

DELEGATED HOUSEHOLDER DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select Option

- | | |
|--|--------------------------|
| 1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received | ☐ |
| 2. Application complies with all relevant planning policies and is acceptable on planning grounds | ☐ |
| 3. There is no Committee resolution for the enforcement action | ☐ |
| 4. There is no effect on listed buildings or their settings | ☐ |
| 5. The site is not in the Green Belt (but see 11 below) | ☐ |

REFUSAL RECOMMENDED: GENERAL

- | | |
|--|--------------------------|
| 6. Application is contrary to relevant planning policies/standards | ☐ |
| 7. No petition of 20 or more signatures has been received | ☐ |
| 8. Application has not been supported independently by a person/s | ☐ |
| 9. The site is not in Green Belt (but see 11 below) | ☐ |

RESIDENTIAL DEVELOPMENT

- | | |
|--|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | ☐ |
| 11. Householder application in the Green Belt | ☐ |

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

- | | |
|--|--------------------------|
| 12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses | ☐ |
| 13. Refusal of change of use from retail class A1 to any other use | ☐ |
| 14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | ☐ |
| 16. Certificate of Lawfulness (for existing use or Development) | ☐ |
| 17. Certificate of Appropriate Alternative Development | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 18. ADVERTISEMENT CONSENT (excluding Hoardings) | ☐ |
| 19. PRIOR APPROVAL APPLICATION | ☐ |
| 20. OUT-OF-BOROUGH OBSERVATIONS | ☐ |
| 21. CIRCULAR 18/84 APPLICATION | ☐ |
| 22. CORPSEWOOD COVENANT APPLICATION | ☐ |
| 23. APPROVAL OF DETAILS | ☐ |
| 24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval | ☐ |
| 25. WORKS TO TREES | ☐ |
| 26. OTHER (please specify) | ☐ |

Appendix E

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No.	Report of the Head of Planning, Transportation and Regeneration		
Address	2 GATEHILL ROAD NORTHWOOD		
Development:	Erection of two storey side extension and two storey rear extension involving demolition of existing garage and installation of new AC units		
LBH Ref Nos:	10808/APP/2022/631		
Drawing Nos:	8979 22 Rev. A (received on 27.04.2022) 8979 21 Rev. A (received on 28.04.2022) Noise Impact Assessment by Healthy Abode Acoustics Ref: HA/AE357/V1 8979 23 Rev. B (received on 30.05.2022) Daikin Air conditioning units brochure for models MXM-N / N8 / N9 by George's Industrial Services Ltd Design and Access and Planning Statement (dated February 2022) Arboricultural Impact Assessment Method Statement & Tree Protection Plan (to BS:5837 2012) dated 25h November 2021, Ref: TH 2412/C Daikin Air conditioning units brochure for models FTXA-A/B (W/S/T/B) / RXA-A/B by George's Industrial Services		
Date Plans Received:	25/02/2022	Date(s) of Amendment(s):	27/04/2022
Date Application Valid:	11/03/2022		30/05/2022
			26/05/2022
			25/02/2022
			28/04/2022
			26/04/2022

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two-storey, detached dwelling house located to the east of Gatehill Road. The attractive, brick and tile dwelling is set-back from the road by an area of soft landscaping and hardstanding. The front forecourt provides space to park multiple cars. To the rear and side lies a garden area which acts as private amenity space for the existing occupiers residing in the property.

The application site is located on a prominent corner plot at the start of Gatehill Estate, with Northwood Way running along the southern boundary. The site shares a boundary with No. 4 Gatehill Road to the North. The Grade II Listed Building, Gatehill Farmhouse (No.1 Gatehill Road), is located on the opposite side of the road to the application property. The area is residential in character and appearance. The site lies within the Gatehill Farm Estate Area of Special Local Character (ASLC), Tree Preservation Order 169 and a Critical Drainage Area.

The Gatehill Farm Estate originates from the early 20th Century. The development by Messrs Harry Neal Ltd was located on the land formerly associated to the Gatehill Farm. The Grade II Listed, 16th Century farmhouse was retained as part of the development, is located to the North of the application site and is considered as a prominent reminder of the areas rural past. The properties from the early 20th Century are well-defined by their Arts and Crafts influence.

Archibald Soutar was the architect commissioned to plan the estate which was influenced

by his work on the Hampstead Garden Suburb in terms of layout and architectural style. Control over issues such as density, fencing, and maintenance of the road by means of covenants were adopted at the time ensuring the conservation and preservation of the estate and its interesting character. As existing, the Gatehill Farm Estate has retained its original grain of development with detached dwellings set on spacious plots with vegetation such as hedges marking boundaries.

The existing dwelling and site significantly and positively contributes to the character and appearance of the street scene and ASLC, and it is an early property forming part of the original development of the area.

1.2 Proposed Scheme

The application proposes a two-storey side extension and a two-storey rear extension involving the demolition of an existing garage, and the installation of new AC units.

