



Appeal Decision

Site visit made on 22 November 2023

by Sian Griffiths BSc(Hons) DipTP MScRealEst MRTPI MRICS

an Inspector appointed by the Secretary of State

Decision date: 13 December 2023

Appeal Ref: APP/R5510/D/23/3329794

35 Newcroft Close, Uxbridge UB8 3RH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Rajiv Kumar against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref 23577/APP/2023/1116, dated 15 April 2023, was refused by notice dated 11 September 2023.
 - The development proposed is erection of part single storey and part two storey extension to the rear of the dwelling and erection of first floor side extension with new front facing window at first floor level following demolition of existing conservatory to the rear.
-

Decision

1. The appeal is allowed and planning permission is granted for erection of part single storey and part two storey extension to the rear of the dwelling and erection of first floor side extension with new front facing window at first floor level following demolition of existing conservatory to the rear at 35 Newcroft Close, Uxbridge UB8 3RH in accordance with the terms of the application, Ref 23577/APP/2023/1116, dated 15 April 2023 and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) 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.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Location Plan, Plans 101 (Plan), 102 (Plan), 107 (Site Plan), 104 (Elevation), 105 (Roof Plan), 106 (Site Plan), and 103 (Elevation).

Preliminary Matters

2. During the determination of the application, the council changed the description of development to add in the proposed new front facing window at first floor level. For accuracy, I have used the description of development on the decision notice.

Reasons

3. The main issue is the effect of the appeal proposals on the character and appearance of the host dwelling and street scene.
4. Newcroft Close is a quiet residential cul de sac with a suburban character. The street contains mix of a detached, semi-detached and terraced houses and bungalows, set behind front gardens, with off-street parking. The appeal property (No. 35) is detached and is situated at the head of the cul-de-sac and is flanked by a row of terraced houses and a pair of semi-detached houses.
5. No. 35 has a traditional two storey design with a pitched roof, enclosed porch and garage to the side. The appeal proposals would enlarge the host dwelling to create 2 additional bedrooms on the first floor and a larger kitchen and living space on the ground floor. The additions would have a roof design that sits well below that of the existing ridge line of the host dwelling.
6. Policy DMHB 11 (Design of New Development) of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) (LP2) requires that all new development (including domestic extensions) is designed to harmonise with its local context. Policy DMHB 12 (Streets and Public Realm) of LP2 requires development to be integrated into its surroundings.
7. DMHD 1 (Alterations and Extensions to Residential Dwellings) of LP2 requires that all domestic extensions do not have an adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area, nor adjacent dwellings and that the proposals are subordinate to the host dwelling.
8. The rear extension would be largely at a single storey level, with a narrower second storey extension running out to the rear from the side extension. From the principal elevation, I consider the overall effect would be limited as much of the bulk of the development would be focussed to the rear.
9. The council argue that the use of a crown roof (for the side extension) would add bulk and massing, resulting in harm to the character of the area but I do not agree. I consider it would be very difficult to discern significant bulk from the front or the rear of the appeal dwelling as a result of the proposed design. I therefore do not agree that the proposals would be 'top heavy' as is the case made by the council.
10. I note that the concerns the council also raise include the effect of 'terracing' between properties along this part of the street, caused by the closure of a gap between No's 35 and 37. However, as the neighbouring property at No 37 already has a single storey garage to the side, this, in my view would preserve a gap between the dwellings, such that I do not agree the extension would result in unacceptable enclosure within the street scene.
11. I therefore do not consider that this would result in harm to the character and appearance of the host dwelling or wider streetscene. There would, in my view, be no offence to policies DMHB11, DMHB12 or DMHD1 of the LP2.

Conclusions

12. In addition to the standard commencement condition (1), a condition is necessary requiring that the development is carried out in accordance with the

approved plans (2) in order to protect the character and appearance of the area. Finally, I have added a condition (3) requiring that development is undertaken in accordance with the approved plans, which are listed for precision and for the avoidance of doubt.

13. For the reasons given, and having regard to all other matters raised, the appeal is allowed, subject to the conditions set out above.

Sian Griffiths

INSPECTOR

Other Tricon Design
TRICON DESIGN
Studio 21
497 Sunleigh Road
Wembley
HA0 4LY

Application Ref: 23577/APP/2023/1116

Date of Decision: 11th September 2023

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **REFUSES:** permission for the following:-

Application number:	23577/APP/2023/1116
Date your planning application was submitted:	17th April 2023
Site location:	35 Newcroft Close Hillingdon

Description:

Erection of part single storey and part two storey extension to the rear of the dwelling and erection of first floor side extension with new front facing window at first floor level following demolition of existing conservatory to the rear.

Application submitted by: Other TRICON DESIGN

Plans that this decision was based on: See attached Schedule of Plans

Permission is refused for the reason(s) listed below:-

1. The cumulative impact of the proposed two storey side extension, together with the first floor rear extension, by virtue of the overall size, scale, siting, bulk and massing of the resultant form and top heavy crown roof would result in the extension appearing as a cramped, insubordinate and incongruous form of development, that would unacceptably close the undeveloped gap between this and the adjoining property, No. 37 Newcroft Close producing a terracing effect. The proposal would therefore be harmful to the character and appearance of the host property and be detrimental to the visual amenities

of the street scene, contrary to Policies DMHD1, DMHB11 and DMHB12 of the Hillingdon Local Plan Part Two (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 the 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. In addition further guidance was offered to the applicant by the case officer during the processing of the application to identify the amendments to address those elements of the scheme considered unacceptable which the applicant chose not to implement.

