



0908 581 1850
London Borough of Hillingdon, Civic Centre, Uxbridge, Middlesex UB8 1UW

Environmental Services

Tel: 01895 250111 - Fax 01895 277085

Town and Country Planning Act 1990

GRANT OF PLANNING PERMISSION

Local Planning Authority reference -	53992/APP/2001/1179
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A M FRAME 190 HARLINGTON ROAD HILLINGDON MIDDLESEX UB8 3HA
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The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above mentioned Act and Orders made thereunder hereby GRANT permission for the following development: -

Description of development:-	ERECTION OF A TWO STOREY SIDE EXTENSION	
Location of development :-	137 NORTH HYDE ROAD , HAYES	
Date of application:-	04/06/01	
Drawing/plan Nos.:-	01/223/01	Recd. 04/06/01
	01/223/02	Recd. 04/06/01

Permission however is given subject to the conditions listed on the attached schedule: -

D.E. Willis
Signed:- RWKJ442.....

Date: - 14 AUG 2001

CORPORATE DIRECTOR ENVIRONMENTAL SERVICES GROUP

NOTES:

- (i) if you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
- (ii) This decision does not purport to convey any approval or consent, which may be required under any by-laws, building regulations, or under any enactment other than the Town and Country Planning Act 1990.

Continuation Sheet 1

Please note failure to comply with a planning condition can result in the Council taking Enforcement Action



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1. CONDITION

The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990 .

2. CONDITION

Prior to occupation of the development hereby approved, all external surfaces shall be completed in materials to match those of the existing building. Details and/or samples shall be submitted to and approved by the Local Planning Authority before commencement of any part of the development where the new materials differ in any way from those of the existing building.

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 and having regard to the requirements of policy BE15 and BE19 from the Council's adopted Unitary Development Plan.

3. CONDITION

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no additional windows or doors shall be constructed in the walls or roof slopes of the development hereby approved facing 139 North Hyde Road.

REASON

To prevent overlooking to adjoining properties and having regard to the requirements of policy BE24 from the Council's adopted Unitary Development Plan.



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4. CONDITION

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no balcony shall be formed over the extension authorised by this permission.

REASON

To prevent overlooking to adjoining properties and having regard to the requirements of policy BE24 from the Council's adopted Unitary Development Plan.

5. CONDITION

A 1.8metre high close boarded fence or non-perforated wall shall be maintained on the boundary with 139 North Hyde Road for the full depth of the development hereby approved, and shall be permanently retained for so long as the development remains in existence.

REASON

To safeguard the privacy of adjoining residents and having regard to the requirements of policy BE24 from the Council's adopted Unitary Development Plan.

6. CONDITION

The parking areas shown on the approved plans shall be constructed prior to occupation of the development, thereafter permanently retained and used to no other purpose.

REASON

To ensure that adequate facilities are provided and having regard to the requirements of policy AM7 from the Council's adopted Unitary Development Plan.

7. CONDITION

The side flank wall of the extension hereby permitted shall maintain a minimum distance of 1m from the adjacent side boundary of the site.



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REASON

For the avoidance of doubt as to the development permitted and to ensure a visual separation from the neighbouring property and having regard to the requirements of policy BE22 from the Council's adopted Unitary Development Plan.

INFORMATIVES

- 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.
- Your attention is drawn to the fact that 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.
- You are advised that this permission does not dispense with the necessity to obtaining approval or consent under the Building Regulations Building Acts and other relevant legislation or regulations. You should contact Building Control Services, Civic Centre, Uxbridge (Tel. 01895 250111 ext. 3806) if you require further information.

