



Chris Harris
52 Gatehill Road
Northwood
HA6 3QP

Application Ref: 9106/APP/2018/2818

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT 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 **GRANTS** permission for the following:-

Description of development:

Part two storey, part single storey side/rear extension, raising of ridge height and conversion of roof space to habitable use to include a rear dormer, 4 side roof lights, 1 front roof light and 1 rear roof light

Location of development: 17 Elgood Avenue, Northwood

Date of application: 02 August 2018

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

Head of Planning, Transportation and Regeneration

Date: 1 November 2018

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 9106/APP/2018/2818

SCHEDULE OF CONDITIONS

- 1 · 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 · The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 201.116-11 Rev. M Received 10-10-2018 and 201.116-13 Rev. L Received 10-10-2018.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

- 3 · 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 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 BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

- 4 · 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 15 or 19 Elgood Avenue.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (2012)

SCHEDULE OF CONDITIONS

- 5 · 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.

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 BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (2012)

SCHEDULE OF CONDITIONS

- 6 · 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 BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

INFORMATIVES:

- 1 · On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
- 2 · 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).

- 3 · 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

SCHEDULE OF CONDITIONS

policies from the 'Saved' UDP 2007, Local Plan Part 1, 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.

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:

- AM14 New development and car parking standards.
- BE5 New development within areas of special local character
- BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- LPP 3.5 (2016) Quality and design of housing developments

- 3 You are advised this permission is based on the dimensions provided on the

SCHEDULE OF CONDITIONS

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 will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 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 - Resident 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 Residents Services Reception, 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

SCHEDULE OF CONDITIONS

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.
- 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 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.
- 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).

END OF SCHEDULE

SCHEDULE OF CONDITIONS

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref.No.: 9106/APP/2018/2818

SCHEDULE OF PLANS

201.116-13 Rev. L Received 10-10-2018 - received 10 Oct 2018

Design and Access Statement - received 02 Aug 2018

201.116.03 Rev. B - received 02 Aug 2018

201.116-01 - received 02 Aug 2018

201.116.05 Rev. B - received 02 Aug 2018

201.116-11 Rev. M Received 10-10-2018 - received 10 Oct 2018

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice
- Appeals must be made using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

- If either the local planning authority or the office of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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 17 ELGOOD AVENUE NORTHWOOD

Development: Part two storey, part single storey side/rear extension, raising of ridge height and conversion of roof space to habitable use to include a rear dormer, 4 side roof lights, 1 front roof light and 1 rear roof light

LBH Ref Nos: **9106/APP/2018/2818**

Drawing Nos: 201.116-13 Rev. L Received 10-10-2018
Design and Access Statement
201.116.03 Rev. B
201.116-01
201.116.05 Rev. B
201.116-11 Rev. M Received 10-10-2018

Date Plans Received: 02/08/2018 **Date(s) of Amendment(s):** 10/10/2018

Date Application Valid: 02/08/2018

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the Gate Hill Farm Estate in Northwood, which is designated as an Area of Special Local Character. The character of the estate consists of large, individually designed, detached houses on large plots. The area is very well vegetated and trees are protected by Tree Protection Orders.

The existing house is a bay-fronted detached house with white rendered walls and a clay tiled hipped roof. To the rear there is an existing single storey extension and a small area of patio.

The house stands back from the road, allowing space for 3 cars to park at the front. The rear garden is of a good size and mainly laid to lawn with a number of trees.

This is part of the established 'developed area' as identified in the Hillingdon Local Plan Part 2 - Saved Policies (November 2012).

1.2 Proposed Scheme

The proposal involves erection of a part two storey, part single storey side/rear extension, raising of ridge height and conversion of roof space to habitable use to include a rear dormer and 4 x side roof lights, 1 x front roof light and 1 x rear roof light

1.3 Relevant Planning History

9106/APP/2017/1604 17 Elgood Avenue Northwood

Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include 1 front dormer, 1 rear dormer and 4 side rooflights

Decision Date: 11-07-2017 Refused

9106/B/82/0589 17 Elgood Avenue Northwood

Householder development - residential extension(P)

Decision Date: 30-06-1982 Approved
9106/PRC/2018/91 17 Elgood Avenue Northwood
2 versions (1.1 and 2.1) both variants of part side/part rear extension

Decision Date: 11-07-2018 OBJ

Comment on Planning History

On 11th July 2017 a similar scheme, reference 9106/APP/2017/1604 was refused for three reasons:

1. The proposed part two storey, part single storey rear extension, by reason of its overall size, scale and bulk would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the Gatehill Farm Estate, Northwood Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The proposed front dormer window, by reason of its position, size, scale, bulk, and design would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the wider Gatehill Farm Estate, Northwood, Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3. The proposed rear dormer window, by reason of its size, scale, bulk, and design would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the wider Gatehill Farm Estate, Northwood, Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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

Neighbours were notified on 08/08/2018 and a site notice was displayed on 13/08/2018. By the end of the consultation period no objections or comments were received.

Trees and Landscape - no objection subject to standard Trees conditions

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

BE5 New development within areas of special local character

BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

LPP 3.5 (2016) Quality and design of housing developments

5. MAIN PLANNING ISSUES

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design and the public realm contributes to community cohesion and a sense of place.

Policy BE13 states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features in the area which the Local Planning Authority considers it desirable to retain or enhance. Policy BE15 states that proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

The Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS, contains design guidance for all types of extensions which should appear subordinate in scale to the original building.

Paragraph 4.9 of the HDAS: Residential Layouts advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new

development should be designed to minimise the negative impact of overbearing and overshadowing. Impacts on daylight and sunlight are measured using the 45 degree rule, which assesses whether the extension would be in the line of vision from the nearest habitable room window on the neighbouring property. The submitted plans show that the single storey element of the rear extension would break the 45 degree line in relation to the window of No.15, but there is a substantial intervening hedge, so the impact would not be unacceptable. There would be no impact on No.19.

Due to the spacious nature of the plot it is not anticipated that the development would cause an overbearing impact on any of the neighbouring properties.

The side extension facing No.15 would include a first floor window serving the stairwell. As this is not a habitable room it could be conditioned to be obscure glazed and non-opening. As part of the works, a first floor side bedroom window would be enlarged and re-sited on the original side elevation facing No. 19. However, as this is an existing relationship and there is a large hedge between the two properties, there would be no significant loss of privacy.

Therefore, in terms of the impact on neighbours, the proposed development would be consistent with Policies BE20, BE21 and BE24, which seek to ensure that the amenity of neighbouring properties is not adversely affected by new development. It is also consistent with the Hillingdon Design and Accessibility Statement: Residential Extensions.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

The site is located within the Gate Hill Farm Estate Area of Special Local Character (ASLC). Policies relating to built heritage are set out in Chapter 12 of the National Planning Policy Framework (2012), Policy 7.8 of the London Plan and Policies BE5 and BE6 of the Hillingdon Local Plan Part Two (saved policies). Policies aim to ensure that the value of heritage assets within the ASLC are protected from inappropriate development.

Policies BE5 and BE6 seek to ensure new development is of a similar scale and reflects the materials, design features, architectural style and building heights predominant in the area. BE6 relates specifically to the Gate Hill Farm Estate. The proposed development would significantly alter the front elevation of the house by raising the overall ridge height of the house and adding a side extension (including the roof). The previously refused proposal included a front dormer. This has now been removed and the scheme is considered to comply with policies BE5 and BE6.

The proposals include increasing the number of bedrooms from 3 to 5, so there could be an increase in cars parking on the site. There are, however, 3 parking spaces to the front which meets the requirements of the Car Parking Standards for a 5-bedroom house.

The proposed rear single storey element of the extension would extend 5 m from the rear of the original house. This would conflict with guidance in paragraph 3.4 of HDAS, which limits single storey rear extensions to 4 m deep. This element of the proposal has been reduced from 6m. In pre-application advice, it was considered that, due to the staggered building line and different levels from its neighbours, that this element was acceptable. It is considered, on balance, that no harm will result.

The proposed two storey element of the extension would extend 4 m from the rear of the property and therefore complies with paragraph 6.4 of HDAS. The proposed rear dormer has been reduced from that refused previously and is now considered to form a subordinate addition.

The proposed side extension complies with guidance in chapter 5 of HDAS in that the roof ridge is set down, it is set back from the main frontage, and it is more than 1 m from the side boundary.

