Ryefield Avenue - Hillingdon;  
Sutton Court Road - Hillingdon;  
Crescent Parade, Long Lane/Uxbridge Road -  
Hillingdon;  
Royal Lane/Hillingdon Village - Hillingdon Hill;  
High Road - Ickenham  
Northwood High Street - Northwood  
Pinner Road - Northwood;  
Salisbury Road - Northwood  
Howletts Lane - Ruislip;  
West End Road/New Pond Parade - Ruislip Gardens;  
41-47 Sipson Road - Sipson;  
Field End Road - South Ruislip;  
Victoria Road - South Ruislip;  
Station Approach - South Ruislip;  
Whitby Road - South Ruislip;  
18-28 Cowley Road - Uxbridge;  
98 - 118 Cowley Road - Uxbridge;  
Brunel University - Uxbridge;  
58-66 Swan Road - West Drayton;  
Swan Road and the Green - West Drayton;  
Station Road - West Drayton;  
Mulberry Crescent - West Drayton;  
Harmondsworth Road/Sipson Road - West Drayton;  
Laurel Lane - West Drayton;  
Byron Way/Coleridge Way - West Drayton;  
(Station) Ickenham Road - West Ruislip;  
Station Parade, Ickenham Road - West Ruislip;  
Welbeck Avenue - Yeading;  
Yeading Lane - Yeading; and  
Falling Lane/Royal Lane - Yiewsley.

## Local Centres

Harefield;  
South Ruislip;  
Hillingdon Heath;  
North Hillingdon;  
Ickenham;  
Harlington; and  
Willow Tree Lane, Yeading



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And being development comprised within Class MA of the Town and Country (General Permitted Development) Order 2015 (as amended) so described and not being development comprised within any other Class.

The Article 4 Direction will come into force on 24th September 2022

Dated this 20th day of September 2021

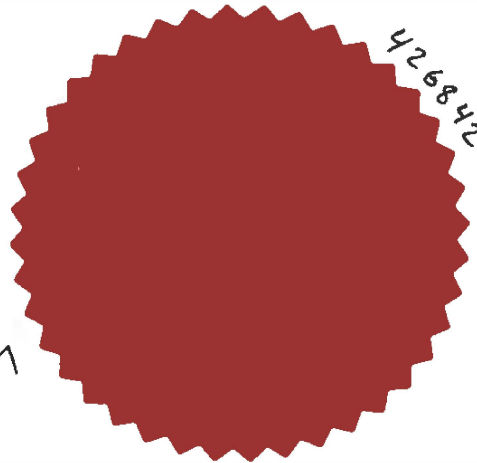
Made under the Common Seal of the MAYOR AND  
BURGESSES OF THE LONDON BOROUGH OF  
HILLINGDON

This day 20th of September 2021

in the presence of:

MEMBER

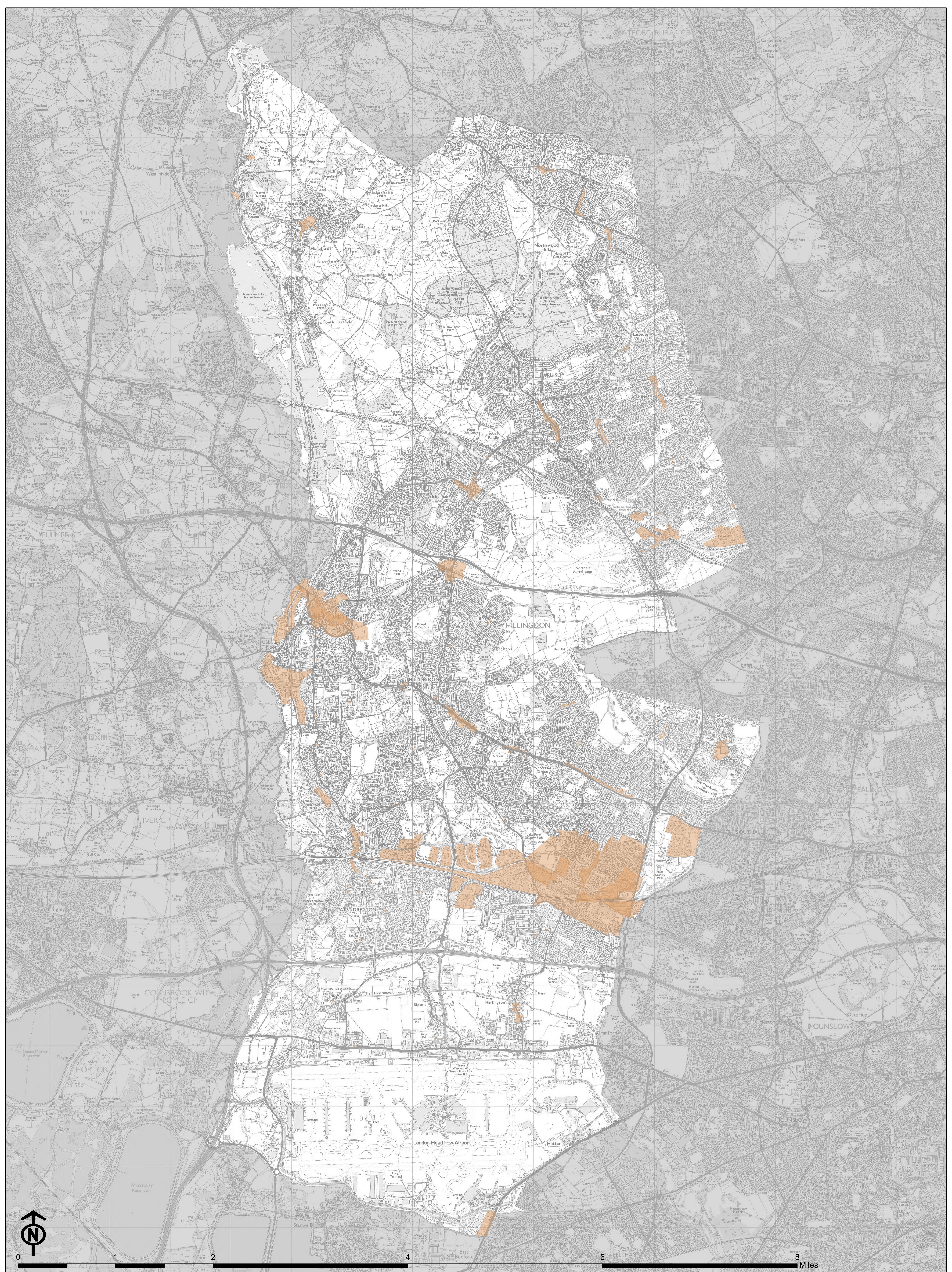
*Alan Chapman*



AUTHORISED OFFICER

*J. Holly*





### Part 3 - Class MA - Commercial, Business and Service Uses to Dwellinghouses

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