During the course of this application a proposed block plan and proposed roof plan was submitted and the scale on the drawings were updated. Following the receipt of these revised drawings, neighbouring properties were re-consulted for an additional 14-days (refer to section 3 of this report for further details).

It is important to note that the proposed two-storey side and two-storey rear extensions are almost identical to the scheme approved under application reference 10808/APP/2020/4164, albeit the previously approved dormer has been marginally reduced in size as part of this current application. This is discussed in further detail in the main body of this report.

1.3 Relevant Planning History

10808/A/84/0699 2 Gatehill Road Northwood

Householder development - residential extension (P)

Decision Date: 07-06-1984 Approved

10808/APP/2020/2629 2 Gatehill Road Northwood

Part two storey, part single storey side extension and part two storey, part single storey rear extension and conversion of single dwelling to 1 x 1-bed, 1 x 3-bed and 2 x 2-bed self-contained flats with associated parking, cycle storage and amenity space, involving demolition of existing garage/store.

Decision Date: 16-11-2020 WD

10808/APP/2020/4164 2 Gatehill Road Northwood

Two storey side extension and two storey rear extension involving demolition of existing garage

Decision Date: 24-05-2021 Approved

10808/APP/2021/2360 2 Gatehill Road Northwood

Details pursuant to condition 5 (Landscaping) of planning permission Ref: 10808/APP/2020/4164 (Two storey side extension and two storey rear extension involving demolition of existing garage)

Decision Date: 08-10-2021 Approved

10808/APP/2021/4380 2 Gatehill Road Northwood

Variation of Condition 2 (approved plans) of planning permission ref. 10808/APP/2020/4164 dated 24/05/2021 (Two storey side extension and two storey rear extension involving demolition of existing garage) to accommodate proposed external AC units

Decision Date: 24-01-2022 WD

10808/APP/2021/4381 2 Gatehill Road Northwood

Variation of Condition 2 (approved plans) of planning permission ref. 10808/APP/2020/4164 dated 24/05/2021 (Two storey side extension and two storey rear extension involving demolition of existing garage) to accept the revised drawing showing the proposed annexe

Decision Date: 24-01-2022 WD

10808/APP/2022/630 2 Gatehill Road Northwood

Two storey side extension and two storey rear extension involving demolition of existing garage and erection of an outbuilding to be used as home gym/home office

Decision Date: 01-06-2022 Approved

8597/APP/2000/2563 Land Rear Of And Forming Part Of 2 Gatehill Road Northwood

ERECTION OF A DETACHED HOUSE AND GARAGE, WITH VEHICULAR ACCESS FROM GATEHILL ROAD (OUTLINE APPLICATION)

Decision Date: 09-05-2001 Refused

Comment on Planning History

The relevant planning history attached to this site is referenced above.

Planning application reference 10808/APP/2020/4164 proposed a two-storey side extension and a two-storey rear extension involving demolition of the existing garage. This application was presented at the North Planning Committee on 19th May 2021 where it was resolved that the application should be approved, as per the officer's recommendation. The approval decision notice was issued on 24th May 2021.

Planning application reference 10808/APP/2022/630 proposed the erection of a two-storey side extension and a two-storey rear extension involving the demolition of an existing garage, and erection of an outbuilding to be used as a home gym/home office. The application was approved on 1st June 2022.

There is a pending planning application under reference 10808/APP/2022/1271 for the erection of a two-storey side extension and rear extensions involving demolition of the existing garage, and the proposed erection of new electric gates to the front entrance.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL CONSULTATION:

Eight neighbouring properties were consulted on 11th March 2022. Following the receipt of revised drawings, the same neighbouring properties were re-consulted on 27th April 2022. The consultation period expired on 12th May 2022. Two representations were received in objection to the proposal and these comments are summarised below.

-The applicant is again seeking to further extend what was already a reasonably sized house.

- The proposed development will impact on the setting of the grade II listed building at number 1 Gatehill Road.
- It is noted that consent is being sought to demolish the garage, but it has already been demolished.
- The air conditioning units would be situated close to the boundary with No. 4 Gatehill Road.
- The noise from the continued operation of the proposed four air conditioning units (with an noise level of 64 decibels) will be intrusive and provide on-going noise pollution which will have a significant detrimental impact on the neighbouring property at No.4.
- An excessive number of air conditioning units are being proposed for a house of this size.
- The air conditioning units should be placed on the side of the property, adjacent to the start of Northwood Way.
- Concerns that the property would be converted into a house in multiple occupation (HMO).
- Concerns that the proposal would impact the foundations of the Grade II listed building at No. 1 Gatehill Road.
- Concerns about drainage issues and the flow of underground streams.
- If planning consent is granted, the applicant will continue to press for for the change of use of the property.