It is considered that the development would be not detrimental to the character and appearance of the area and complies with policies BE1 and HE1 of the Hillingdon Local Plan: Part One Policies, BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan Part Two (saved policies), Policy 3.5 of the London Plan, and guidance contained in HDAS.

No significant impacts on trees are anticipated.

The property has a large rear garden and after the development is completed in excess of 100 square metres private amenity space will be retained. The development therefore accords with Policy B23.

For the above reasons it is recommended that the application is approved

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 201.116-11 Rev. M Received 10-10-2018 and 201.116-13 Rev. L Received 10-10-2018.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

3 HO4 Materials

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 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 BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 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 15 or 19 Elgood Avenue.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (2012)

5 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.

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 BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (2012)

6 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 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 BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

INFORMATIVES

1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

2 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).

3 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 'Saved' UDP 2007, Local Plan Part 1, 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.

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:

AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

- 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 will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 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.

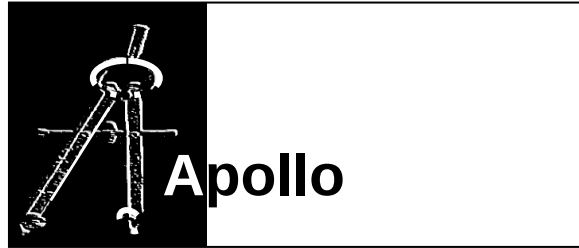
11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

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: Cris Lancaster

Telephone No: 01895 250230



Design and Access Statement

17 Elgood Avenue, Northwood, HA6 3QL

Table of contents

	Page No.
1.0 Background	3
2.0 Context of the area	3 - 5
3.0 Design considerations	5 - 9
4.0 Landscaping	9
5.0 Car parking and garage space	9-10

1.0 Background

This design and access statement has been prepared to explain the design criteria for this planning application, with reference to the feedback provided by LB Hillingdon Planning Department in its reasons for refusal regarding planning application 9106/APP/2017/1604, lodged on 16.05.17, a Duty Officer meeting held on 16.05.16 and pre-app feedback received on 13.07.18.

2.0 Context of the area

The property resides within the Gate Hill Estate: an area designated of Special Local Character. This estate has houses of many different styles and ages, with different ridge heights, variable orientations and no particular preponderance of roof hips versus gables. Architecturally, these properties range in styles and forms, but most are relatively traditional in appearance, with either brick facades or rendered stucco (see photograph 1):



Photograph 1 - View down Elgood Avenue

The property at 17 Elgood Avenue is situated on a hill which rises steeply as it meets Ravenswood Park to the north west. Each plot in this vicinity is relatively wide: the two neighbouring properties at numbers 15 and 19 are 18.9m and 16.0m wide respectively, while the frontage at number 17 is 15.4 metres wide.

The side boundaries in this section of Elgood Avenue each have significant changes in level between neighbouring properties, with level plots sandwiched between side boundary retaining walls:

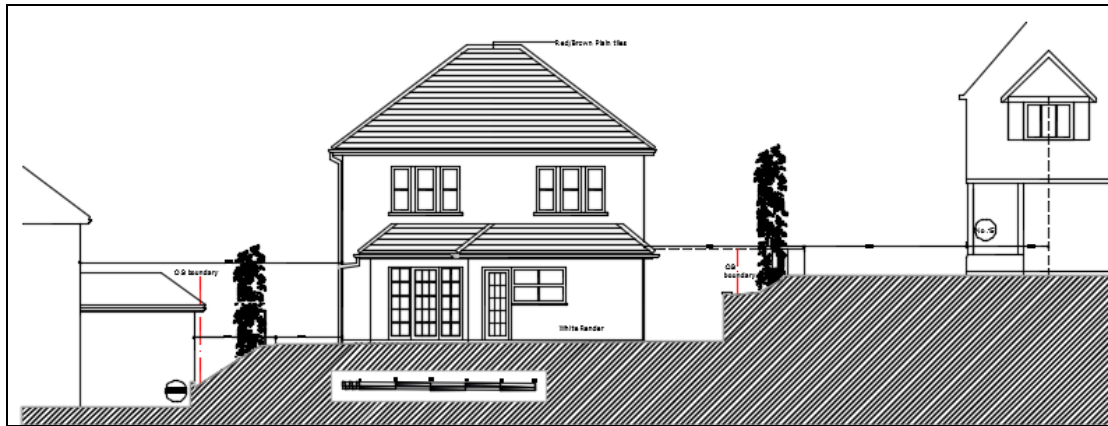


Figure 1

Between No.15 and No.17, the vertical dimension of this change in level is approximately 2 metres, and between No. 17 and No. 19 about 1.8 metres. As can be seen in Figure 1, No. 15 (to the right) is also set quite far off its near boundary with the subject property, creating a significant break between solid and void. This space is shrouded in dense vegetation (with the same affect on the other side), leading to the subject property appearing separate and somewhat isolated, when viewed from the road, as can be seen in photograph 2:



Photograph 2 - View down Elgood Avenue, with No. 17 in the foreground

Photograph 3 below illustrates the vista up the road, where the dense screening is again in evidence:



In 1982, the property at 17 Elgood Avenue had a single storey extension added at the rear with a large crown roof. This application proposes to demolish this development. Otherwise, externally, the house is in its original (poor) condition. For example, the current owners had a building survey undertaken on the property in 2014 and the advice given by the building surveyor is that owing to undersized roof rafters (causing sagging), the roof will need to be replaced. In consequence, this proposal proposes to retain the hipped profile and raise the ridge height of the new roof by 52 centimetres in the central section. This principle was accepted by LBH in the planning application submitted on 16.05.17.

3.0 Design considerations

The property was built in the 1920's and has simple rendered arts and crafts detailing, as photograph 4 illustrates.



Photograph 4 - Front facade of 17 Elgood Avenue

Along the frontage, the intention is to preserve this appearance of the detailing as far as possible, for example, the new replacement windows are to be made in timber to retain a similar transom and mullion pattern.

The proposed design incorporates the following:

- a two storey, 1.5 metre wide side extension, hipped at the roof and set back on plan one metre from the frontage (LHS as viewed from the road).
- a part single storey, part two storey rear extension, projecting 5 metres* to the rear at ground floor level and stepping back to 4 metres deep at first floor level. The roof of the latter proposes to use a conventional hip, with a rear facing dormer. This roof is subsidiary to the main roof.

**This depth has been reduced from 6 metres, as per the 9106/APP/2017/1604 application. For reference, 6 metres was originally based on feedback from a Duty Planning Officer meeting held on 16.05.16. (The officer stated that owing to the deep secluded garden at the rear, this depth was not out of keeping with other approvals recently made pertaining to the Gatehill and Copse Wood Estates).*

- redistributed existing windows, e.g. to Sadie's bedroom.
- a habitable loft, with rear facing dormer*.
- ** the front facing dormer forming part of the 9106/APP/2017/1604 application has been omitted in this submission, with two front-facing roof lights proposed instead. The rear facing dormer has also been reduced in size compared to the previous design that was refused planning permission.*

The Gross internal area of the ground floor of the proposed house is approximately 110m², representing 10% of the building to plot ratio (the site measures 1090m²).

3.1 Two storey side extension

At its nearest point, the external wall of this element is located 2.0 metres away from the side boundary with No. 15 (based on OS data).

3.2 Part single storey, part two storey rear extension

At its nearest point, the external wall of the ground floor extension is located 3.9 metres from the side boundary with No. 19 (based on site measurement to the neighbour's garage side wall).

Both 3.1 and 3.2 have been checked for compliance with the '45 degree rule' cited in HDAS, and this is shown in Figure 2 below.

