

Appeal 6005191

Appeal questionnaire

Submitted on 5 March 2026.

Appeal type	Householder
Appeal site	19 Elgood Avenue, Hillingdon, Northwood, HA6 3QL
Agent contact details	Richard Simpson richard@rjsplanning.co.uk 02083543582
Application number	18301/APP/2025/2883

Constraints, designations and other issues

Is a householder appeal the correct type of appeal?	Yes
Affects a listed building	No
Conservation area	No
Green belt	No

Notifying relevant parties

Who was notified	Consultation list.pdf (/document/b0b183eb-f721-4458-853f-2265cab39271)
Type of notification	Letters or emails to interested parties
Letter sent to neighbours	Consultation letter.pdf (/document/ba6578d9-4fcb-43df-a0df-efbb30cee834)
Appeal notification letter	Notification Letter.pdf (/document/fe8ccb6a-576c-45de-9128-37dfea885cb5) Consultation list.pdf (/document/99470f71-77a4-4f8c-aa91-39d0a9e3704b)

Consultation responses and representations

Representations from other parties	Yes
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Upload representations from other parties

[EREPMEMO-18301_APP_2025_2883-YIS-20251128-15411292725.pdf \(/document/d1ce31c7-c053-4258-8e57-2a09783de82f\)](#)
[EREPMEMO-18301_APP_2025_2883-KTO-20251215-09021297359.pdf \(/document/9c48c963-ad79-4196-86a9-4d8a3be78ff1\)](#)
[Hillingdon Council No Objection - 19 Elgood Avenue Northwood HA6.pdf \(/document/369480b8-662d-4c2e-a6c4-6838000409af\)](#)
[EREPMEMO-18301_APP_2025_2883-KTO-20251216-07521297750.pdf \(/document/a0de5ed5-34c3-4926-960e-6841cb467154\)](#)
[EREPMEMO-18301_APP_2025_2883-KTO-20251215-09021297356.pdf \(/document/123286f0-d22b-4176-903a-add62810f8cf\)](#)

Planning officer's report and supporting documents

Upload planning officer's report

[Officer Report.pdf \(/document/79475943-e1fe-4e6f-ac85-976bbc01f2f7\)](#)

Upload the plans, drawings and list of plans

[EA19-05-1002.pdf \(/document/3bdc16bd-4124-4e60-8845-7ade10ba2457\)](#)
[EA19-05-1001.pdf \(/document/e3286f39-2ae8-4264-bb6b-907b12234714\)](#)
[EA19-05-1003.pdf \(/document/756543ba-ca10-4906-b5ef-b5005c562573\)](#)
[LocationPlan.pdf \(/document/50f1868f-89af-49eb-a9a0-ca7434a2060a\)](#)

Do you have any relevant policies from your statutory development plan?

Yes

Policies from statutory development plan

[Adopted DMHB11 - DMHB12.pdf \(/document/f094348f-bc76-40b0-9082-123f917dee3d\)](#)
[Front Cover and Contents - Local Plan Part 1.pdf \(/document/7af3196f-9076-44a4-bdd4-2c13507d533f\)](#)
[Policy BE1.pdf \(/document/bdf5738d-c07e-43b0-a719-3d48c272792c\)](#)
[London Plan 2021 Front Cover.pdf \(/document/51548dec-9db5-41f8-95e9-6139f854f5f0\)](#)
[Policy HE1.pdf \(/document/cde126df-6da2-4f7e-bcac-7d2b2cdbde52\)](#)
[National Planning Policy Framework December 2024.pdf \(/document/f7141ae9-09ed-4afd-ae43-7f3b0f87b239\)](#)
[London Plan 2021 Policies D3 & D4.pdf \(/document/751e9aaf-cde4-4eaa-b2d7-](#)

[8adf1af8d475\)](#)

[Front Cover & Contents - Local Plan Part 2](#)

[Development Management Policies.pdf](#)

[\(/document/da3124e9-16a7-4cbb-a504-](#)

[a083e58922b0\)](#)

[Adopted DMHD1.pdf \(/document/62e6e0e0-6056-](#)

[4970-89bd-a37c427f3147\)](#)

[Adopted DMHB1 - DMHB6.pdf](#)

[\(/document/db9e9867-f1dc-45df-afe8-f73d200f73a6\)](#)

Emerging plans

No

Supplementary planning documents

Yes

Upload supplementary planning documents

[TPO 165 Map & Schedule.pdf](#)

[\(/document/06378115-a3fc-4657-932d-](#)

[37ac91b60734\)](#)

[Areas of Special Local Character including](#)

[Policy DMHB 5.pdf \(/document/08bf1631-5643-](#)

[4052-a0b4-89cdb3e9132b\)](#)

[Domestic Vehicle Crossover Policy Aug](#)

[2022.pdf \(/document/7b73a85f-cfb9-4729-969c-](#)

[a5e6cc93d389\)](#)

[Gatehill Farm Estate Northwood ASLC.pdf](#)

[\(/document/0cba4a3b-9ce0-435e-916f-](#)

[c0966d80f85e\)](#)

[Copsewood Estate Northwood ASLC.pdf](#)

[\(/document/2dd397ce-6efd-4e22-8e5c-](#)

[dbe8fadfc23c\)](#)

Site access

Access for inspection

Yes

To view all the appeal site.

Will the inspector need to enter a neighbour's land or property?

No

Potential safety risks

No

Appeal process

Appeals near the site

No

Extra conditions

Yes

Tree Protection -

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

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

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

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

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

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

2.b No materials or plant shall be stored;

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

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

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

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

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020)