STANDARD INFORMATIVES

1. The decision to **REFUSE** 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.

Part 1. Policies

PT1.BE1 (2012) Built Environment

Part 2 Policies

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

DMEI 9 Management of Flood Risk

LPP SI12 (2021) Flood risk management

LPP SI13 (2021) Sustainable drainage

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D6 (2021) Housing quality and standards

2. The decision to **REFUSE** 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).
-

Date of Decision: 11th September 2023

R Johnson

Roz Johnson
Head of Development Management and Building Control

END OF SCHEDULE

Address:
Development Management
Directorate of Place
Hillingdon Council
3 North, Civic Centre, High Street, Uxbridge UB8 1UW
www.hillingdon.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Application Ref: 23577/APP/2023/1116

SCHEDULE OF PLANS

102.	Received	16-04-0023
101.	Received	16-04-0023
103.	Received	16-04-0023
105.	Received	20-04-0023
Location Plan.	Received	16-04-0023
107.	Received	20-04-0023
106.	Received	20-04-0023
104.	Received	16-04-0023

WHAT TO DO WHEN A HOUSEHOLDER PLANNING APPLICATION IS REFUSED

If your planning application is refused but you still want to pursue it, contact your local planning department.

If you think you could make changes that resolve the reasons for refusal, you may be able to amend your application and submit it again.

Amending your planning application

If you think you could change your application to respond to the reasons for refusal, contact us about what to do next. We can give you more information about deadlines and any fees for submitting an amended application

Residents Services
London Borough of Hillingdon
3 North, Civic Centre,
High Street, Uxbridge UB8 1UW

Email: planning@hillington.gov.uk

www.hillingdon.gov.uk

Appealing to the Planning Inspectorate

If you think the decision to refuse your application was incorrect, you may want to appeal to the Planning Inspectorate, which is an independent and impartial body.

If you want to appeal, the deadline is 12 weeks from the date on the decision letter, or 4 weeks if you've received an enforcement notice. Around 1 in 3 appeals is successful.

You'll need some documents to hand, so before you start, read the guidance and access the service at:

<https://appeal-planning-decision.planninginspectorate.gov.uk>

If you're unable to complete your appeal online call the Planning Inspectorate helpline on 0303 444 5000 (charges at a local rate).

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 an 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.	ADVERTISMENT 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 the Heads of Terms have already received Committee approval	☐
25.	WORKS TO TREES	☐
26.	OTHER (please specify)	☐

The delegation powers schedule has been changed. Interim Director of Planning, Regeneration & Public Realm can determine this application

Case Officer:

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's 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 DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

Item No. **Report of the Head of Development Management and Building Control**

Address: 35 NEWCROFT CLOSE HILLINGDON

Development: Erection of part single storey and part two storey extension to the rear of the dwelling and erection of first floor side extension with new front facing window at first floor level following demolition of existing conservatory to the rear.

LBH Ref Nos: 23577/APP/2023/1116

Drawing Nos: Location Plan
 101
 102
 107
 104
 105
 106
 103

Date Plans received: **Date(s) of Amendments(s):**

Date Application valid

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises a two storey detached house located on the western side of Newcroft Close in Hillingdon. The area is residential in character comprising predominantly of detached two storey dwellings in verdant plots.

The site is not located within a conservation area, is not listed and there are no TPOs on site. The plot has been identified as within the critical drainage area, by the Council's GIS records.

1.2 Proposed Scheme

The application seeks planning permission for:the erection of part single storey and part two storey extension to the rear of the dwelling and erection of first floor side extension with new front facing window at first floor level following demolition of existing conservatory to the rear.

1.3 Relevant Planning History

23577/APP/2023/2538

35 NEWCROFT CLOSE HILLINGDON

Construction of one additional storey (Application for Prior Approval under Schedule 2, Part 1,

Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)).

Decision:

23577/APP/2023/1206

35 NEWCROFT CLOSE HILLINGDON

Erection of two additional storeys (Application for Prior Approval under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)).

Decision: 30-05-2023

Refused

23577/A/97/0134

35 NEWCROFT CLOSE HILLINGDON

Installation of a tiled pitched roof, replacing existing flat roof garage, front porch and bay window

Decision: 12-05-1997

Approved

Comment on Planning History

Relevant history attached.

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

9 neighbouring properties were consulted by letter dated 21-04-23.

4 objections were received and can be summarised as:

- Impact on light and outlook
- Parking issues
- Not in keeping with character
- Possible future conversion to HMO or short term let use.

Officer response: Point one-three are addressed within the main body of the report. With respect to future use of the property, a further application may be required in the event of a change of use.

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

Part 2 Policies:

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMEI 9	Management of Flood Risk
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D6	(2021) Housing quality and standards

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Character and Appearance:

The Hillingdon Local Plan: Part One Strategic Policy BE1 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 DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) stresses that development should be well integrated with the surrounding area and lists the criteria under which this will be assessed including the need for public realm design takes account of the established townscape character and quality of the surrounding area.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

With regard to side extensions, Policy DMHD 1 requires:

- 1) side extensions should not exceed half the width of the original property;
- 2) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;

- 3) garages should reflect the size guidelines set out in Appendix C Parking standards;
- 4) 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;
- 5) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- 6) where hip to gable roof extensions exist, a two storey side extension will not be supported; and
- 7) in Conservation Areas, single storey side extensions may be required to be set back.

The demolished conservatory on site would be replaced by a full width 4m extension, creating a wrap around element at ground level. Whilst greater than the depth prescribed by DMHD1, it is considered that this element would appear subordinate to the host dwelling and in keeping with the wider character and appearance of the area.