PLANNING OFFICER RESPONSE:

The main body of this report discusses the concerns raised above in respect to impact on the character and appearance of area (including the ASLC and the grade II Listed Building at No.1 Gatehill Road), potential noise and disturbance from the proposed A/C units, flooding and drainage. The Council's Noise Officer has reviewed the Noise Impact Assessment that was submitted during the course of this application, and has raised no objection to the proposed A/C units subject to conditions (refer below for further details).

As previously stated, the proposed two-storey side and two-storey rear extensions are almost identical to the scheme approved under application reference 10808/APP/2020/4164.

The assessment regarding the acceptability of the proposed development must be assessed on its own merits and be based on the drawings and information accompanied with the application. In this case, planning permission is not being sought to convert the property into a HMO or self-contained flats. Notwithstanding, it is noted that Condition 6 attached to permission 10808/APP/2020/4164 prohibits the sub-division of the property into flats or a HMO without consent of the Council. This same condition would be secured to the decision notice, if planning permission were to be granted for this current application.

It should be noted that planning permission was not required to demolish the former garage at the site. In any event, the applicant has extant planning permission which involved the demolition of the former garage (ref: 10808/APP/2020/4164). The potential impact to the foundations of neighbouring properties is not a planning consideration.

Gatehill Residents Association: "The Application shows the installation of Air Conditioning Units one of which has a waste air discharge pointing directly at the garden of number 4 Gatehill Road. This discharge is potentially a danger to the residents of No.4 and in any side-effects of the noxious discharges will, obviously, be more of an issue for children. The current occupant of No.4 has small children and they would be expected to play in the garden in Summer at the very time when the Air Conditioning may be used to its maximum. This will put them at risk. Are they expected to not play or can the Air

Conditioning unit be removed? We would ask that any approval for the Application includes a condition that to allow current and future owners of No.4 Gatehill Road and especially their children be allowed to use their garden safely, no Air Conditioning units be placed on the wall facing No.4 Gatehill Road."

PLANNING OFFICER RESPONSE: During the course of this application a noise impact assessment was submitted to demonstrate that the resultant sound pressure level of the proposed A/C units. The Council's Noise Officer has reviewed the report and has raised no objection to the proposal, subject to conditions. With respect to concerns about odour or air quality, it is of the Noise Officer's view that the proposal is for an air conditioning system that pushes fresh air into the dwelling, which then leaks out naturally, not a system that is extracting fumes from say a kitchen. No other evidence from the representations received has been submitted to demonstrate otherwise.

Northwood Hills Residents Association: No comments received.

Northwood Residents Association: No comments received.

Cadent Gas: After receiving the details of your planning application at 2 Gatehill Road Northwood HA6 as we have completed our assessment. We have no objection to your proposal from a planning perspective.

Your responsibilities and obligations:

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

INTERNAL CONSULTEES:

COUNCIL'S NOISE OFFICER:

The noise assessment report uses methods of assessing noise impact from the installation of plant and equipment having regard to the BS4142 which refers to 'commercial and industrial sound' It also refers to guidance for noise levels inside residential buildings BS8233. As can be seen in this situation the noise change method (BS4142) tends towards a much more onerous design target, because the existing background noise level is very low. A value of LA90 night of 22dB might be found in a rural environment remote from strategic transport infrastructure, however it would appear that well screened suburban areas can experience similarly low levels. The consequence may be a design that compromises visual appearance in favour of acoustic performance, for example the installation of a purpose built acoustic louvred design system such as that referenced in the report rather than the hardwood design presented in the drawing and photo submissions.

Prevailing noise policy (Noise Policy Statement for England 2013 Defra) promoted the use of absolute thresholds of effect and these are generally derived from WHO guidelines translated into guidance including BS8233. BS4142 and project/regulatory agency

guidance derived from it recognise the difficulties that can arise when the background values are low, lower than 30 dB at night sometimes being used as a guide. From a local planning perspective and looking forward to the electrification of domestic transport and heating consistent with 'net zero' it is important to take this into account. In addition setting an environmental noise limit of 17 dB, represents a value that would be practically impossible to enforce against because it is so low.

With respect to Condition 3, I would regard this as a standard condition so have no comment.

I would recommend Condition 5 is replaced by an outcome based condition along the lines of:

'For the lifetime of the development hereby permitted the rating level of noise caused by the operation of plant, machinery or equipment shall be below 35 dB(A) measured 1 metre outside of any window of any dwelling, or similarly noise sensitive premises, determined in accordance with the procedures set out in British Standard BS4142:2014.'

With respect to concerns about odour or air quality it would be my understanding that the proposal is for a system that pushes fresh air into the dwelling, which then leaks out naturally, not a system that is extracting fumes from say a kitchen, so I have no further comment on this aspect.'

RESPONSE: In line with the Noise Officer's recommendations, Condition 3 has been retained as proposed by planning officers. This requires the appearance of the air conditioning enclosure to be carried out so that it's external appearance matches the approved drawing. Also, the wording of Condition 5 has been revised to reflect the recommended wording suggested by Noise Officer to ensure potential noise impacts are mitigated.