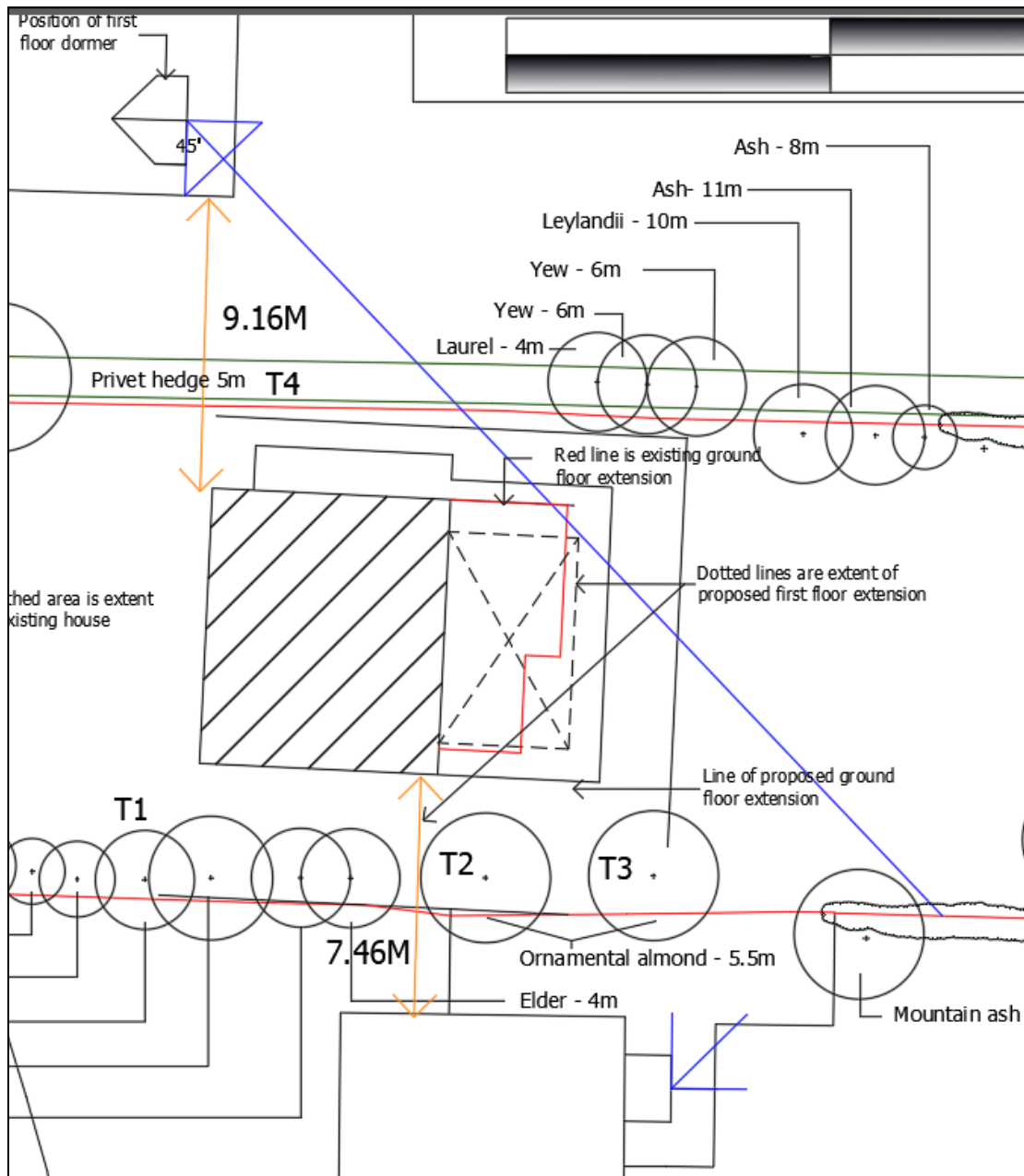


Figure 2

As can be seen, this results in a very minor breach of the rule at first floor eaves only. In the planning officer's report relating to the 9106/APP/2017/1604 application, it was noted *'The submitted plans show that the single storey element of the rear extension would break the 45 degree line in relation to the window of No.15, but there is a substantial intervening hedge, so the impact would be acceptable'*.

3.3 Proposed alterations to existing windows

On the front facade, it is proposed that an existing small four panel window to the left of the entrance door is replaced by a larger window matching the one above it at first floor level.

On the southern side elevation, at ground level, it is proposed that the head height of the small casement window servicing the existing lounge 2 is increased such that it matches the head heights of other windows on this flank wall.

At first floor, it is proposed that an oddly-sited bedroom window to Sadie's room is enlarged and repositioned such that it is more central to the room. As can be seen from photograph 5 opposite, the view out of this window is restricted by dense vegetation. Here, the Officer's report stated: *'as this is an existing relationship and there is a large hedge between the two properties, there would be no significant loss of privacy'*.



Photograph 5 - First floor side window to Sadie's bedroom

4.0 Landscaping

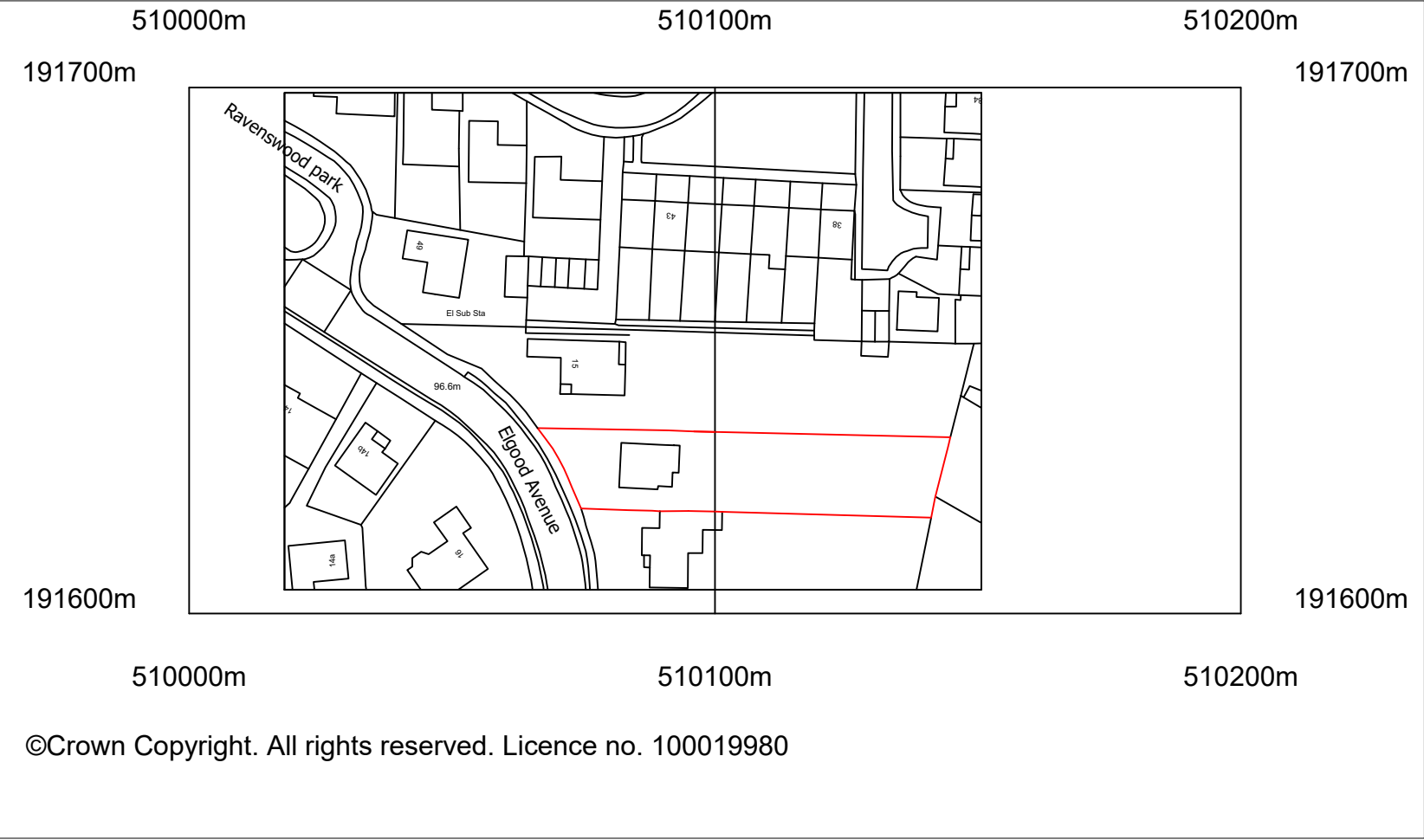
Proposed hard landscaping entails leaving the frontage largely unchanged, with a patio built around the remaining three sides of the house. The landscaping would remain unaltered.

