

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) | ☐ |

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 61 THORNHILL ROAD ICKENHAM

Development: Two storey side extension, first floor side extension, part two storey, part single storey rear extension and conversion of garage to habitable use.

LBH Ref Nos: **22378/APP/2022/683**

Drawing Nos: 248-PROP-06 C
 248-EXT-02 C
 OS Plan B&W
 248-PROP-05 C
 248-EXT-01 C
 248-PROP-04 C
 248-EXT-03 C
 248-PROP-05 C

Date Plans Received: 01/03/2022 **Date(s) of Amendment(s):**

Date Application Valid: 01/03/2022

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey detached property located on Thornhill Road. The external walls of the property are covered by a pitch roof with brick and pebble dash external facing. The area to the front of the property, within the curtilage of the dwelling, is covered in soft landscaping and hardstanding. The property already benefits from a front canopy and attached garage to southern side.

The application site lies within Flood Zones 2/3. The rear garden boundary adjoins the Ickenham Conservation Area to the south east and part of the rear garden is also covered by a tree preservation order (TPO 404)

1.2 Proposed Scheme

The current application seeks planning permission for - Two storey side extension, first floor side extension, part two storey, part single storey rear extension and conversion of garage to habitable use.

1.3 Relevant Planning History

22378/APP/2003/1477 61 Thornhill Road Ickenham

ERECTION OF TWO STOREY SIDE, SINGLE STOREY SIDE, PART TWO STORY REAR, PART SINGLE STORY REAR AND SINGLE STOREY FRONT EXTENSION

Decision Date: 09-10-2003 Refused

22378/APP/2003/496 61 Thornhill Road Ickenham

ERECTION OF A TWO STOREY SIDE AND REAR EXTENSION, GARAGE AND FRONT PORCH

Decision Date: 08-05-2003 Refused

22378/APP/2004/2998 61 Thornhill Road Ickenham

ERECTION OF TWO STOREY SIDE AND REAR EXTENSION AND SINGLE STOREY SIDE AND REAR EXTENSION, NEW FRONT PORCH AND FORWARD EXTENSION TO GARAGE

Decision Date: 29-12-2004 Refused

22378/APP/2005/610 61 Thornhill Road Ickenham

ERECTION OF TWO STOREY SIDE AND REAR EXTENSION AND SINGLE STOREY SIDE AND REAR EXTENSION, NEW FRONT PORCH AND FORWARD EXTENSION TO GARAGE

Decision Date: 20-04-2005 Approved

22378/APP/2020/3790 61 Thornhill Road Ickenham

Two storey side extension, first floor side extension, part two storey, part single storey rear extension and conversion of garage to habitable use.

Decision Date: 26-05-2021 Refused

22378/APP/2020/408 61 Thornhill Road Ickenham

Two storey side extensions, single storey side/rear extension, single storey front/side extension and porch to front

Decision Date: 24-04-2020 Refused

Comment on Planning History

- 22378/APP/2005/610 - ERECTION OF TWO STOREY SIDE AND REAR EXTENSION AND SINGLE STOREY SIDE AND REAR EXTENSION, NEW FRONT PORCH AND FORWARD EXTENSION TO GARAGE

Approved on 20/4/2005

- 22378/APP/2004/2998 - ERECTION OF TWO STOREY SIDE AND REAR EXTENSION AND SINGLE STOREY SIDE AND REAR EXTENSION, NEW FRONT PORCH AND FORWARD EXTENSION TO GARAGE

Refused on 29/12/2004

- 22378/APP/2003/1477 - ERECTION OF TWO STOREY SIDE, SINGLE STOREY SIDE, PART TWO STORY REAR, PART SINGLE STORY REAR AND SINGLE STOREY FRONT EXTENSION

Refused on 9/10/2003

Appealed, dismissed on 15/7/2004

- 22378/APP/2003/496 - ERECTION OF A TWO STOREY SIDE AND REAR EXTENSION, GARAGE AND FRONT PORCH

Refused on 8/5/2003

- 22378/APP/2020/408 - Two storey side extensions, single storey side/rear extension, single storey front/side extension and porch to front - Refused 24/4/2020

- 22378/APP/2020/3790 Two storey side extension, first floor side extension, part two storey, part single storey rear extension and conversion of garage to habitable use. Refused for the following reasons-

1 The proposed two storey side extensions, by reason of their size, scale, bulk, cumulative width and proximity to the northern side boundary, would result in a closing of the visually open gap between it and the neighbouring property at 63 Thornhill Road, giving rise to a cramped form of development, which would be detrimental to the visual amenities of the street scene and the surrounding area generally. The proposal is

therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies.

2 The proposed two storey rear extension, by reason of its size, scale, bulk and design in relation to the proposed changes to the roof and the creation of an unsympathetic dual gabled rear roof form would result in an incongruous form of development, which would fail to harmonise with the architecture of the host dwelling and would thus be detrimental to the appearance of the original house, the visual amenities of the street scene and the character and appearance of the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

The refusal was dismissed at appeal under PINS ref: APP/R5510/D/21/3278930. The Planning Inspectors decision forms a material consideration for assessing this application.