COUNCIL'S CONSERVATION AND URBAN DESIGN OFFICER:

Assessment - Background/ Significance:

No.2 is an attractive detached dwelling situated on a spacious plot within the Gatehill Farm Estate ASLC. The building dates from the early part of the 20th century, c.1930s, and was designed in an Arts and Crafts style. It was one of the first buildings to be developed within the Gatehill Estate.

The building is characterised with tile hung first floor elevations and red brick finish to the ground floor. The roof is hipped and finished with plain clay tiles. The elevations include traditional casement windows with leaded lights, set within timber frames. The property is relatively unaltered and traditionally constructed, retaining its original plan form and following a site visit in 2020 there were original internal features such as the staircase and timber balustrade.

The property is prominently located on a corner plot at the junction of Gatehill Road and Northwood Way. It sits comfortably within its respective original plot and can be viewed as a gateway building and site into the ASLC. It is a verdant plot with mature hedging defining the boundaries of the site. The timber gate providing vehicle access from the road appears to be an original feature.

Whilst the building does not currently benefit from statutory protection, taking into account its character, appearance and historic built fabric it is an excellent example of the Arts and

Crafts style in the area and strong contributor to the history and development of Northwood and the Gatehill Farm Estate. Upon further consideration is highly likely the building could be considered a non-designated heritage asset if not a designated heritage asset.

The Gatehill Farm Estate originates from the early 20th century development by Messrs Harry Neal Ltd on land formerly associated to Gatehill farm. The area continued to be developed after WWII into the 1960s and 1980s however the later properties whilst simpler in character, respected the style of earlier dwellings. Properties from the early 20th century are well-defined by their Arts and Crafts influence by the use of traditional external materials and finishes alongside mock half-timbering detailing, hung tiles, tall chimneys, gable ends, dormers and barge boards.

The 16th century farmhouse was retained as part of the development and is located to the north of the site. The farmhouse is a Grade II listed, originally of timber frame construction however benefitted from re-fronting in the 18th century. It is an attractive property that positively contributes to the history, character and appearance of the area. It is prominent reminder of Northwood's once rural past. Unfortunately the agricultural outbuildings were demolished as part of the development of the estate, significantly suburbanising its original setting.

Archibald Soutar was the Architect commissioned to plan the estate which was influenced by his work on the Hampstead Garden Suburb in terms of layout and architectural style. Control over issues such as density, fencing, and maintenance of roads by means of covenants were adopted at that time ensuring the conservation and preservation of the estate and its interesting character. As existing the Gatehill Farm Estate has retained its original grain of development with detached dwellings set on spacious plots with vegetation such as hedges marking boundaries. The curving layout of the street and undulating topography positively contributes to the townscape.

The existing dwelling and site significantly and positively contributes to the character and appearance of the street scene and ASLC. It is an early property forming part of the original development of the area.

The site benefits from permission for two-storey side and rear additions to the original property.

Assessment-Impact:

In considering the planning history for this site there are no comments in relation to the two-storey rear and side extensions.

The proposed AC units would be located along the north side elevation of the approved side addition. The timber panel enclosure would limit the impact of the modern units on the character and appearance of the ASLC, however they would harm the building itself.

Conclusion: Some harm to the character and appearance of the original building and ASLC.

COUNCIL'S TREES AND LANDSCAPE OFFICER: No comments received.

4. Local Plan Designation and London Plan

Standard Informatives

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMEI 10 Water Management, Efficiency and Quality

DMEI 9 Management of Flood Risk

DMHB 1 Heritage Assets

DMHB 14 Trees and Landscaping

DMHB 18 Private Outdoor Amenity Space

DMHB 2 Listed Buildings

DMHB 5 Areas of Special Local Character

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

DMT 5 Pedestrians and Cyclists

DMT 6 Vehicle Parking

NPPF12 NPPF 2021 - Achieving well-designed places

NPPF16 NPPF 2021 - Conserving & enhancing the historic environment

NPPF2 NPPF 2021 - Achieving sustainable development

NPPF4 NPPF 2021 - Decision-Making

NPPF9 NPPF 2021 - Promoting sustainable transport

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding Gatehill Farm Estate Area of Special Local Character, the impact on trees, the impact on the subject property's amenities, the impact on residential amenity of neighbouring dwellings and the availability of parking.

IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA:

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character. Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) states that the Council will conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape.

Policy DMHB 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that the Council will expect development proposals to avoid harm to the historic environment. Policy DMHB 1 also requires any extensions or alterations to be designed in sympathy, without detracting from or competing with the heritage asset.

Policy DMHB 5 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states:

A) Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area.

B) Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development will be required to be designed to the highest standards and incorporate principles of good design. Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.

With regards to side extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that: i) side extensions should not exceed half the width of the original property; and ii) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses.