14 AUG 2001

D.E. Willis
RWKJ442

DATE

CORPORATE DIRECTOR ENVIRONMENTAL SERVICES GROUP



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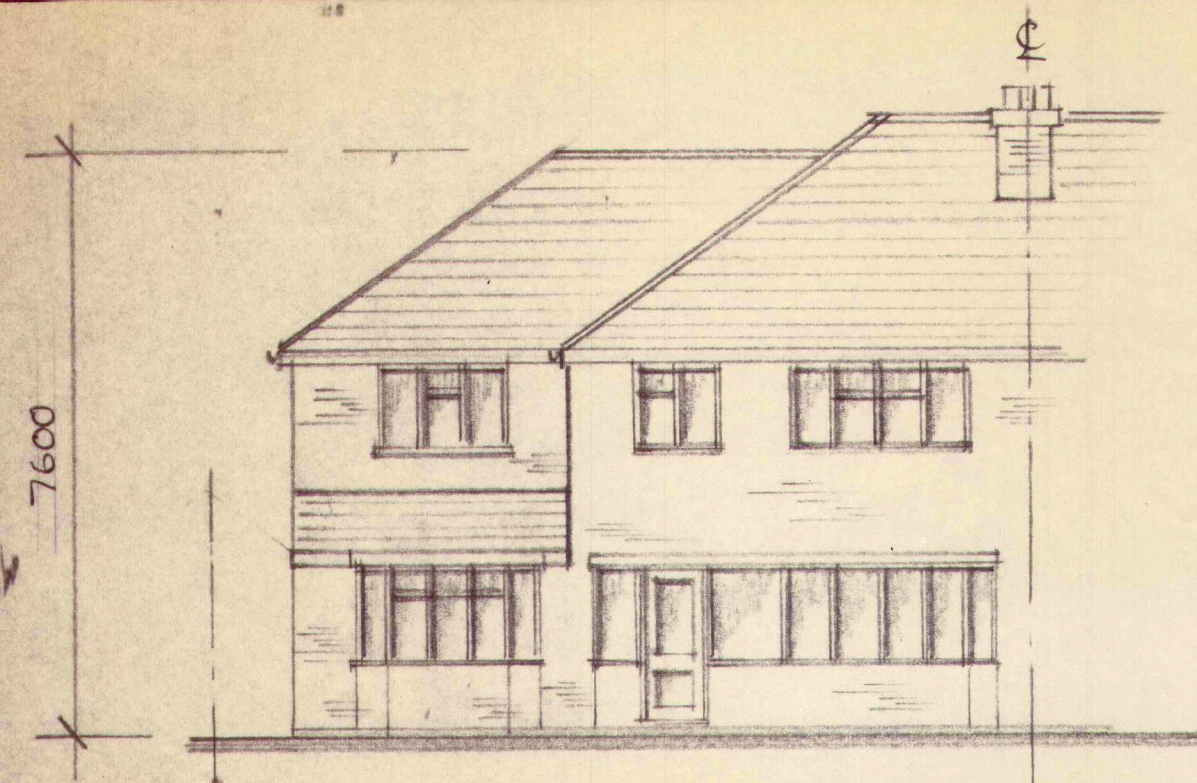
RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

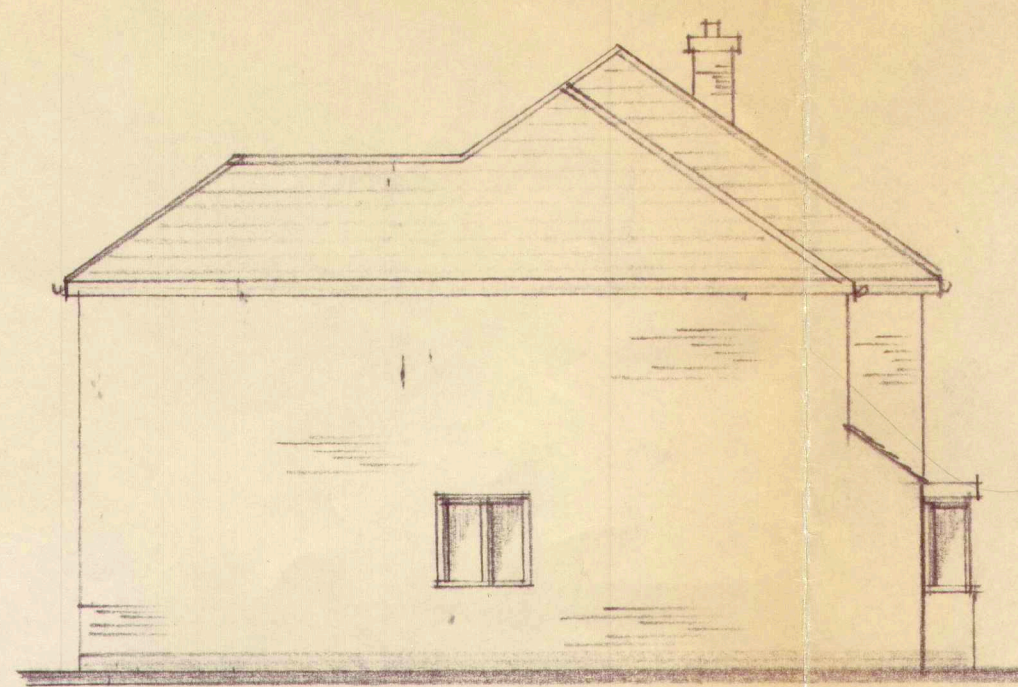
- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Tollgate House, Houlton Street, Bristol BS2 9DJ (tel: 0117 987 8000). Appeal forms can be downloaded from the Planning Inspectorate's website: <http://www.planning-inspectorate.gov.uk>
- 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

