

The Planning Inspectorate

QUESTIONNAIRE (s78) HOUSEHOLDER APPEAL (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter.

Appeal Reference

APP/R5510/D/23/3331311

Appeal By

MR & MRS A DATTANI

Site Address

Timbers
26 Gatehill Road
NORTHWOOD
Hillingdon
HA6 3QQ

PART 1

- | | | | | |
|--|-----|-------------------------------------|----|-------------------------------------|
| 1. Do you agree that the Householder Appeals Service (HAS) written representation procedure is appropriate for this appeal? Please note there must be exceptional reasons for us to agree to a procedure other than HAS. | Yes | ☒ | No | ☐ |
| 2.a. Are there any appeals or matters relating to the same site still being considered by us or the Secretary of State? | Yes | ☐ | No | ☒ |
| 2.b. Are there any appeals or matters adjacent or close to the site still being considered by us or the Secretary of State? | Yes | ☐ | No | ☒ |
| 3. Can the Inspector see the relevant parts of the appeal site from public land? | Yes | ☒ | No | ☐ |
| 4. Will the reasons for refusal/grounds of appeal require the Inspector to enter: | | | | |
| 4.a. the appeal site or property to judge the appeal proposal? | Yes | ☐ | No | ☒ |
| 4.b. a neighbour's land or property to judge the appeal proposal? | Yes | ☐ | No | ☒ |
| 5. Are you aware of any specific health and safety issues, from your Officer's visits to the site or otherwise, which would need to be taken into account when the inspector visits the site? | Yes | ☐ | No | ☒ |
| 6.a. Is the site within a Conservation area? | Yes | ☐ | No | ☒ |
| 6.b. Is the site adjacent to a Conservation Area? | Yes | ☐ | No | ☒ |
| 6.c. Is the site within a green belt? | Yes | ☐ | No | ☒ |
| 6.d. Is the site in an Area of Outstanding Natural Beauty? | Yes | ☐ | No | ☒ |
| 7.a. Does the proposed development involve the demolition, alteration or extension of a listed building? | Yes | ☐ | No | ☒ |
| 7.b. Would the proposed development affect the setting of a listed building? | Yes | ☐ | No | ☒ |
| 8. Did you give publicity, as required, for the site being within a Conservation Area or affecting a listed building? | Yes | ☐ | No | ☒ |
| 9. Is any part of the site subject to a Tree Preservation Order? | Yes | ☒ | No | ☐ |

Please attach a plan showing the extent of the Order and any relevant details.

☒ see 'Questionnaire Documents' section

PART 2

Environmental Impact Assessment - Schedule 2

10.a.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes ☐ No ☒

Screening

10.c.i. Have you issued a Screening Opinion (SO)? Yes ☐ No ☒

Environmental Statement (ES)

10.d. Has the appellant supplied an environmental statement? Yes ☐ No ☒

Publicity

10.e. If applicable, please send a copy of the site notice and local advertisement published under Article 15 of the DMPO 2015, as required for EIA development with your case file. Applies ☐ N/A ☒

11.a. the development hereby permitted shall begin not later than three years from the date of this decision. Yes ☒ No ☐

11.b. the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building. Yes ☒ No ☐

11.c. the development hereby permitted shall be carried out in accordance with the approved plans. Yes ☒ No ☐

11.d. any other conditions you regard as necessary? Yes ☒ No ☐

Details of the condition(s) and reasons you regard the condition(s) as necessary are:

☒ the box below

CONDITION 4

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 Arboricultural Consultancy Ltd dated 6th July 2023, Ref: TH 4090.

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).

CONDITION 5

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 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.