With regards to rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that: ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

The proposed two-storey side extension and two-storey rear extension are almost identical to the scheme approved under application reference 10808/APP/2020/4164, albeit the previously approved dormer on the north-east elevation has been marginally reduced in size as part of this current application.

The Committee Report for application 10808/APP/2020/4164 states the following, in respect to the proposal's impact on the character and appearance of the host dwelling and the surrounding area, including the setting of the ASLC.

"In this case the two storey rear extension would not extend the full width of the house at first floor level and would incorporate a roof design that would match the existing. Given the scale and massing of the original building it is considered that the rear extension would not be too deep and overall would appear subordinate to the main property. The two storey side extension would be set-back from the main front elevation of the property by at least 1m. It would be less than half the width of the original property and would have an appropriately designed roof. The side extension would also be set-in from the site boundary by more than 1.5m in compliance with policy DMHB 6.

The extensions would be sensitively designed and it is noted that the existing chimney stack and details to the front elevation of the property would be retained. The roof design is considered to be acceptable as it matches the main house and overall it is considered that the extensions would appear subordinate to the main house.

In commenting on the previous application, which proposed similar extensions, the Council's Conservation Officer states 'The impact of the extensions in isolation would result in some harm but this would be moderate. In isolation the proposed side and rear extension would remain sympathetically in keeping with the architectural language of the

original dwelling and it would ensure the existing street scene elevations remain intact'.

The Council's Tree Officer has raised no objection to the development subject to the inclusion of safeguarding pre-commencement conditions.

Overall it is considered that the extensions would appear subordinate to the main house and would retain the sense of openness between the application property and those adjacent. As such it is considered that the extensions would not cause harm to the character and appearance of the site, the wider area of the character and appearance of the ASLC."

The approved decision notice for application reference 10808/APP/2020/4164 is of material consideration and carries substantial weight. As stated above, the proposed dormer on the north-east elevation would be slightly smaller in size than the one approved under application reference 10808/APP/2020/4164. It would measure 1.3 metres wide, 0.8 metres deep and 1.4 metres. Due to its modest size, it is considered that the dormer would appear as a sympathetic and subordinate addition. On this basis, and having regard to the previous permission, it is considered that the proposed extensions to the host dwelling would not cause harm to the character and appearance of the host dwelling or setting of the Gatehill Estate ASLC.

The proposed four air conditioning units would be located along the north-eastern elevation of the host dwelling. Due to its position and relatively minor size, it is considered that the proposed enclosed A/C units would not detract from the character and appearance of the host dwelling or the surrounding Gatehill Estate ASLC.

The proposed enclosed air conditioning units would be set-back from the highway by approximately 10 metres. This separation distance, coupled with the existing mature hedging along the front boundary, would help to minimise the impact the proposed A/C units would have on the visual amenities of the surrounding street scene.

It is noted that the submitted drawings include details showing that the proposed A/C units would be enclosed by a timber structure. However, paragraph 6.5 of the Noise Impact Assessment recommends a purpose built enclosure that achieves a maximum sound pressure of 44dB when measured at 1m in all directions. To achieve this requirement, a purpose built acoustic louvred design system such as that referenced in the report rather than the hardwood design presented in the drawing and photo submissions is likely to be required. In the event of an approval, a condition would be secured requiring full details of the external finishes of the enclosure to be submitted to the Council for consideration. This condition is not only to safeguard the amenities of residential occupiers, but to protect the setting of the surrounding ASLC.

Representation has been received raising concern about the impact to the setting of the Grade II Listed Building at number 1 Gatehill Road. In accordance with the NPPF (2021), it is important to consider whether the setting of heritage assets would be affected by the proposed development. In light of the preceding paragraphs, and noting the surrounding context of the site, it is considered that the proposed extensions and enclosed air conditioning units would have a neutral effect on the setting of the grade II Listed Building at number 1 Gatehill Road.

Overall, it is considered that the proposal would not have a detrimental effect on the character and appearance of the host dwelling or Gatehill Estate ASLC or cause harm to the setting of the neighbouring grade II Listed Building at No. 1 Gatehill Road. It would therefore comply with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One

Strategic Policies (2012), Policies DMHD 1, DMHB 1, DMHB 5, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and the NPPF (2021).

NEIGHBOURING RESIDENTIAL AMENITY:

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers. Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

As previously stated, the proposed two-storey side extension and two-storey rear extension are almost identical to the scheme approved under application reference 10808/APP/2020/4164, albeit the previously approved dormer on the north-east elevation has been marginally reduced in size as part of this current application. The Committee Report for application 10808/APP/2020/4164 states the following, in respect to the proposal's impact on neighbouring residential amenities.