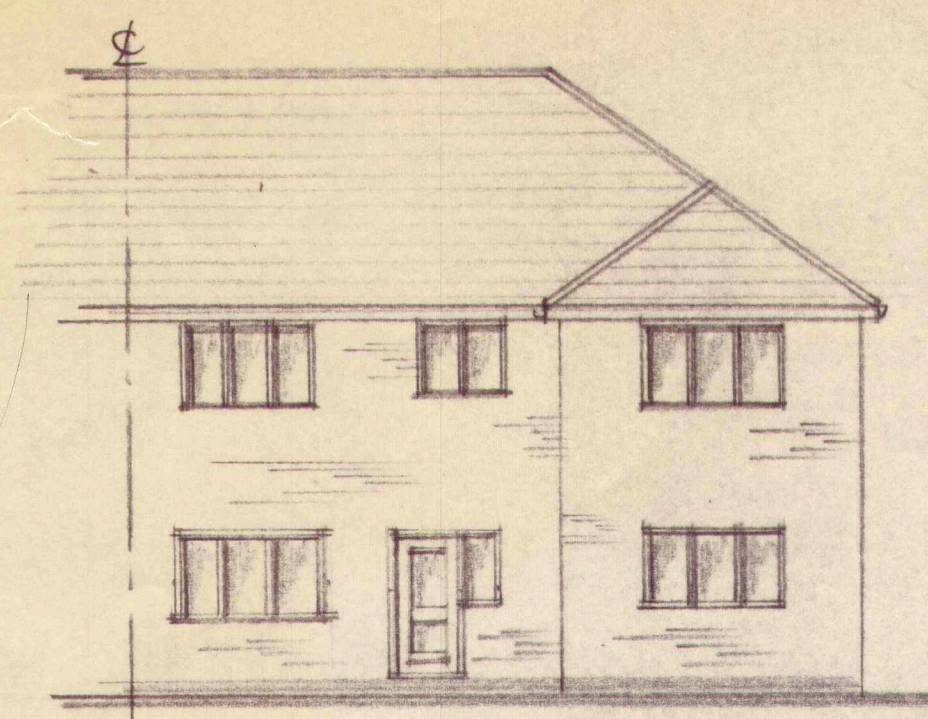
- If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the 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.