5.0 Car parking and garden space

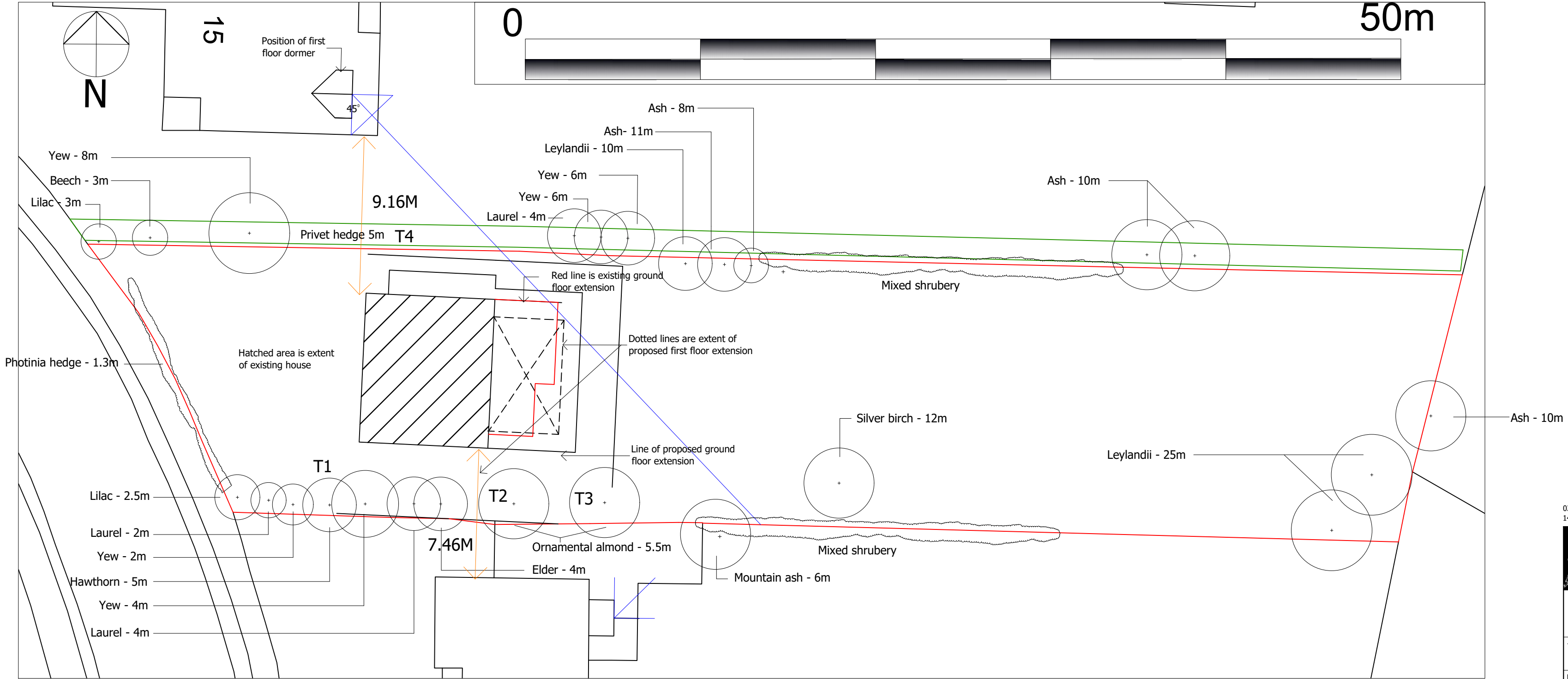
As noted in the Officer's report: *'The proposals include increasing the number of bedrooms from 3 to 6, so there could be an increase in cars parking on the site. There are, however, 3 parking spaces to the front which meets the requirements of the Car Parking Standards for a 6-bedroom house'.*

In this submission the number of proposed bedrooms has been reduced to 5.

As a 5-bedroomed house, section 3.13 of HDAS calls for at least 100m² of garden space to be retained in total. In this revised scheme, more than 300m² is retained in the rear garden alone.



1:1250 Location plan

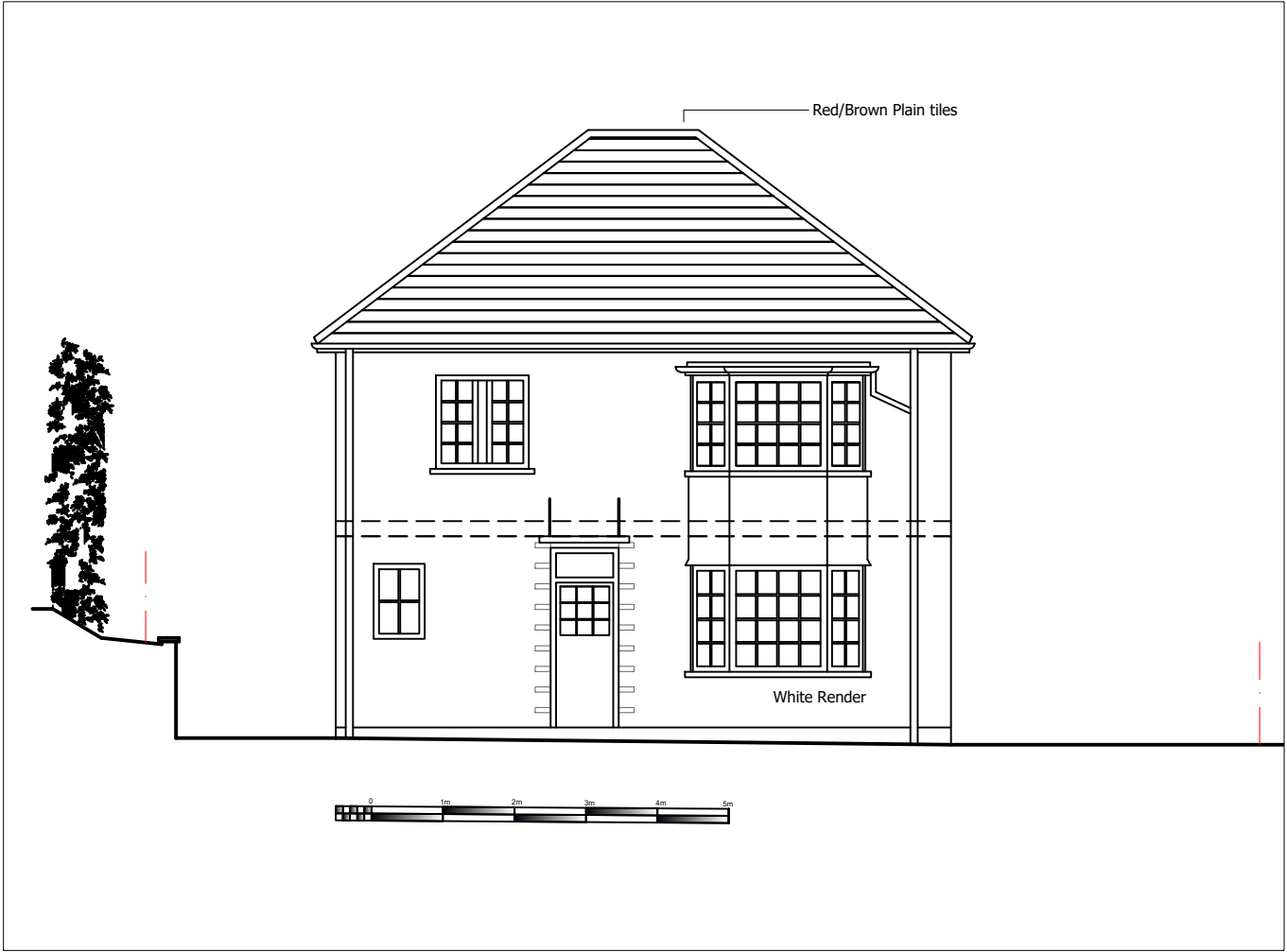


1:200 Site plan/tree survey

02.08.18 Rev L: Planning application set
14.03.18 Rev A: Proposed side/rear extensions indicated

		Apollo Architectural Services	
		Tel: 01923 841 937 Mob: 07825647050 52 Gatehill Road, Northwood, Middlesex HA6 3QP	
Title	Location plan, site plan & tree survey 17 Elgood Avenue, Northwood HA6 3QL Mr & Mrs Baker		
Date	04.04.16		
Scale	1:1250 & 1:200		
drawn by	Christopher J Harris Dip.Arch, B.A		
Drwng. No	201.116-05		Rev. B © Copyright