"In order to assess whether the extensions would cause harm to the amenity of neighbouring residents a 45 degree angle is taken from the mid point of the closest habitable room windows to the end of the extensions. If the development would not impede upon this angle then it is considered that there would not be significant harm caused to these windows by way of loss of light or outlook. When applying the '45 degree rule' it is evident that the two storey rear extension would not impede upon the 45 degree angle as such it is considered that the two storey rear extension would not cause harm to the amenity of neighbouring properties. There is one first floor rear facing window in the rear extension that is shown to be obscure glazed. There is a side facing window in the rear extension that would serve the same bedroom. However it is considered that the side facing window would not result in any overlooking or loss of privacy given that there are no residential properties in the line of sight of this window for approximately 32m.

It is also considered that the side extension would not result in significant loss of light or outlook to the neighbouring property at No.4 given that the side extension would be approximately 8m away from the side of this property and there are no side facing habitable room windows that would be affected by the proposal."

The approved decision notice for application reference 10808/APP/2020/4164 is of material consideration and carries substantial weight. In light of this previous permission, it is considered that the proposed extensions to the host dwelling would not cause harm to the living conditions of neighbouring occupiers, in terms of loss of light, outlook, overbearing impact or sense of enclosure.

In the event of an approval, a condition would be secured requiring the proposed dormer window facing towards number 4 Gatehill Road to be obscure glazed and non-opening up to 1.8 metres of the finished floor level. On this basis, it is considered that the proposed extensions to the host dwelling would not give rise to a material loss of privacy or overlooking for neighbouring occupiers. Given that the dormer window serves as a secondary window for Bedroom 1, it is considered that the occupiers of this room would receive adequate outlook and natural light from the primary window fitted in the south-east elevation.

The proposed air conditioning units would be positioned along the north-eastern elevation of the host dwelling. The nearest neighbouring dwelling to the proposed air conditioning units is number 4 Gatehill Road, which is positioned approximately 9 metres away.

As previously stated, a noise impact assessment was submitted by the applicant during the course of this application. The Council's Noise Officer has reviewed the report and has raised no objection, subject to a condition requiring the noise levels of the A/C units to be below 35 dB(A) measured 1 metre outside of any window of any dwelling. The Noise Officer also recommended that a purpose built acoustic louvred design enclosure for the A/C units such as that referenced in the report, rather than the hardwood design presented in the drawing and photo submissions. Again, full details of the purpose built enclosure would be secured by condition, in the event of an approval.

The objection received about possible noise issues has been duly noted. However, subject to the above conditions, it is considered that the noise implications of the proposed air conditioning units would not result in unreasonable harm to the residential amenities of neighbouring occupiers, in terms of noise and disturbance. It is worth noting that there is separate legislation in place to control noise nuisances.

In light of the above, and subject to conditions, it is considered that the proposal would not cause undue harm to the living conditions of neighbouring occupiers. It would therefore accord with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), in this respect.

IMPACT ON TREES:

Policy DMHB14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to off-site provision.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) requires development proposals to protect features of positive value within and adjacent to the site and for landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

The site is covered by Tree Preservation Order (TPO) 169, with three protected trees on the site, i.e. a Thorn (T6) and yew (T6) in the front garden and four Cypress trees (G4) on the rear boundary.

The proposed air conditioning units would be enclosed by a structure which would be sited along the north-eastern elevation of the host dwelling. The proposed structure would not require any foundations or excavation works. As such, this element of the proposal would not cause harm to any of the trees at or adjoining the site.

With regards to the proposed extensions, the Tree Report states that the trees can be protected and retained, with the exception of T6, a dead hawthorn, and G10 two small Grade C apple trees. The Council's Trees and Landscape Officer raised no objection to the loss of these trees under application reference 10808/APP/2020/4164. The Council's Trees and Landscape Officer also commented that the protected thorn in the front garden is missing and presumed dead, because it is a relatively short-lived tree and the TPO was

served many years ago.

A tree report titled 'Arboricultural Impact Assessment Method Statement & Tree Protection Plan (to BS: 5837 2012)' was accompanied with the application. Section 12 of the report confirms that arboricultural supervision will be provided. In the event of an approval, a condition would be secured requiring the proposed development to be carried out in accordance with the protection measures set out in the Arboricultural Impact Assessment Method Statement & Tree Protection Plan (to BS: 5837 2012).

Also, a condition would be secured requiring full details of the hard and soft landscaping details to be submitted to the Council for consideration. The wording of the condition would be similar to Condition 5 attached to decision notice 10808/APP/2020/4164.

Accordingly, it is considered that the proposed development would not cause harm to the health of the trees that would be retained on the site, and would protect the verdant character of Gatehill Farm Estate ASLC. The proposal therefore accords with Policies DMHB 5, DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), in this respect.

EXTERNAL AMENITY SPACE PROVISION:

Policy DMHD 1 part vi) of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that adequate garden space is retained. Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3, which requires houses with four-bedrooms or more to have a minimum of 100 square metres of private amenity space.