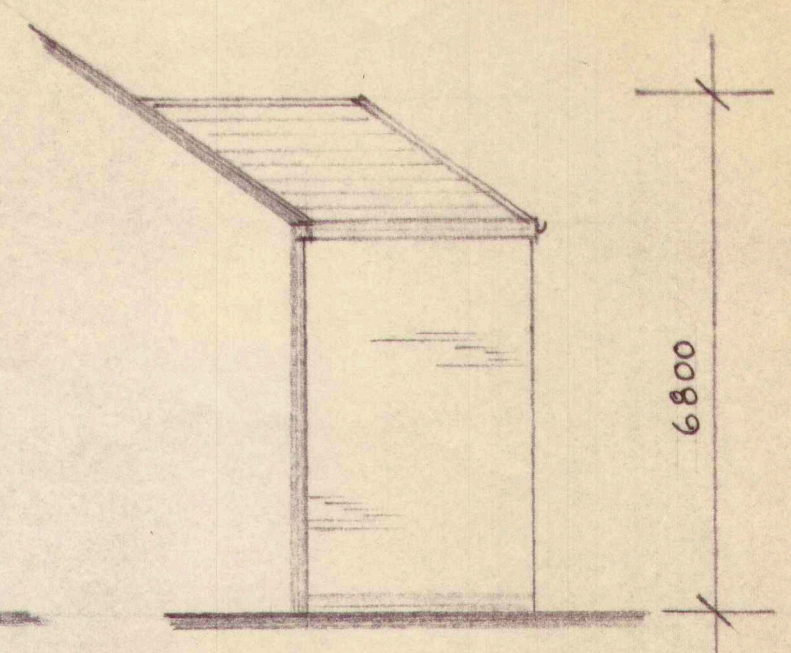
Front Elevation



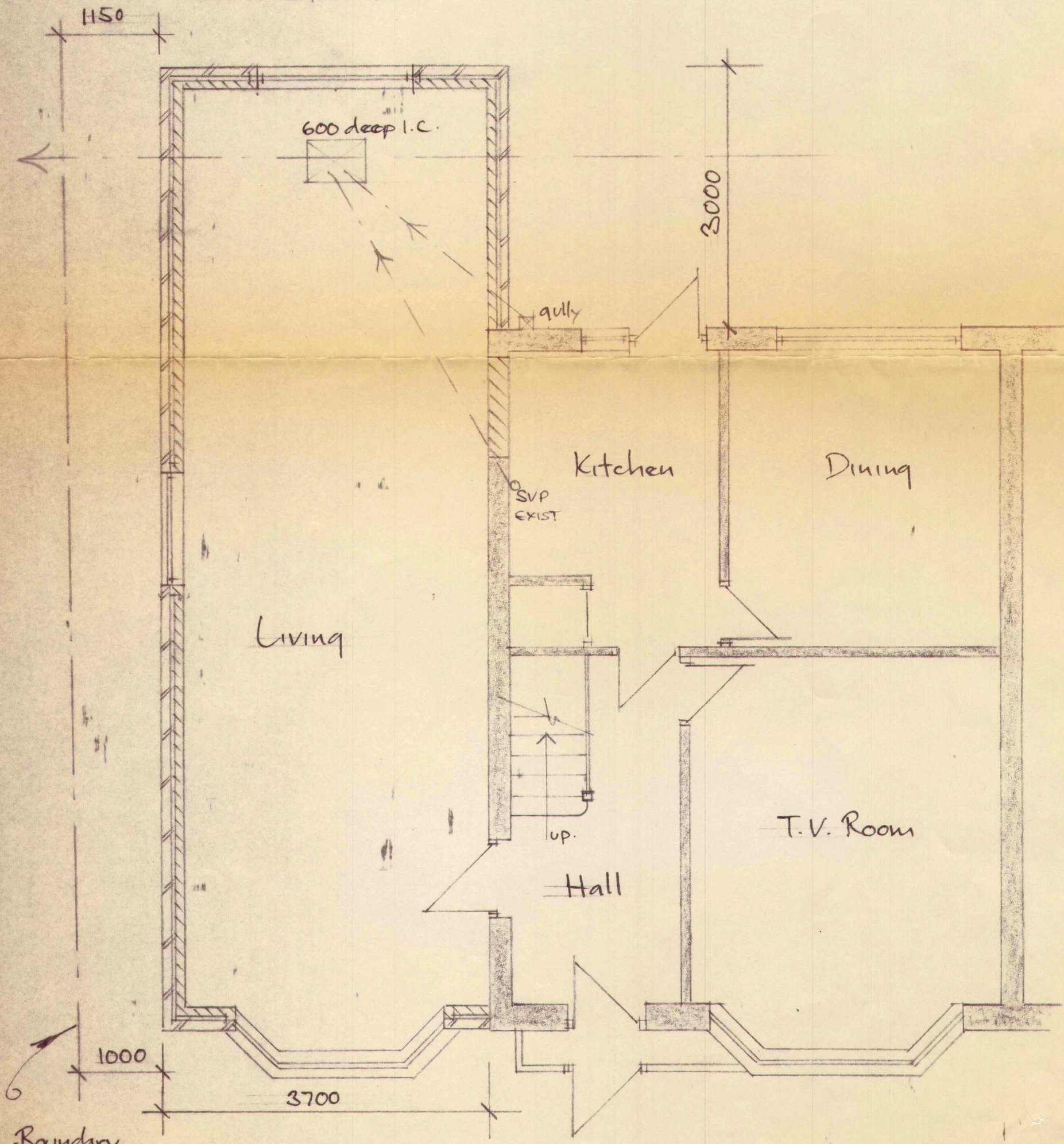
Side Elevation



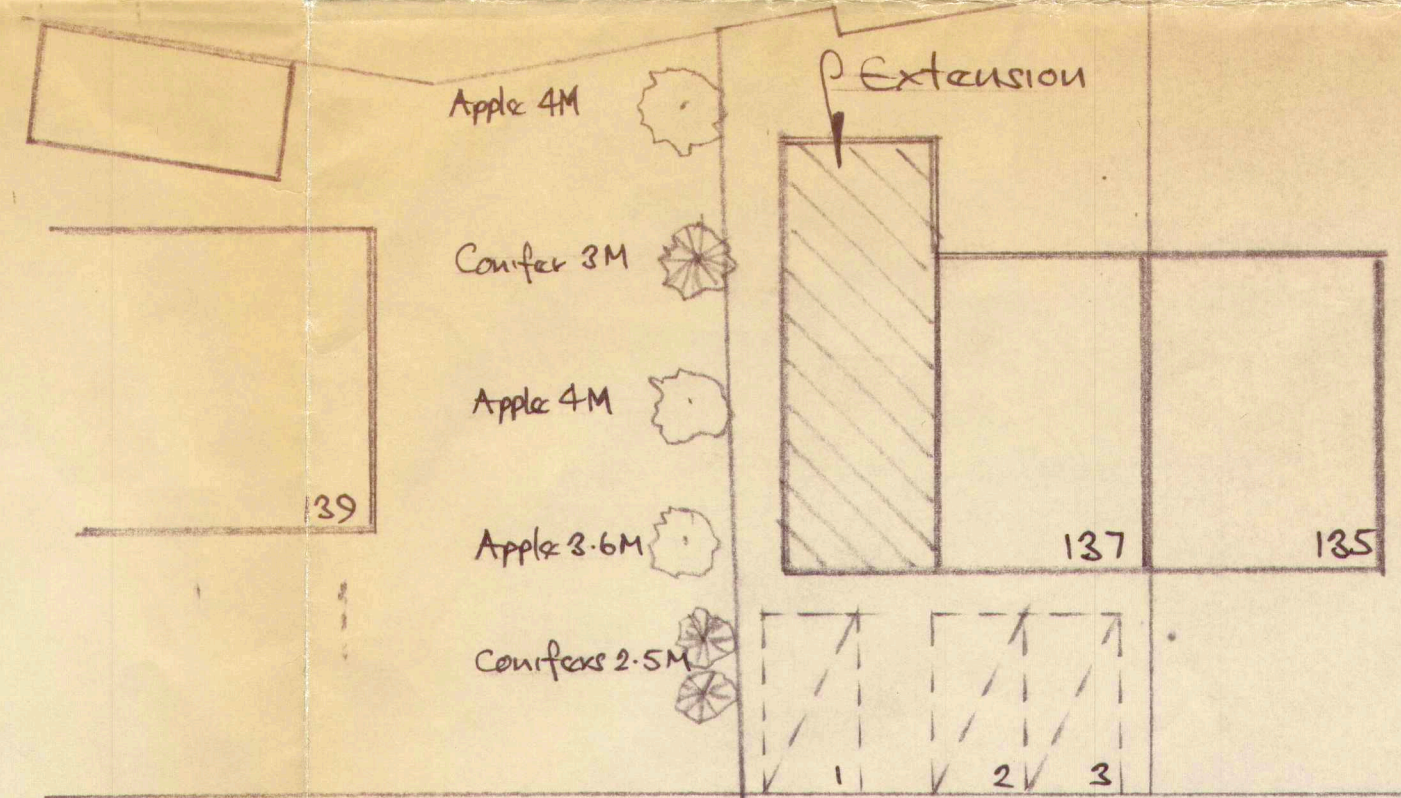
