



London Borough of Hillingdon, Civic Centre, Uxbridge, Middlesex UB8 3UW.

Environmental Services Tel: 01895 250111 Ext.

Fax: 01895 250830

Town and Country Planning Act 1990

GRANT OF PLANNING PERMISSION

To:

Ref:35361/APP/2001/1416

The Drawing Room
Suite 3, Masons Yard
91B Mora Road
London NW2 6TB

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above mentioned Act and Orders made thereunder hereby GRANT permission for the following development:-

Description of development:- Erection of a first floor side extension
Location of development:- 26 Gatehill Road, Northwood
Date of application:- 15 June 2001
Drawing/plan Nos:- Site plan and 010601/01 Rev B received 30 August 2001

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

Signed:- R.E. Willis
CORPORATE DIRECTOR ENVIRONMENTAL SERVICES GROUP

Date:- 21 November 2001

- 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 by-laws, building regulations, or under any enactment other than the Town and Country Planning Act 1990.



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Continuation Sheet No. 1

Ref:35361/APP/2001/1416

CONDITION 1

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

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

CONDITION 2

Prior to occupation of the development hereby approved, all external surfaces shall be completed in materials to match those of the existing building. Details and/or samples shall be submitted to and approved by the Local Planning Authority before commencement of any part of the development where the new materials differ in any way from those of the existing building.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building.

CONDITION 3

Parking spaces shown in the approved plans shall be permanently retained and used to no other purpose.

REASON

To ensure that adequate facilities are provided.

CONDITION 4

The screen planting existing on site and abutting Gate End shall be maintained at its present height and any gaps, which may occur, shall be filled with replacement planting of a similar size and species.



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REASON

To minimise any loss of privacy to neighbouring properties.

CONDITION 5

The side flank wall of the extension hereby permitted shall maintain a minimum distance of 1.28 m from the adjacent side boundary of the site.

REASON

For the avoidance of doubt as to the development approval.

CONDITION 6

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority (LPA).

Any trees, hedges and shrubs being severely damaged during construction, seriously diseased or dying shall be replaced by one of a size and species to be agreed in writing with the LPA. 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 LPA. 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 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (including Hard Surfaces)'. Such work or planting shall be completed within 8 months of the commencement of the development or such period as agreed in writing by the LPA.

REASON

The trees and other vegetation makes a valuable contribution to the amenity of the area and to comply with Section 197 of the Town and Country Planning Act 1990.

CONDITION 7

Prior to works commencing on site, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, groups of trees and other



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Continuation Sheet No. 3

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vegetation to be retained during construction work, shall be submitted to and approved by the Local Planning Authority. Such fencing should be a minimum height of 1.5 metres and shall be erected prior to any demolition, removal of topsoil, and commencement of building operations and retained in position until development is completed. The land so enclosed shall be kept clear of all dumping, materials, machinery and cement mixing and the existing soil levels not altered or disturbed. No fires shall be lit on the land so enclosed.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work.

INFORMATIVES:

1. Your attention is drawn to the fact that 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.
2. You are advised that this permission does not dispense with the necessity of obtaining approval or consent under the Building Regulations Building Acts and other relevant legislation or regulations. You should contact Building Control Services, Civic Centre, Uxbridge (Telephone 01895 250111) if you require further information.
3. You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

D.E. Willis

HWKJ142

CORPORATE DIRECTOR ENVIRONMENTAL SERVICES GROUP

21 November 2001