In this case, in excess of 600 square metres of private amenity space would be retained at the site. This would be in accordance with the minimum private amenity space standards for a four-bedroom plus dwelling, as set out in Table 5.3 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). As such, the proposal would not undermine the provision of external amenity space for the existing occupiers at the application site, in compliance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

PARKING AND HIGHWAY SAFETY:

Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) requires the Council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway, junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity. Appendix C, Table 1 requires houses to have a maximum of 2 spaces per dwelling.

There is a single crossover emerging onto Gatehill Road which serves the existing dwelling. The proposal does not seek to make any alterations to this existing crossover. It

is considered that the current dimensions of the crossover is adequate to accommodate the vehicular activity associated with the proposed development.

There would be no significant difference in vehicle bound activity when comparing the proposed development to the scale and single tenure of the existing dwelling. As such, the vehicular generated activity associated with the proposed development could be absorbed within the local road network without notable detriment to traffic congestion and road safety.

The proposed site plan shows that three on-site car parking spaces would be provided on the front forecourt. Whilst it is acknowledged that this provision would exceed the maximum car parking standards set out in Appendix C Table 1, it is considered, on balance, that this provision is acceptable as it reduces the potential for untoward on-street parking displacement resulting from the higher dependency on the private motor car due to the site's level 2 Public Transport Accessibility Level (PTAL) rating, i.e. a poor rating.

It should be noted that the number of car parking spaces proposed is the same as the scheme approved under application reference 10808/APP/2020/416, and would not be dissimilar to the existing on-site car parking provision at the site.

The proposed site plan shows one of the proposed on-site car parking spaces would have an electric charging point. Whilst there is no policy requirement for electric charging points and cycle parking provision for the type of development being proposed, these provisions are welcomed by Officers, in terms of a sustainable modes of transport. Full details in respect to the electric charging points and cycle parking store would be secured as part of the recommended landscaping condition.

Having regard to the above, it is considered that the proposal would not exacerbate the demand for street parking or prejudice highway safety, in accordance with Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

FLOODING AND DRAINAGE:

Policy DEMI 9 of the Hillingdon Local Plan: Part 2- Development Management Policies (2020) states that proposals that fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused. Policy DMEI 10 of the Hillingdon Local Plan: Part 2- Development Management Policies (2020) states that development within areas identified at risk from surface water flooding which fail to make adequate provision for the control and reduction of surface water runoff rates will be refused.

The application site lies within Flood Zone 1 of the Environment Agency's Flood Risk Map. This means the site is classified as being at low risk and defined as having a less than 1 in 1,000 annual probability of fluvial and tidal flooding. As such, there are no restrictions on development in this location, in terms of fluvial and tidal flood risk.

According to the Council's GIS, the site is designated within a Critical Drainage Area. When comparing the footprint of the proposed development in relation to the retained unbuilt land at the site, it is considered unlikely that the proposal would significantly exacerbate the surface water flood risk at the site over and above the existing circumstances.

In the event of an approval, it is recommended that the following informative is attached:

'The site lies in a Critical Drainage Area (CDA) as identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems. All developments in this area must contribute to managing the risk of flooding from surface water by reducing surface water runoff from the site. Therefore the applicant should minimise the water from your site entering the sewers. No drainage to support the extension should be connected to any existing surface water sewer, other than as an overflow. Water run-off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, which must be permeable or be collected and directed to a permeable area, otherwise it would need an additional permission. A water butt should be incorporated.'

Accordingly, it is considered that the proposal would not increase the risk of flooding on the site or elsewhere in accordance with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

COMMUNITY INFRASTRUCTURE LEVY:

The Council adopted its own Community Infrastructure Levy (CIL) on 1st August 2014. The Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £60 per square metre. CIL rates are index linked. The proposal is not CIL liable as it would not result in a net increase of 100 square metres or more of additional floor space.

CONCLUSION:

The proposed two-storey side extension and two-storey rear extension are almost identical to the scheme approved under application reference 10808/APP/2020/4164, albeit the previously approved dormer on the north-east elevation has been marginally reduced in size as part of this current application. Subject to conditions, the proposed extensions and A/C units are considered to be acceptable, in terms of their impact on the character and appearance of the area (including the setting of Gatehill Farm ASLC and the grade II Listed Building at No.1 Gatehill Road).

Due to the separation distances, it is considered that the proposed extensions to the host dwelling would not cause harm to the living conditions of neighbouring occupiers. Officers have been mindful of the potential amenity impact the proposed air conditioning units could cause to neighbouring residential properties. A condition would be secured requiring the A/C units to achieve a noise rating level of below 35 dB(A) measured 1 metre outside of any window of any dwelling. Also, a condition would be secured requiring details of the purpose built design enclosure for the A/C units to be submitted to the Council for consideration. On this basis, it is considered that the noise implications of the proposed A/C units would not adversely impact on the residential amenities of neighbouring occupiers. Furthermore, there is separate legislation in place to control noise nuisance.

Condition 6 attached to planning permission 10808/APP/2020/4164, which prohibits the property being sub-divided into flats or used as a HMO, would be secured to the decision notice, if planning permission were to be granted for this current application.