Original drawing size: A2



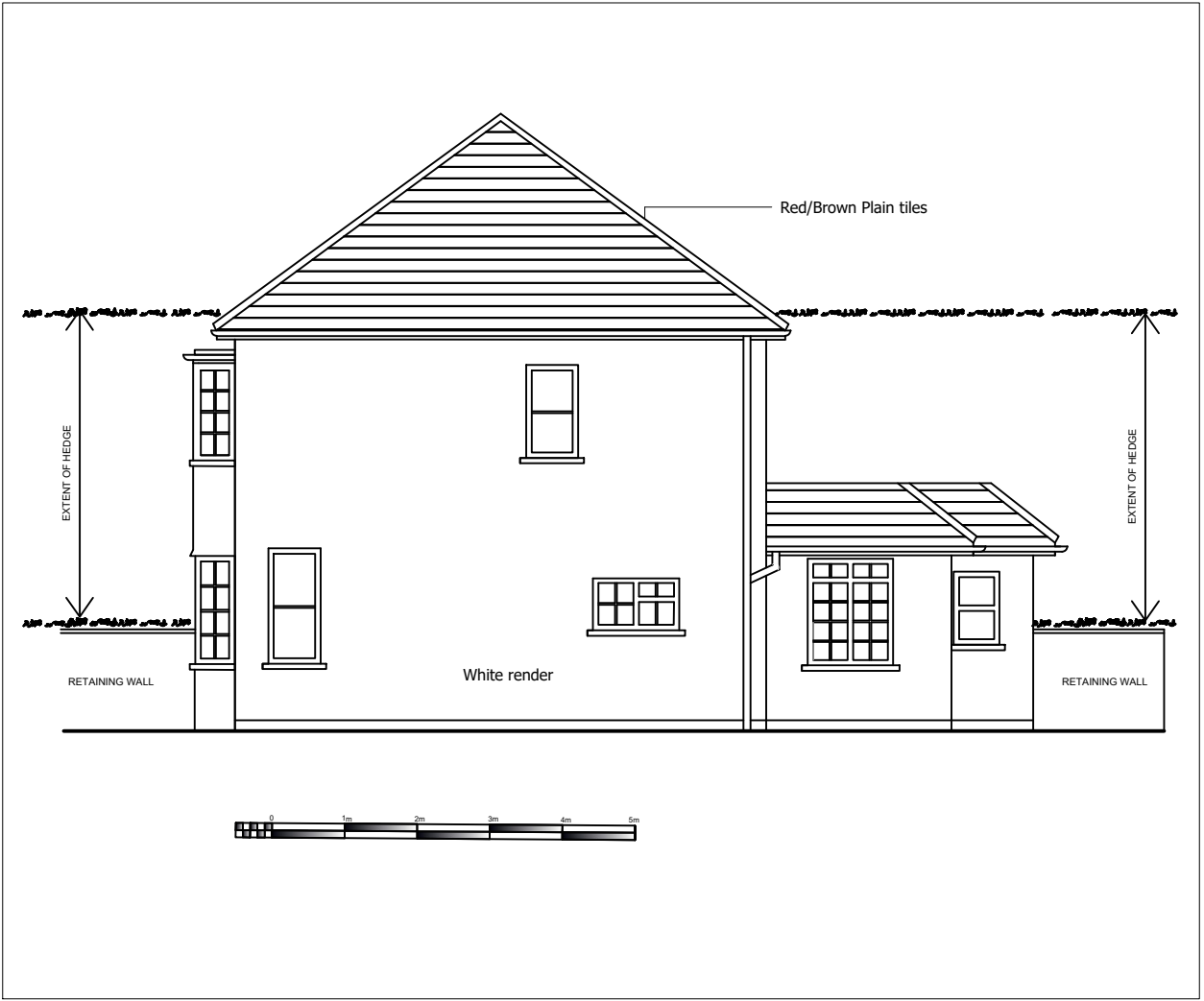
1:100 Existing Front Elevation



1:100 Existing Rear Elevation



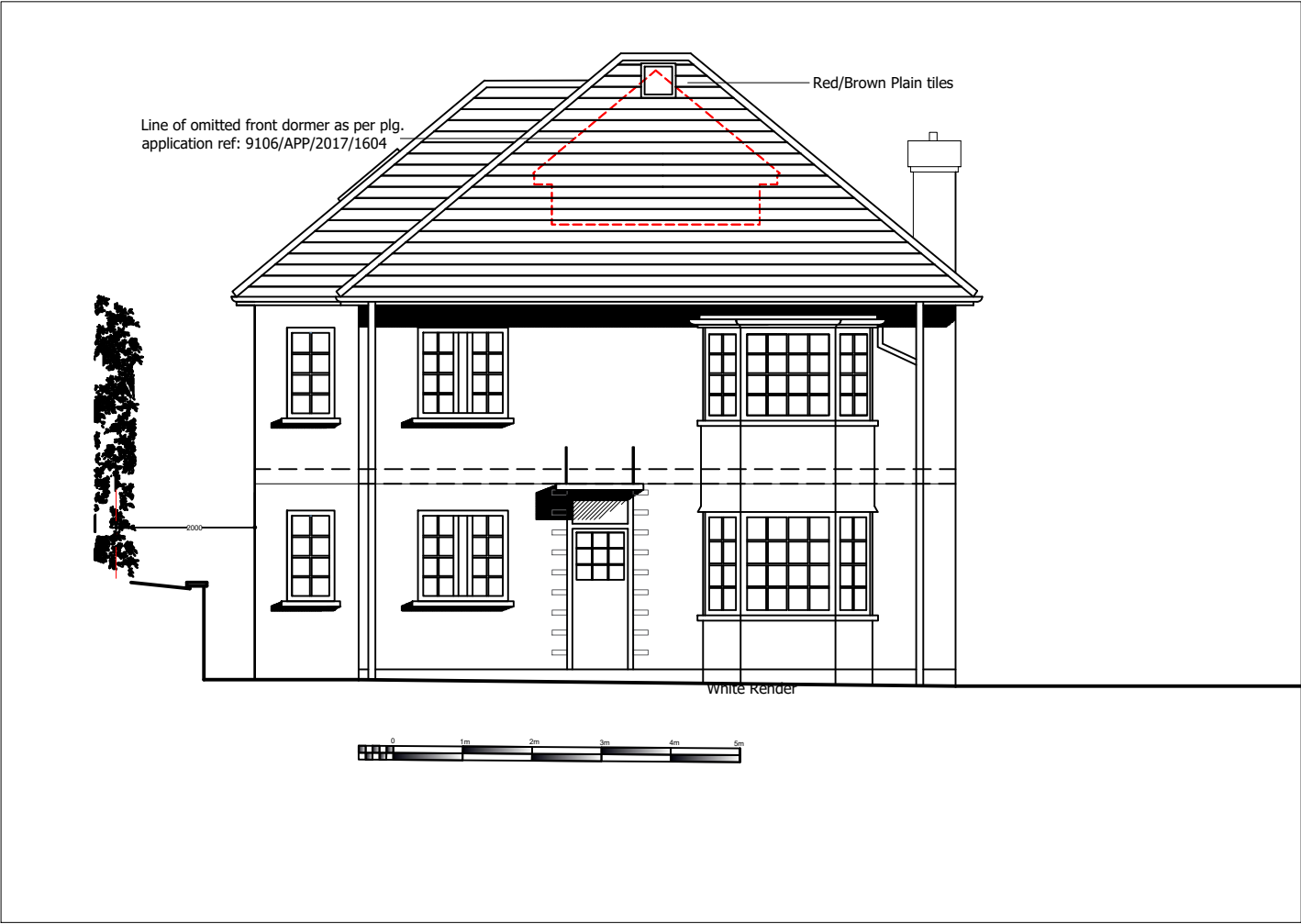
1:100 Existing Side Elevation



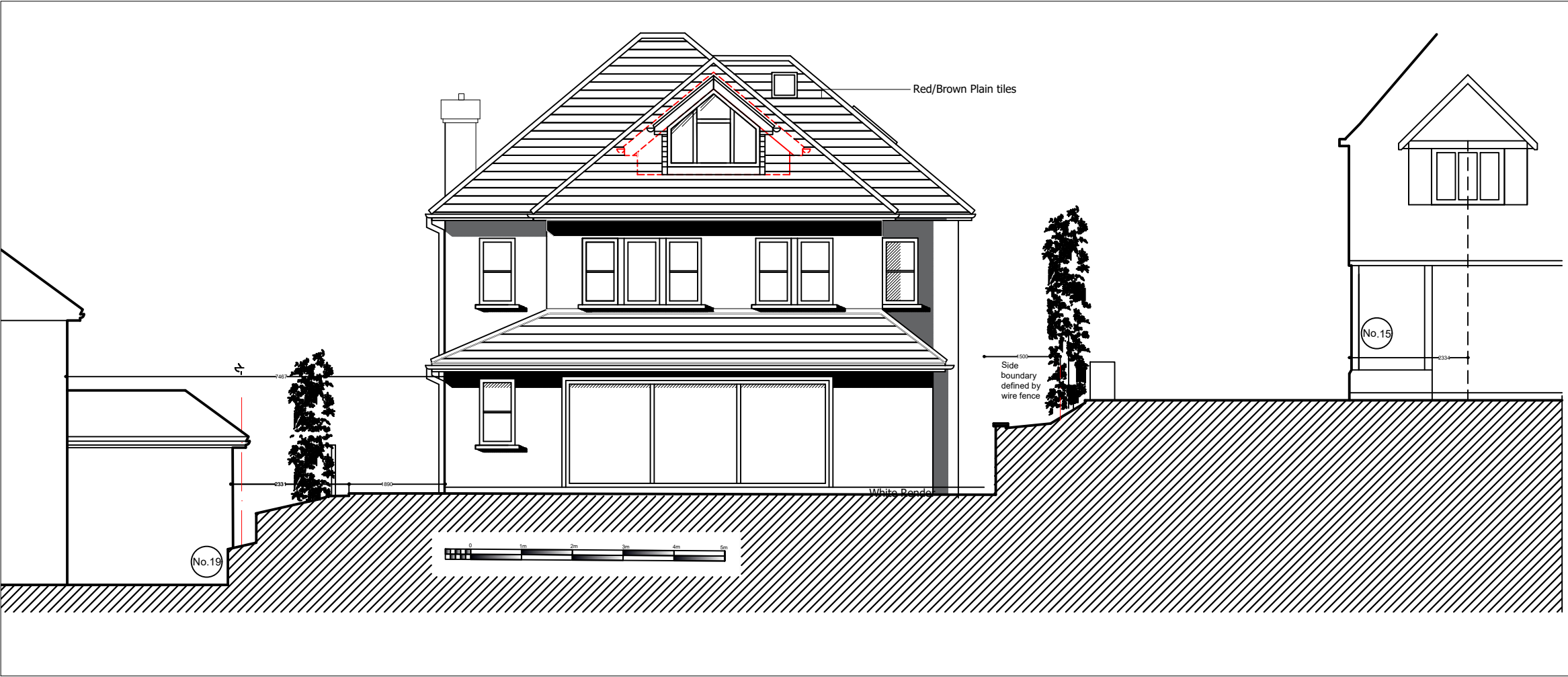
1:100 Existing Side Elevation

Rev B: 24.05.16 Survey information added to No.19 cross section
Rev A: 19.05.16 Ground sections shown