The first floor side extension would be less than half the width of the original house and be set down substantially from the roof ridge. Whilst it would be set back from the front elevation, there would be no set in from the side, with a built form to the boundary. This would result in a harmful terracing effect, incongruous with the wider street scene and area, contrary to Policies DMHD1, DMHB11 and DMHB12 of the Hillingdon Local Plan Part Two (2020).

The proposed first floor rear element would adjoin the proposed first floor side extension, creating a wrap around element at first floor level. Whilst it would be set down from the roof ridge, the proposed crown roof form would add substantial bulk and massing to the host building, appearing top heavy and overdominant, failing to respect the architectural integrity of the host building or be in keeping with the wider character and appearance of the area, contrary to Policies DMHD1 and DMHB11 of the Hillingdon Local Plan Part Two (2020).

Neighbouring Amenity Impact:

The proposed single storey rear element would exceed the prescribed measurements set out in Policy DMHD1 of the Hillingdon Local Plan, however No 37 has a deep side element which would obscure much of the bulk and massing from the single storey element. Whilst no 33 has not been extended by way of rear extension, there is a significant gap between the two properties, which would mitigate much of the sense of enclosure, loss of outlook and light of the property.

The first floor elements have been shown to not impede on the 45 degree sight line.

Whilst the proposed first floor side element would be close to the side windows at No 37, these do not appear to be primary windows serving habitable spaces and the impact would be acceptable in this instance.

No side windows are proposed to the extension.

As such, the proposal, would not be detrimental to the residential amenity of adjacent and surrounding occupiers in terms of overdominance, outlook, sense of enclosure, visual intrusion, loss of daylight/sunlight or overbearing impact. Therefore, the proposal would on balance comply with the requirements of Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Standards of Accommodation:

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 the Mayor of London's Housing Standards Minor Alterations to The London Plan.

The proposal would retain some 200sqm. of rear amenity space which would meet the requirements of Policies DMHD1 and DMHB18 which seek to ensure sufficient private amenity space for current and future occupants of a property.

Highways and Parking:

The proposal would not impact the existing parking provision.

Conclusion:

The proposal is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The cumulative impact of the proposed two storey side extension, together with the first floor rear extension, by virtue of the overall size, scale, siting, bulk and massing of the resultant form and top heavy crown roof would result in the extension appearing as a cramped, insubordinate and incongruous form of development, that would unacceptably close the undeveloped gap between this and the adjoining property, No. 37 Newcroft Close producing a terracing effect. The proposal would therefore be harmful to the character and appearance of the host property and be detrimental to the visual amenities of the street scene, contrary to Policies DMHD1, DMHB11 and DMHB12 of the Hillingdon Local Plan Part Two (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 the 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. In addition further guidance was offered to the applicant by the case officer during the processing of the application to identify the amendments to address those elements of the scheme considered unacceptable which the applicant chose not to implement.

Part 1 Policies

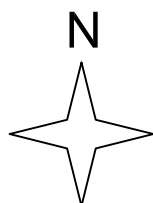
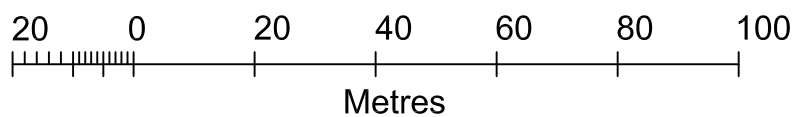
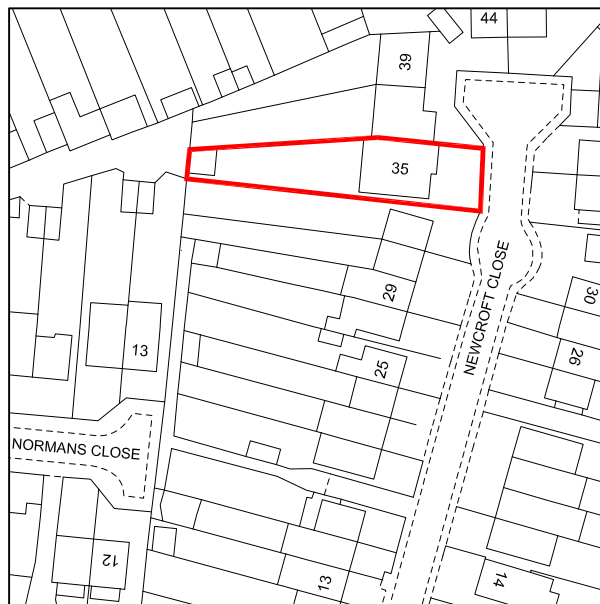
PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMEI 9	Management of Flood Risk
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D6	(2021) Housing quality and standards

Contact Officer:	Hardev Gill	Telephone No:	01895 250230
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ADDRESS:

35 NEWCROFT CLOSE
UXBRIDGE
UB8 3RH

SCALE:

1:1250@A4



PARTY WALL NOTICES:
PLEASE NOTE THAT BEFORE BUILDING WORKS COMMENCES IT IS THE RESPONSIBILITY OF BUILDER OR OWNER TO SERVE PARTY WALL NOTICES TO ALL NEIGHBOURS

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THE USE OF PERMITTED DEVELOPMENT RIGHT IN PROPERTY IS SUBJECT TO INFORMATION PROVIDED BY OWNER REGARDING THE STATUS OF PROPERTY AS A DWELLING HOUSE AND THE DWELLING NOT BEING IN A CONSERVATION AREA. ANY DEVELOPMENT WITHOUT A CERTIFICATE OF LAWFULNESS OR PLANNING PERMISSION IS SOLELY AT OWNER'S RISK.