An adequate provision of private amenity space and on-site car parking provision would be retained for the occupiers at the application site.

It is therefore concluded, taking all matters into account and all representations received, that planning permission should be granted subject to conditions.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 8979 21 Rev. A (received on 26.04.2022), 8979 22 Rev. A (received on 27.04.2022) and 8979 23 Rev. B (received on 30.05.2022).

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

3 RES7 Materials (Submission)

The air conditioning enclosure hereby approved shall be constructed in accordance with the external finish details specified on drawing number 8979 23 Rev. B (received on 30.05.2022) and be retained as such thereafter.

REASON

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

4 HO4 Materials

The materials to be used in the construction of the external surfaces of the proposed two-storey side extension and two-storey rear extension hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

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 in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

5 NONSC Non Standard Condition

For the lifetime of the development hereby permitted the rating level of noise caused by the operation of plant, machinery or equipment shall be below 35 dB(A) measured 1 metre outside of any window of any dwelling, or similarly noise sensitive premises, determined in accordance with the procedures set out in British Standard BS4142:2014.

REASON

In order to safeguard the amenities of adjoining residential occupiers in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

6 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

7 HO6 Obscure Glazing

The north-eastern dormer window serving Bedroom 1 as detailed on approved drawing number 8979 23 Rev. A (received on 26.04.2022) shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

8 NONSC Non Standard Condition

The development hereby approved shall be carried out strictly in accordance with the arboricultural method statement, tree protection measures and tree protection plan detailed in the approved document titled 'Arboricultural Impact Assessment Method Statement & Tree Protection Plan (to BS:5837 2012)' by Trevor Heaps (dated 25th November 2021, Ref: TH 2412/C).

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).

9 RES9 Landscaping (car parking & refuse/cycle storage)

Prior to the occupation of the development hereby approved, a landscape scheme shall be 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 parking spaces served by electrical charging points)

2.e Hard Surfacing Materials

2.f External Lighting

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

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 and DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

10 RES10 Tree to be retained

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.

11 NONSC Non Standard Condition

The development hereby approved shall not be sub-divided to form additional dwelling units or be used as a house in multiple occupation without written consent from the Local Planning Authority.

REASON

To ensure that the premises remain as a single dwelling until such time as the Local Planning Authority may be satisfied that conversion would be in accordance with Policies DMH 2 and DMH 4 of the Hillingdon Local Plan Part 2 (2020).

INFORMATIVES

- 1** In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.
- 2** 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).

- 3** 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.

DMEI 10 Water Management, Efficiency and Quality
DMEI 9 Management of Flood Risk
DMHB 1 Heritage Assets
DMHB 1 Trees and Landscaping
DMHB 1 Private Outdoor Amenity Space
DMHB 2 Listed Buildings
DMHB 5 Areas of Special Local Character
DMHD 1 Alterations and Extensions to Residential Dwellings
DMT 1 Managing Transport Impacts
DMT 2 Highways Impacts
DMT 5 Pedestrians and Cyclists
DMT 6 Vehicle Parking
NPPF12 NPPF 2021 - Achieving well-designed places
NPPF16 NPPF 2021 - Conserving & enhancing the historic environment
NPPF2 NPPF 2021 - Achieving sustainable development
NPPF4 NPPF 2021 - Decision-Making
NPPF9 NPPF 2021 - Promoting sustainable transport

- 4** The site lies in a Critical Drainage Area (CDA) as identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems. All developments in this area must contribute to managing the risk of flooding from surface water by reducing surface water runoff from the site. Therefore the applicant should minimise the water from your site entering the sewers. No drainage to support the extension should be connected to any existing surface water sewer, other than as an overflow. Water run-off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, which must be permeable or be collected and directed to a permeable area, otherwise it would need an additional permission. A water butt should be incorporated.

- 5** 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.

- 6** 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 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 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.

- 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 Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) 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 10	Water Management, Efficiency and Quality
DMEI 9	Management of Flood Risk
DMHB 1	Heritage Assets
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMHB 2	Listed Buildings
DMHB 5	Areas of Special Local Character
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
NPPF12	NPPF 2021 - Achieving well-designed places
NPPF16	NPPF 2021 - Conserving & enhancing the historic environment
NPPF2	NPPF 2021 - Achieving sustainable development
NPPF4	NPPF 2021 - Decision-Making
NPPF9	NPPF 2021 - Promoting sustainable transport

- 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.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control that is considered to cause harm to local amenity.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the

Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control
3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).

- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 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 Planning Services Reception Desk, Civic Centre, Uxbridge, UB8 1UW.

- 8 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.

- 9 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 should only be carried out between the hours of 08.00 hours 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 carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

prior You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek

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.

10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.

11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

12 You are advised that 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).

Contact Officer: Nesha Burnham

Telephone No: 01895 250230