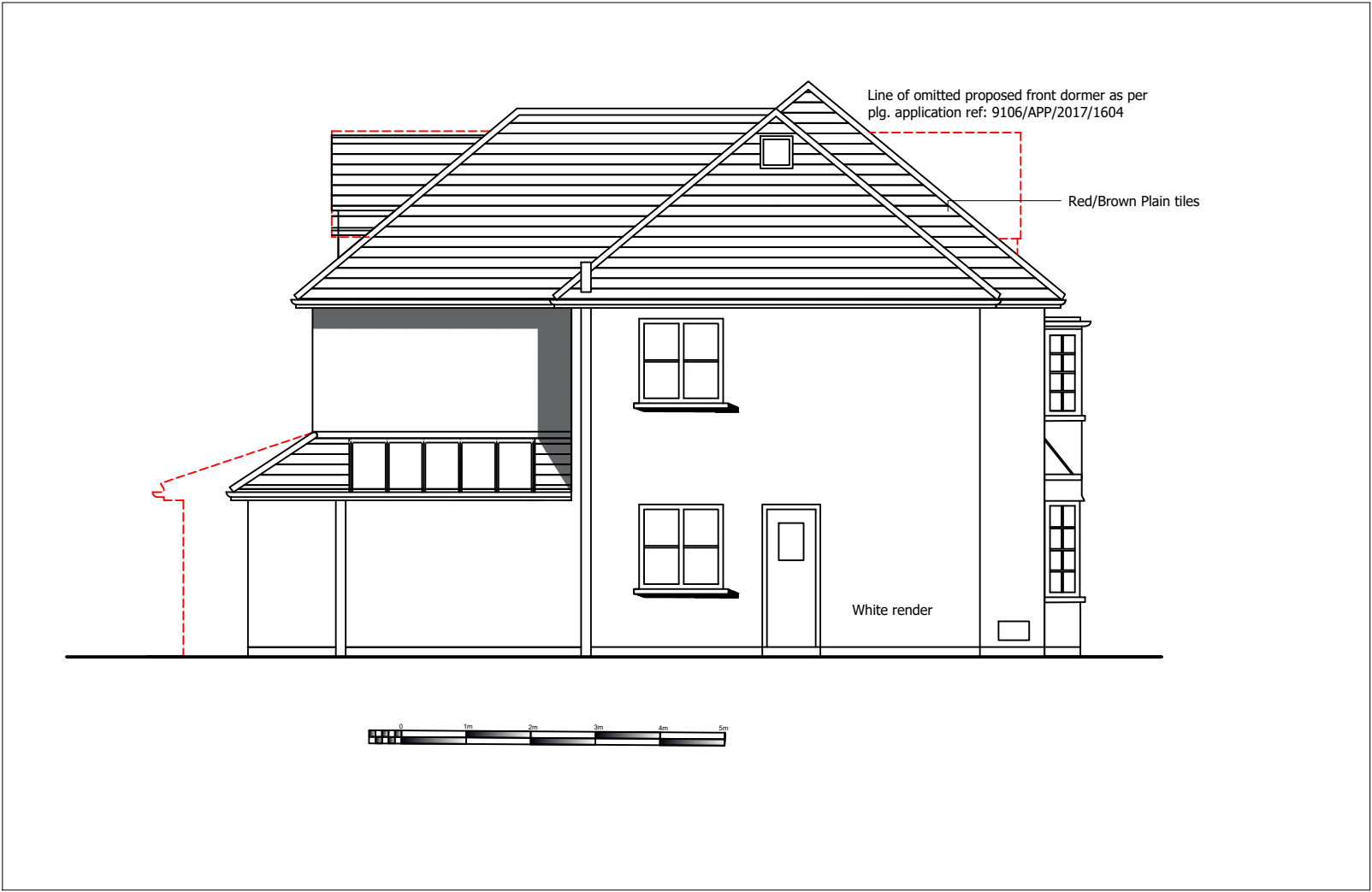
	Apollo Architectural Services	
	Tel: 01923 841 937 Mob: 07825647050 52 Gatehill Road, Northwood, Middlesex HA6 3QP	
Title	EXISTING ELEVATIONS 17 Elgood Avenue, Northwood HA6 3QL Mr & Mrs Baker	
Date	15.04.16	
Scale	1:100	
drawn by	Christopher J Harris Dip.Arch, B.A	
Drwng. No	201.116-03	Rev. B © Copyright