LEGEND

-  = SMOKE DETECTOR WITH SOUNDER
-  = EMERGENCY LIGHTING TO BS5266: Part 1 1988
-  = HEAT DETECTOR
- FD30 = 30 MINUTE FIRE RESISTING DOOR AND FRAME

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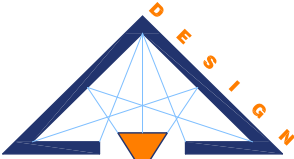
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AT

FIRST ISSUE

ISSUE	DATE	INITIALS	GRID REF	DESCRIPTION
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STUDIO 21



T R I C O N

497 SUNLEIGH ROAD HA0 4LY [020 8252 3233]

PROJECT

35 NEWCROFT CLOSE

UXBRIDGE

UB8 3RH

DWG TITLE

PROPOSED SITE PLAN

CLIENT

MR. RAJIV KUMAR

DWG NO:

TRICON/35NC/107

ISSUE

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SCALE	DATE	DRAWN BY
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NOTE: NO CHECK DIMENSIONS OF THE SITE HAVE BEEN TAKEN AND ALL INFORMATION AND DETAILS HAVE BEEN PROVIDED BY THE CLIENT.

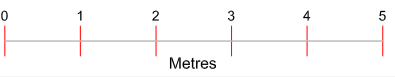
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-  = HEAT DETECTOR
- FD30 = 30 MINUTE FIRE RESISTING DOOR AND FRAME



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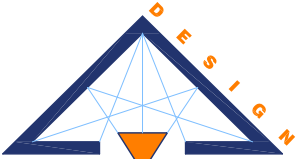
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AT

FIRST ISSUE

ISSUE	DATE	INITIALS	GRID REF	DESCRIPTION
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STUDIO 21



497 SUNLEIGH ROAD HA0 4LY [020 8252 3233]

PROJECT

35 NEWCROFT CLOSE
UXBRIDGE
UB8 3RH

DWG TITLE

PLANS

CLIENT

MR. RAJIV KUMAR

DWG NO:

TRICON/35NC/101

ISSUE

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SCALE

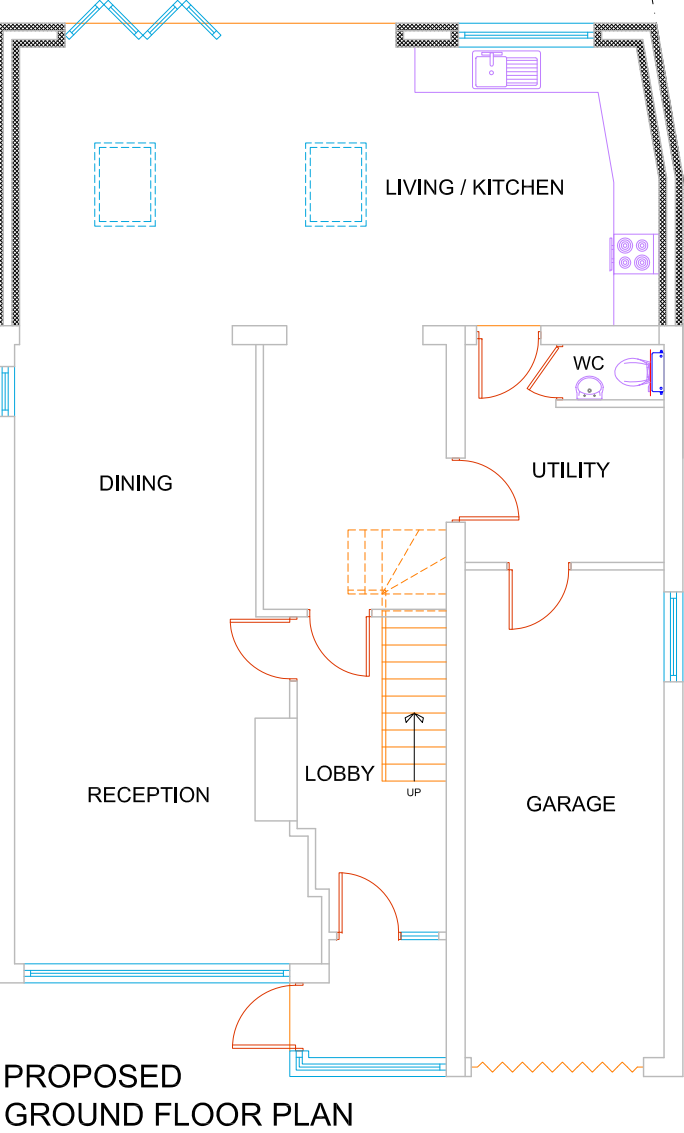
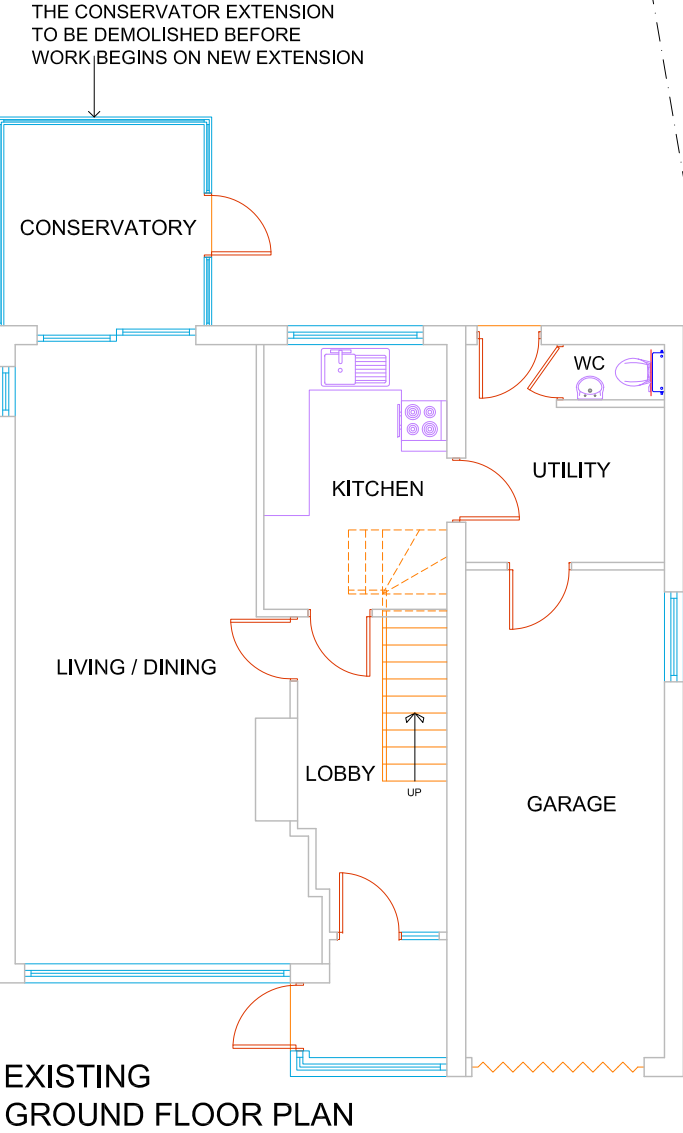
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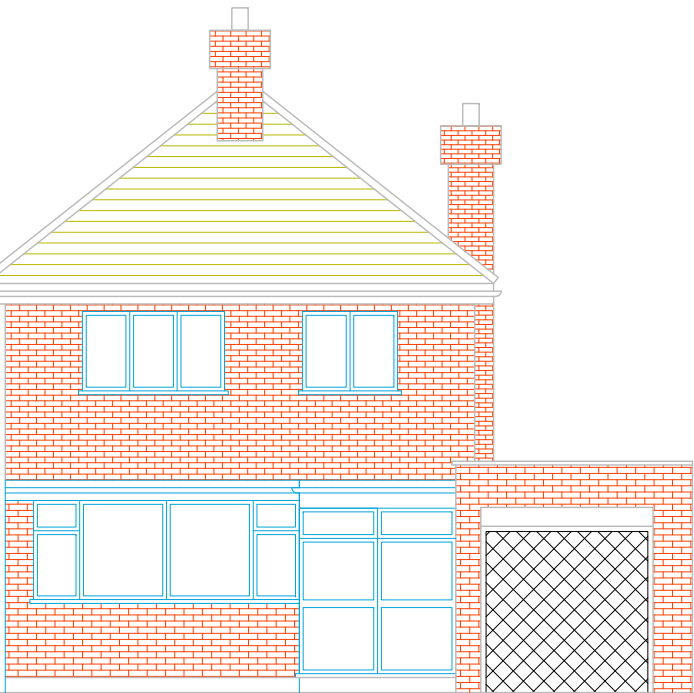