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

5 neighbouring properties and the local residents association were consulted by letter dated 17-03-22. A site notice was displayed outside the site on 22/03/22. No local response.

Consultee responses:

Conservation & Urban Design:
No comments

Flood & Water Management:

Decision: Conditions Proposed The site is located in Flood Zone 3. They include a detailed FRA, and have set a minimum floor level to 37.18. This is lower than 300mm above the fluvial 1 in 100 year plus 70% climate chance level required in the Hillingdon Minor Development Guidance. They have mentioned the inclusion of resistance measures to alleviate flooding, so if these can be included in the plans provided, we will accept the application.

Officer comments:

The flood officers comments are noted and in the event of an approval, a suitable condition could be attached to secure the mitigation measures detailed in the submitted FRA.

4. Local Plan Designation and London Plan

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 9	Management of Flood Risk
DMHB 1	Heritage Assets
DMHB 4	Conservation Areas
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
EM6	(2012) Flood Risk Management
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP D6	(2021) Housing quality and standards

5. MAIN PLANNING ISSUES

The main planning issues are the effect of the development on the character and appearance of the original building and the street scene, the impact on residential amenity of the adjoining neighbours, provision of private amenity space, trees, parking and flood risk.

Character and appearance:

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states - A) All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding: · scale of development, considering the height, mass and bulk of adjacent structures; · building plot sizes and widths, plot coverage and established street patterns; · building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; · architectural composition and quality of detailing; · local topography, views both from and to the site; and · impact on neighbouring open spaces and their environment. ii) ensuring the use of high quality building materials and finishes

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states -A) Planning applications relating to alterations and extensions of dwellings will be required to ensure that: i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area; ii) a satisfactory relationship with adjacent dwellings is achieved; iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height; iv) new extensions respect the design of the original house and be of matching materials; v) there is no unacceptable loss of outlook to neighbouring occupiers; vi) adequate garden space is retained; vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C; viii) trees, hedges and other landscaping features are retained;

and ix) all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials.

With regards to front extensions, Policy DMHD 1 states that:

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and
- iii) notwithstanding the above, at least 25% of the front garden must be retained.

With regard 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; ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded; iii) garages should reflect the size guidelines set out in Appendix C Parking standards; iv) 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; v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation; vi) where hip to gable roof extensions exist, a two storey side extension will not be supported.

With regards to rear extensions, Policy DMHD 1 states that:

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more; ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth; iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level; iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet; v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted; vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres; vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house; viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

Porch

The front porch would have a width of 2.5 m, a depth of 1 m and be set under a dual pitched roof with a maximum height of 3.6 m. The porch is considered acceptable and would not impact on the character and appearance of the building.

Side and Rear Extensions

The application proposes a two storey side extension to both sides of the property (north and south flank elevations). On the north flank, this would include the conversion of the existing garage to habitable accommodation comprising the replacement of the garage

doors with brick courses and a front elevation window. It is proposed to extend behind the garage to a depth of 6.734 m (including 4 m beyond the rear wall). The first floor element would be set back from the front building line by 1 metre, have a width of 2.5 m, a depth of 9.9 m, and be set down from the main roof ridge line by 1 metre. As the extension would be constructed both behind and above the existing garage it would be set in from the boundary by only 500 mm for the full height of the building.

On the south flank, the ground floor element of this side extension would be set back from the front building line by 1 metre, have a width of 1.5 m, a depth of 10.887 m (including 4 m beyond the rear wall) and be set down from the main roof ridge line by 1 metre. The side extension would be set in from the side boundary in excess of 1 metre for the full height of the building.

Consequently, the proposed development would result in a two storey side extension on both the northern side and southern side which would be 1.5 m and 2.5 m wide respectively. The cumulative width of both the northern side (1.5 m) and the southern side (2.5 m) would be 4 m therefore exceeding half the original width of the main dwelling (6.3 m) contrary to Policy DMHD 1. It is however noted that during the recent appeal, the inspector took a different view and considered the elements individually, noting the width of each two storey side extensions, taken separately, would comply with Policy DMHD 1 and is therefore acceptable. In light of this appeal decision the side extensions are considered acceptable.

Two storey rear extension

The two storey rear element would have a depth of 4m and extend across the full width of the existing rear elevation together with the proposed side extensions. Whilst the appeal decision under PINS ref: APP/R5510/D/21/3278930 does not discuss the bulk of the rear extensions in any real detail, it is noted the inspector found rear portion of the development to be harmful, specifically the twin gable roof form.

In dismissing the previous refusal, the planning inspectorate found the 'double-gable roof form at the rear would create an abrupt end to the roof at the eastern end of the property along both side elevations, and appear unsympathetic to the original hipped roof'. (para 7 PINS ref: APP/R5510/D/21/3278930).