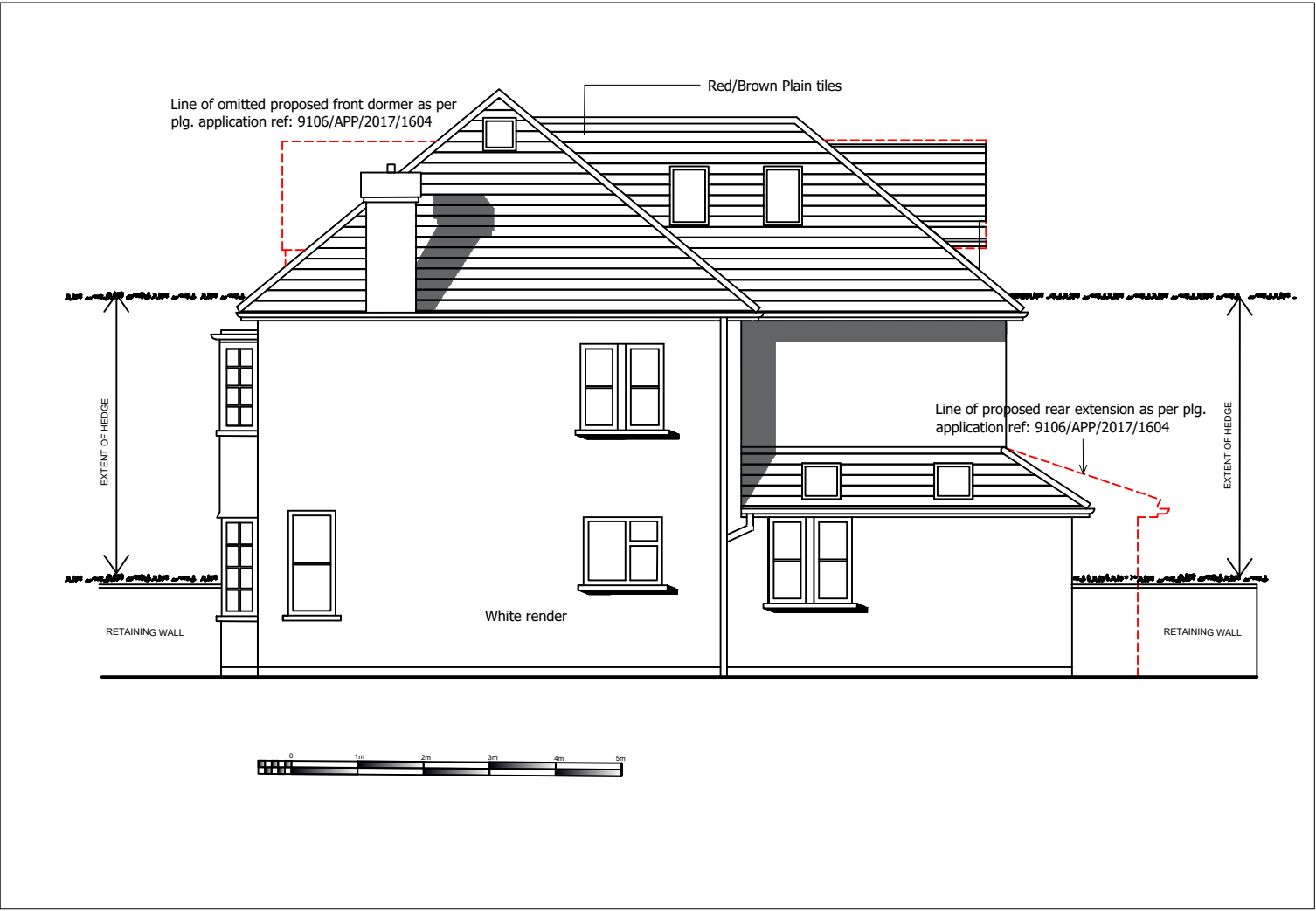
1:100 Proposed Front Elevation



1:100 Proposed Rear Elevation



1:100 Proposed Side Elevation



1:100 Proposed Side Elevation

17.09.18 Rev K: Proposed dormers shown as reduced in size
02.08.18 Rev J: Planning application set
17.07.18 Rev I: Reduced sized rear dormer indicated
30.05.18 Rev H: Amendments as per client email of same date
29.05.18 Rev G: Amendments as per client meeting of same date
19.03.18 Rev F: Development of side extension scheme
16.05.17 Rev E: Side boundary indicated
08.05.17 Rev D: Side boundary indicated
19.04.17 Rev C: Chimney stack indicated; various window revisions
16.03.17 Rev B: Revisions as per conf. call of same date
09.03.17 Rev A: Revisions as per meeting of 23/01

		
Apollo Architectural Services		
Tel: 01923 841 937 Mob: 07825647050 52 Gatehill Road, Northwood, Middlesex HA6 3QP		
Title	PROPOSED ELEVATIONS 17 Elgood Avenue, Northwood HA6 3QL Mr & Mrs Baker	
Date	14.06.16	
Scale	1:100	
drawn by	Christopher J Harris Dip.Arch, B.A	
Drwg. No	201.116-13	Rev. K © Copyright