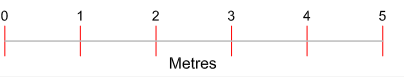
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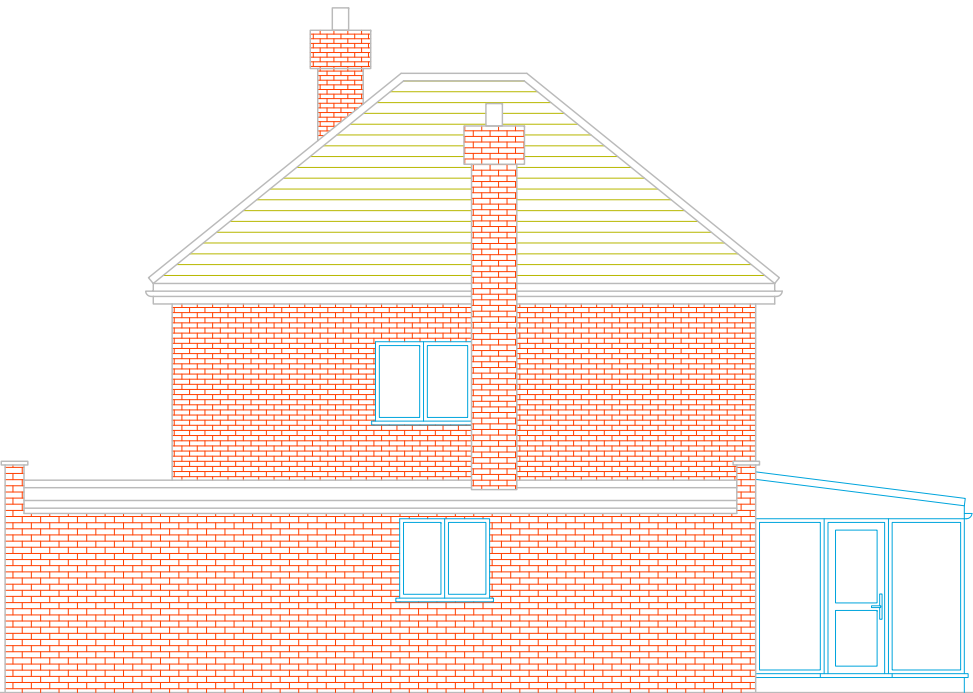
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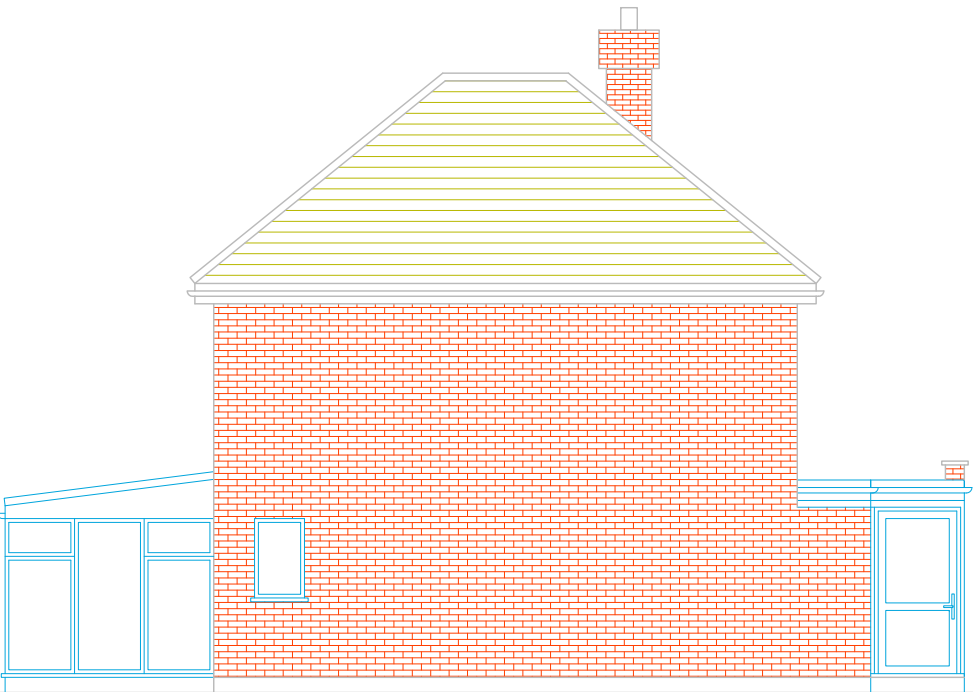
EXISTING
FRONT ELEVATION