The current application has attempted to address the previous refusal by changing the twin rear gable roof form with a hipped/crown roof wrapping around the rear section of the main hipped roof. The scale, footprint and design are otherwise the same as the previously refused scheme. It is noted that the planning inspector did not raise any concerns with the scale or footprint of the scheme, only the design of the roof, specifically the double-gable roof form.

The revised roof form of the rear extension represents an improvement to the twin gabled design of the previously refused scheme and on balance, is considered sympathetic and subordinate to the original dwelling. For these reasons, the development is considered compliant with the requirements of Policies DMHB 11, DMHB 12 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020)

Neighbour Amenity:

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. The supporting text for this policy states that the Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in

an increased sense of enclosure and loss of outlook.

The proposal does not compromise the 45 degree line of sight from the first floor windows of the adjacent properties and given the degree of separation from those properties it is not considered that the proposal would harm the residential amenities of the occupiers of the adjoining dwellings from increased overshadowing, loss of sunlight, visual intrusion and over-dominance. Conditions are attached to ensure the side facing first floor windows are obscure glazed as per the plans and to restrict any additional windows and openings in the side elevations to preserve neighbour privacy. The proposal would accord with Policies DMHB 11 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020).

Living/amenity standards:

Policy D6 of the London Plan (2021) states that housing development should be of high quality design and provide adequately sized rooms.

Policy DMHB 16 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment.

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with Policy DMHB 16 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy D6 of The London Plan (2021).

External amenity space provision:

Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires all new residential development to provide good quality and useable private amenity space in accordance with Table 5.3.

The retained private amenity area would exceed with the requirements of Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Parking:

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that all development is in accordance with the car parking standards set out in Appendix C, Table 1 unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

The proposal would result in a loss of a single parking space, however the property benefits from two existing off road parking space to the front of the house. It is therefore considered the proposal would not result in demand for on street parking and would be in accordance with Policy DMT 6 of the Local Plan: Part Two - Development Management Policies (2020).

Trees/landscaping:

With regards to Trees and Landscaping, Policy DMHB 14 states: A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit. B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure. C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible. D)

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 offsite provision.

The trees/landscape officers comments on the previously refused scheme are noted:
No trees will be directly affected by the proposal. Unfortunately the plans do not clearly show the proposed footprint of the building within the context of the site, or neighbouring properties, however, it will be a safe distance from the trees provided that the building operations are properly controlled and managed to restrict the contractor's storage areas and access. **RECOMMENDATION** No objection subject to pre-commencement condition RES8 (tree protection).

Tree Preservation Order TPO 404 protects trees within the rear garden. As previously recommended by the trees/landscape officer, a tree protection plan is required to be secured by a suitable condition to ensure the trees are safeguarded during the construction phase.

Flood risk:

With regards the management of flood risk, Policy DMEI 9 of the Local Plan: Part Two - Development Management Policies (2020) states: A) Development proposals in Flood Zones 2 and 3a will be required to demonstrate that there are no suitable sites available in areas of lower flood risk. Where no appropriate sites are available, development should be located on the areas of lowest flood risk within the site. Flood defences should provide protection for the lifetime of the development. Finished floor levels should reflect the Environment Agency's latest guidance on climate change. B) Development proposals in these areas will be required to submit an appropriate level Flood Risk Assessment (FRA) to demonstrate that the development is resilient to all sources of flooding. E) Proposals that fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused.

The application property is located within Flood zones 2/3 and therefore a Flood Risk Assessment (FRA) is required in accordance with the advice contained within the NPPF. Resistance measures to alleviate flooding are detailed in the applicants FRA however are not shown in the plans. It is noted the Council's flood officer has accepted the mitigation measures set out in the FRA, therefore a suitable condition could be attached in the event of an approval to secure these measures.

Conclusion:

It is recommended that this application be approved.

6. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 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 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers OS Plan B&W, 248-PROP-04 REV C, 248-PROP-05 REV C, 248-PROP-05 REV C, 248-PROP-06 REV C, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

3 HO4 Materials

The windows and materials to be used in the construction of the external surfaces of the development 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)

4 HO6 Obscure Glazing

The first floor windows facing Nos. 59 and 63 Thornhill Road 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).

5 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 facing Nos. 59 and 63 Thornhill Road.

REASON

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

6 RES8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority. Such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details.

The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

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)

7 NONSC Non Standard Condition

The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA), ref: FRA-2020-000103 v1.0, STM Environmental, dated 23/03/2021 and the flood risk mitigation measures detailed within the FRA shall be incorporated into the development.

REASON:

To minimise the impact of flooding on the proposed development and future occupants and to minimise the impact of the proposed development on the surrounding area.

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** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2021). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

Standard Informatives

- 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 9	Management of Flood Risk
DMHB 1	Heritage Assets
DMHB 4	Conservation Areas
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
EM6	(2012) Flood Risk Management
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP D6	(2021) Housing quality and standards

- 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: Christos Chrysanthou

Telephone No: 01895 250230