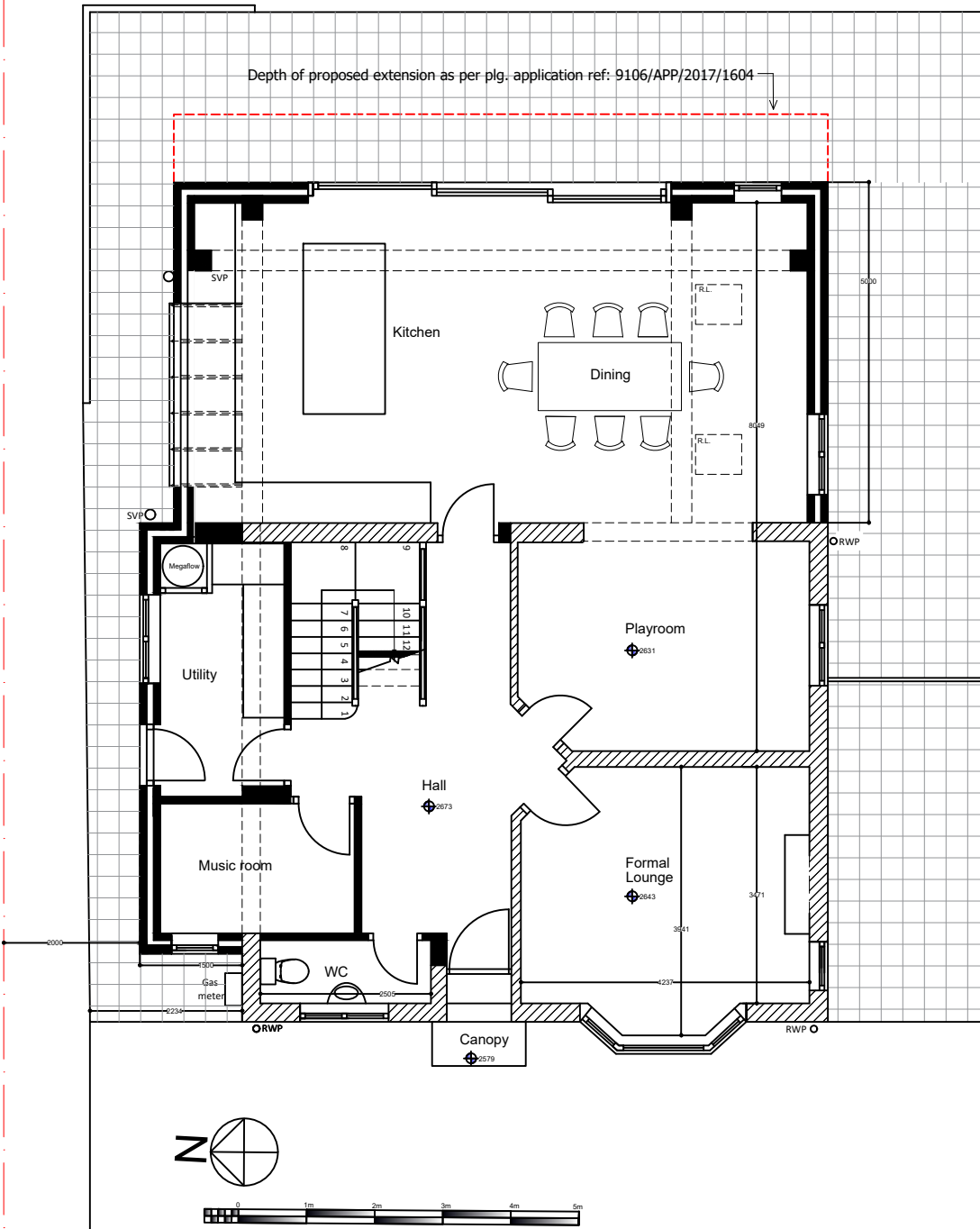
1:100 Existing Ground Floor Plan



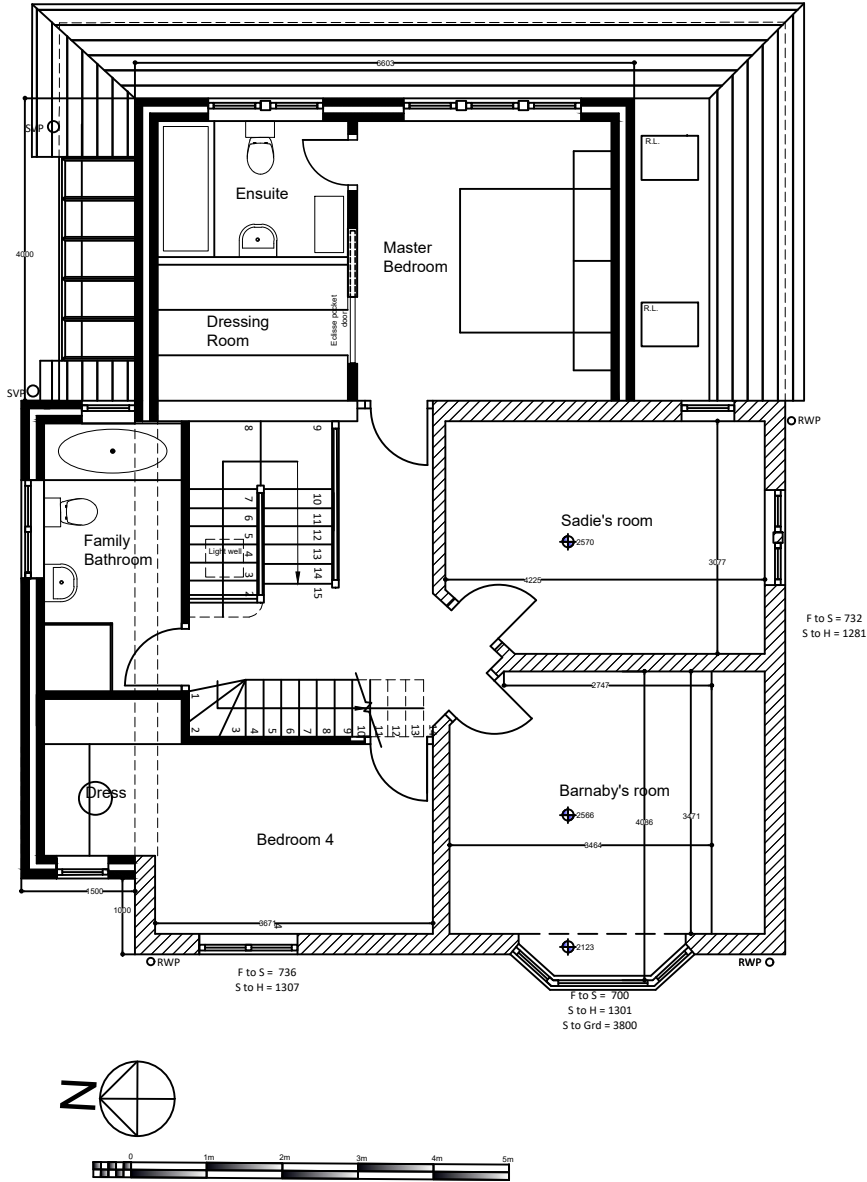
Original drawing size: A2

		
Apollo Architectural Services		
Tel: 01923 841 937 Mob: 07825647050 52 Gatehill Road, Northwood, Middlesex HA6 3QP		
Title	EXISTING GROUND FLOOR PLAN 17 Elgood Avenue, Northwood HA6 3QL Mr & Mrs Baker	
Date	13.04.16	
Scale	1:50	
drawn by	Christopher J Harris Dip.Arch, B.A	
Drwng. No	201.116-01	Rev. © Copyright

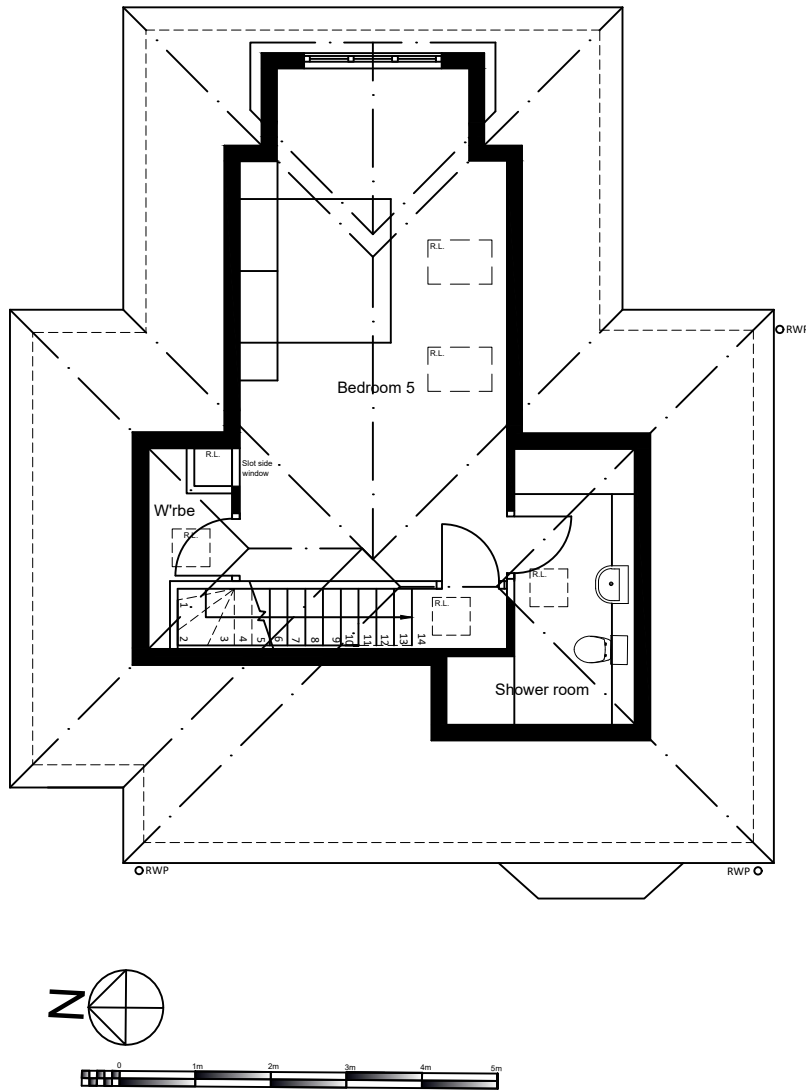
1:100 Proposed Ground Floor Plan



1:100 Proposed First Floor Plan



1:100 Proposed Loft Plan



DO NOT SCALE: IF IN DOUBT, CONTACT ARCHITECT

10.10.18 Rev M: Revised planning application set
02.08.18 Rev L: Planning application set
17.07.18 Rev L: Reduced width of LHS side extension indicated
30.05.18 Rev K: Amendments as per client email of same date
29.05.18 Rev J: Amendments as per client meeting of same date
28.03.18 Rev I: Amendments as per client email of 26.03.18
19.03.18 Rev H: Development of side extension scheme
21.11.17 Rev G: Development of side extension scheme
16.08.17 Rev F: Amendments as per conf. call of same date
15.08.17 Rev E: Reduced depth design, side extension
19.04.17 Rev D: Opening of rear sliders amended; new chimney breast shown
16.03.17 Rev C: Relocated, utility door amended, window seat added to hallway
09.03.17 Rev B: Revisions as per meeting of 23/01
14.06.16 Rev A: Minor layout revisions

		
Apollo Architectural Services		
Tel: 01923 841 937 Mob: 07825647050 52 Gatehill Road, Northwood, Middlesex HA6 3QP		
Title	PROPOSED GROUND FLOOR PLAN 17 Elgood Avenue, Northwood HA6 3QL Mr & Mrs Baker	
Date	07.06.16	
Scale	1:50	
drawn by	Christopher J Harris Dip.Arch, B.A	
Drwg. No	201.116-11	Rev. M © Copyright

Original drawing size: A2