EXISTING
SIDE ELEVATION-1



EXISTING
REAR ELEVATION



EXISTING
SIDE ELEVATION-2

A		070323	AT	FIRST ISSUE	
ISSUE	DATE	INITIALS	GRID REF	DESCRIPTION	
STUDIO 21  497 SUNLEIGH ROAD HA0 4LY [020 8252 3233] PROJECT 35 NEWCROFT CLOSE UXBRIDGE UB8 3RH					
DWG TITLE					
ELEVATIONS					
CLIENT					
MR. RAJIV KUMAR					
DWG NO:				ISSUE	
TRICON/35NC/103				A	
SCALE	DATE	DRAWN BY			
1:100@A3	07 MAR	AT			

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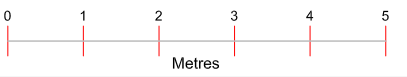
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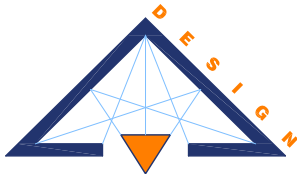
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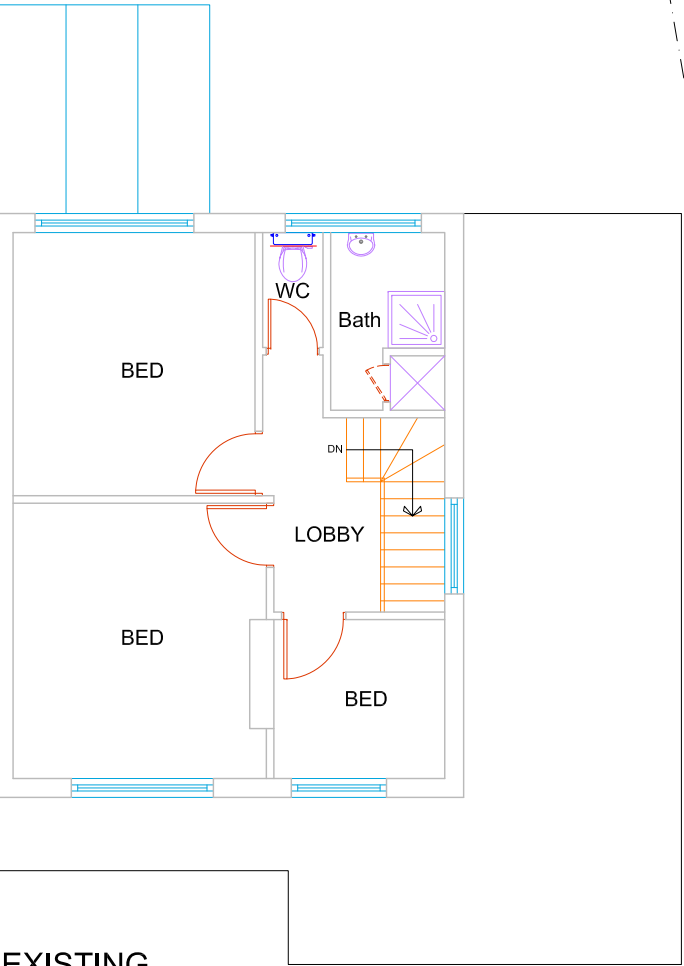
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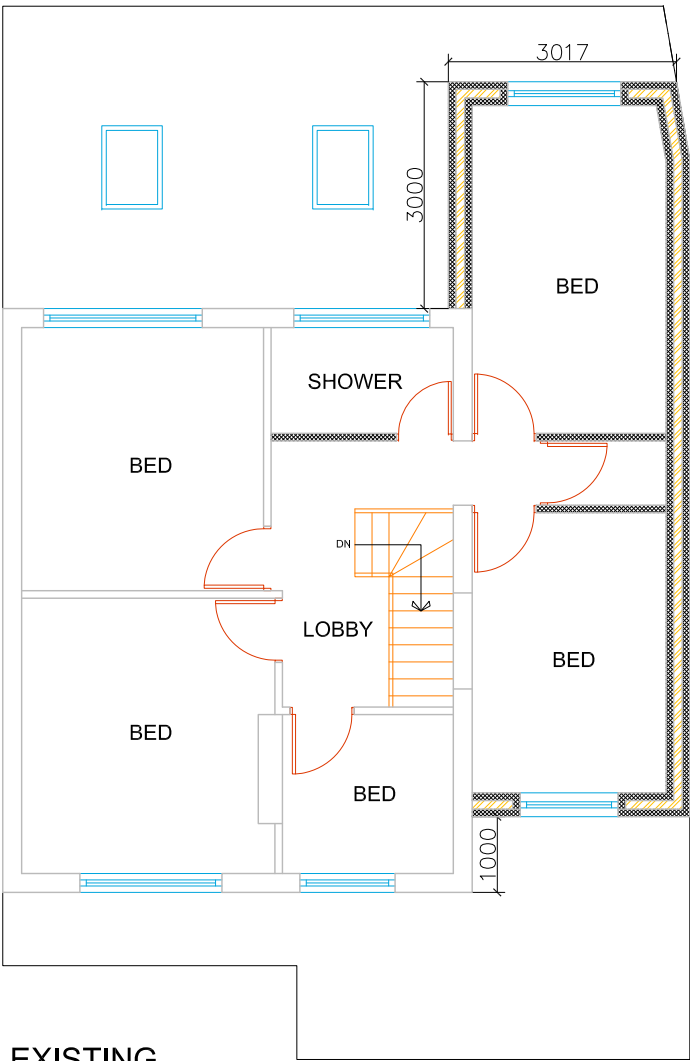
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EXISTING
FIRST FLOOR PLAN