Rear Elevation



Side Elevation



Ground Floor Plan



North Hyde Road
Block Plan 1:200

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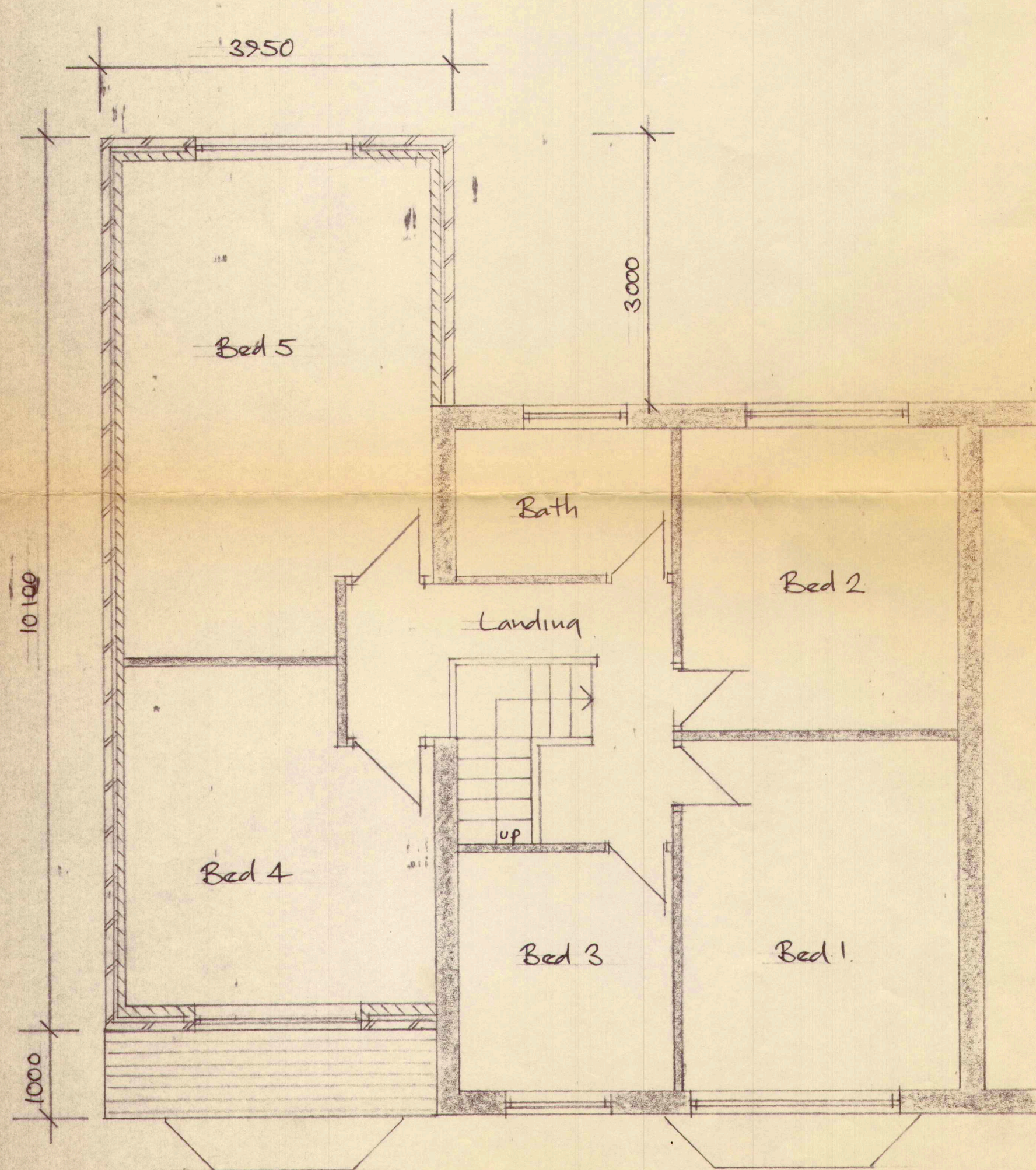
BUILDING SERVICES
Architectural Designers
& Surveyors
190 HARLINGTON ROAD, HILLINGDON,
MIDDLESEX, UB8 3HA.
UXBRIDGE (01895) 811177