PART 3

- | | |
|---|-------------------------------------|
| 12.a.i. All the plans submitted with the application; | ☒ |
| ☒ see 'Questionnaire Documents' section | |
| 12.a.ii. A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided; | ☐ |
| 12.b.i. A copy of the letter/site notice with which you notified interested parties about the householder planning application and a list of the addresses to which it was sent if applicable; | ☒ |
| ☒ see 'Questionnaire Documents' section | |
| ☒ see 'Questionnaire Documents' section | |
| 12.b.ii. All representations received from interested parties about the application, including comments from internal and external consultees; | ☐ |
| 12.c. A copy of the letter with which you notified people about the appeal and a list of the addresses to which it was sent; | ☒ |
| ☒ see 'Questionnaire Documents' section | |
| ☒ see 'Questionnaire Documents' section | |
| 12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes; | ☒ |
| ☒ see 'Questionnaire Documents' section | |
| 12.e. Design and Access Statement (if submitted); | ☐ |
| 12.f. Extracts from any statutory development plan policy (inc front page, title and date of approval/adoption and status); | ☒ |
| ☒ see 'Questionnaire Documents' section | |
| ☒ see 'Questionnaire Documents' section | |
| 12.g. Extracts from relevant policies which have been saved by way of a direction; | ☐ |
| 12.h. Extracts from any supplementary planning guidance that you consider necessary (and/or any supplementary planning guidance published under previous provisions still in place) together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached; | ☐ |
| 12.i. Relevant planning history only (e.g. previous relevant permissions if appropriate), including a list of relevant documents taken into account when considering the application. | ☒ |
| ☒ see 'Questionnaire Documents' section | |
| 12.j. If any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the | ☐ |

DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;

12.k. If any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued; ☐

12.l. Your Authority's CIL charging schedule is being/has been examined; ☐

12.m. Your Authority's CIL charging schedule has been adopted. ☒

Please provide the date of adoption:

01/08/2014

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today. ☒

LPA's reference

35361/APP/2023/1736

Completed by

John Allum

On behalf of

London Borough of Hillingdon

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

John Allum

Phone no (including dialling code)

01895 250230

Email

planningappeals@hillington.gov.uk

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/R5510/D/23/3331311

Appeal By MR & MRS A DATTANI

Site Address
Timbers
26 Gatehill Road
NORTHWOOD
Hillingdon
HA6 3QQ

The documents listed below were uploaded with this form:

Relates to Section:	PART 1
Document Description:	9. A plan showing the extent of the Order and any relevant details.
File name:	TPO 171 Map & Schedule.pdf
Relates to Section:	PART 3
Document Description:	12.a.i. All the plans submitted with the application
File name:	P101 - Location Plan.pdf
File name:	P102 - Existing Block Plan.pdf
File name:	P103 A - Proposed Block Plan.pdf
File name:	P201 - Existing Floor Plans.pdf
File name:	P202 - Existing Elevations.pdf
File name:	P203 B - Proposed Ground Floor Plan.pdf
File name:	P204 C - Proposed First Floor Plan.pdf
File name:	P205 B - Proposed Roof Plan.pdf
File name:	P206 C - Proposed Elevations.pdf
File name:	LocationPlan.pdf
File name:	Arboricultural Report for 26 Gatehill Road 35361_APP_2023_1736.pdf
Relates to Section:	PART 3
Document Description:	12.b.i. A copy of the letter with which you notified interested parties about the householder planning application.
File name:	Consultation letter.pdf
Relates to Section:	PART 3
Document Description:	12.b.i. A list of the addresses of the people who were notified of the householder planning application.
File name:	Consultation list.pdf
Relates to Section:	PART 3
Document Description:	12.c. A copy of the letter with which you notified people about the appeal.
File name:	Notification letter.pdf
Relates to Section:	PART 3
Document Description:	12.c. A list of the addresses of the people who were notified of the appeal.
File name:	Consultation list.pdf
Relates to Section:	PART 3
Document Description:	12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes.
File name:	Officer Report.pdf

Relates to Section:	PART 3
Document Description:	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
File name:	Front Cover and Contents - Local Plan Part 1.pdf
File name:	Front Cover & Contents - Local Plan Part 2 Development Management Policies.pdf
File name:	London Plan 2021 Front Cover.pdf
Relates to Section:	PART 3
Document Description:	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
File name:	Policy BE1.pdf
File name:	Policy HE1.pdf
File name:	Adopted DMHB1 - DMHB6.pdf
File name:	Adopted DMHB11 - DMHB12.pdf
File name:	Adopted DMHD1.pdf
File name:	London Plan 2021 Policy HC1.pdf
File name:	London Plan 2021 Policies D3 & D4.pdf
File name:	National Planning Policy Framework July 2021.pdf
Relates to Section:	PART 3
Document Description:	12.i. Relevant planning history only (e.g. previous relevant permissions if appropriate), including a list of relevant documents taken into account when considering the application.
File name:	Areas of special local character.pdf
File name:	Gatehill_Farm_Estate_Northwood_AS LC.pdf
Completed by	Not Set
Date	06/11/2023 12:09:28
LPA	London Borough of Hillingdon