EXISTING
FIRST FLOOR PLAN

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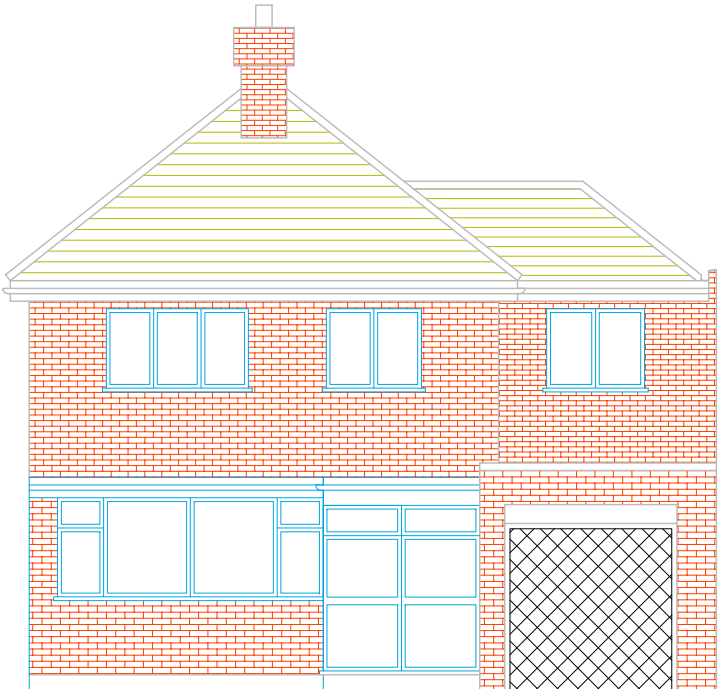
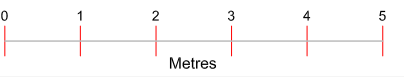
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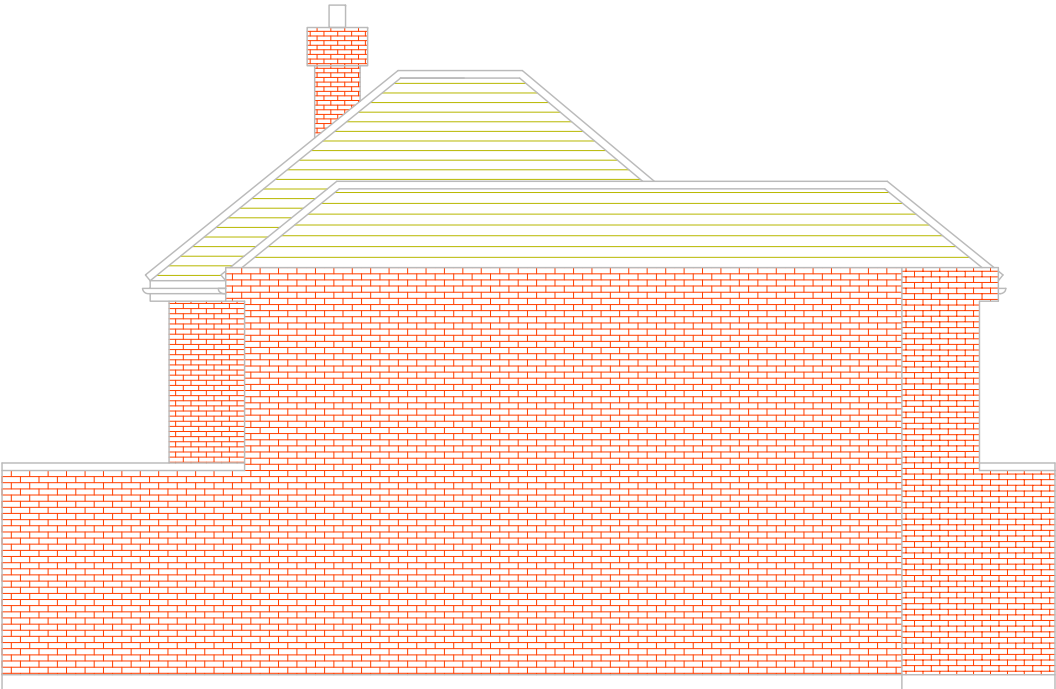
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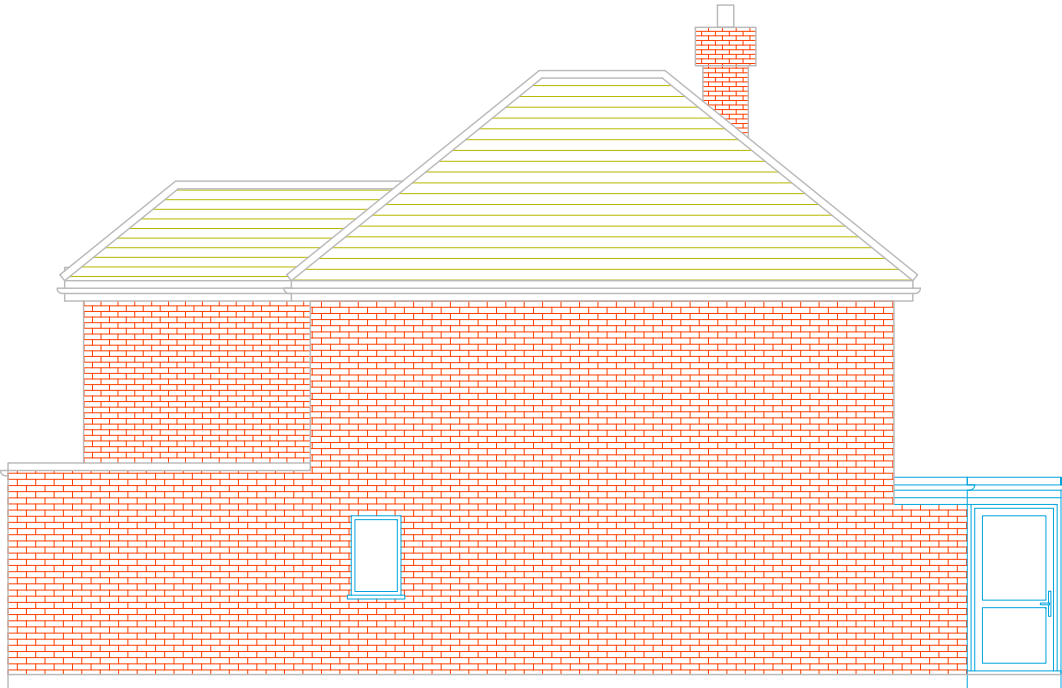
PROPOSED
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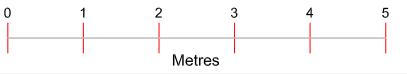
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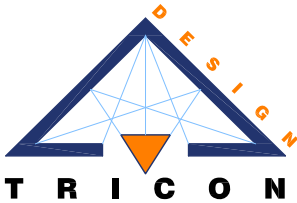
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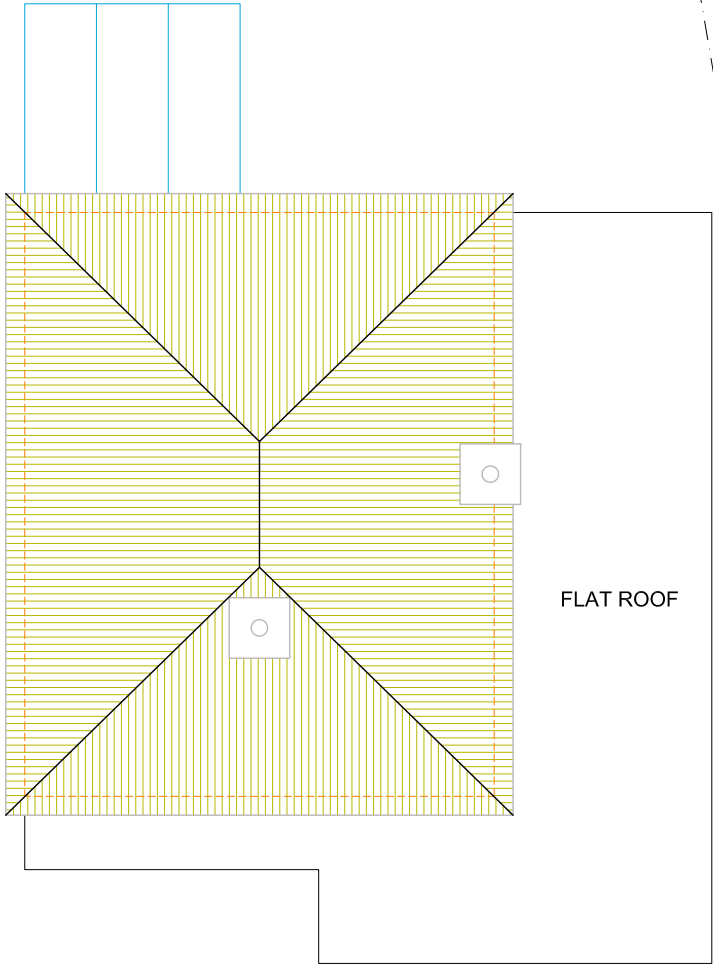
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ASSUMED BOUNDARY LINE

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