SITE:
137 North Hyde Road
Hayes • Middx

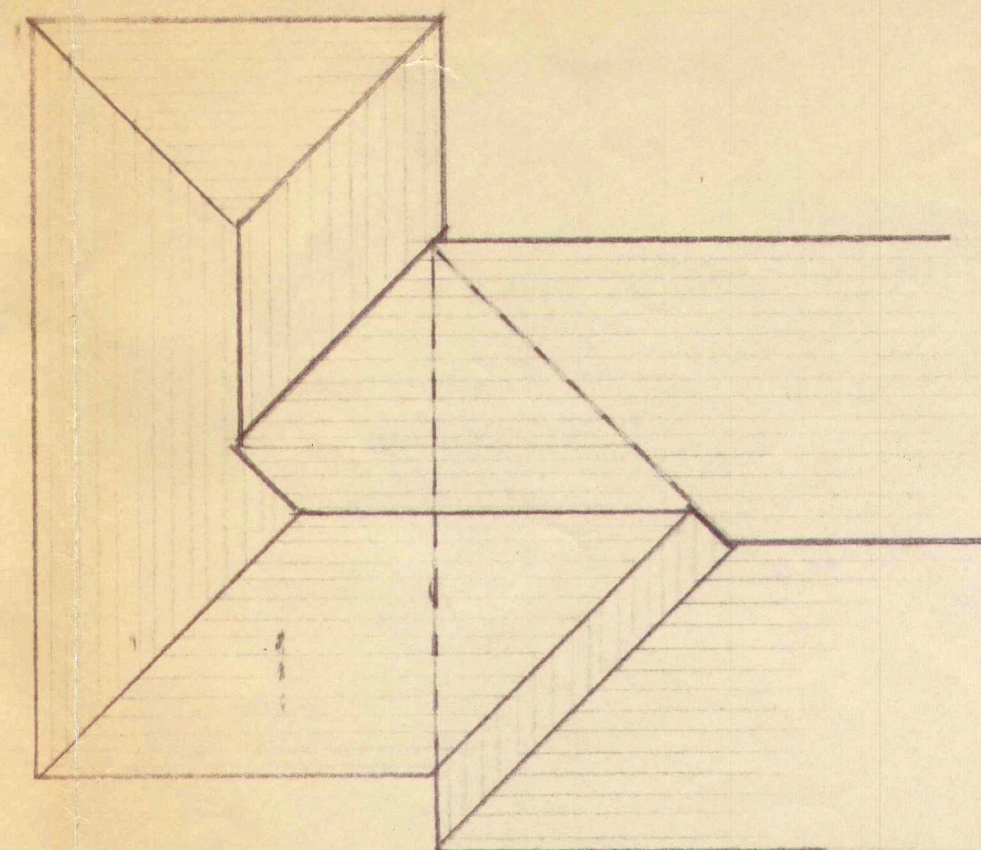
TITLE:
Two Storey Side Extension
Grd Floor Plan + Elevations.

DRAWN: AMF.	SCALE: 1:50/1:100	DATE: May 01
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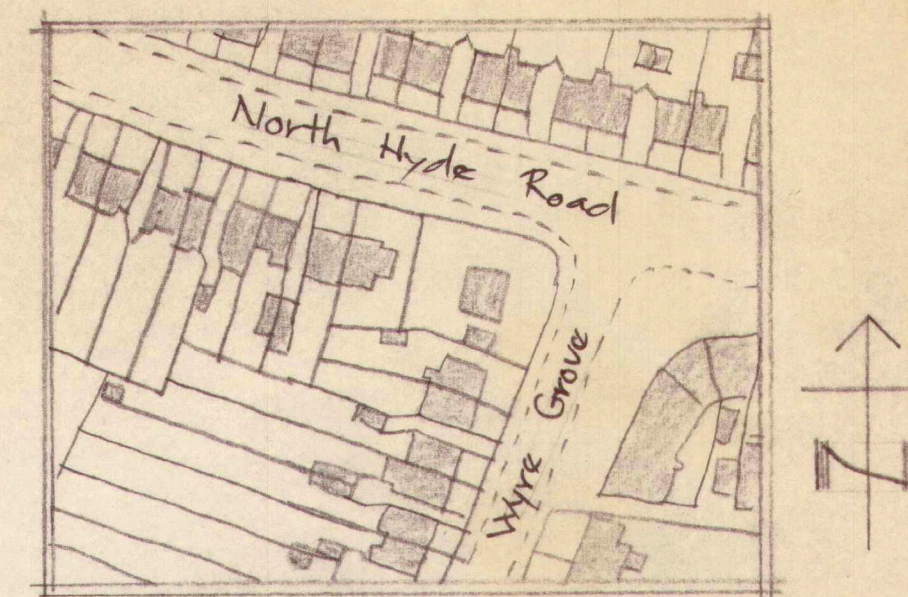
DRAWING No.: 01/223/01	REV. AB
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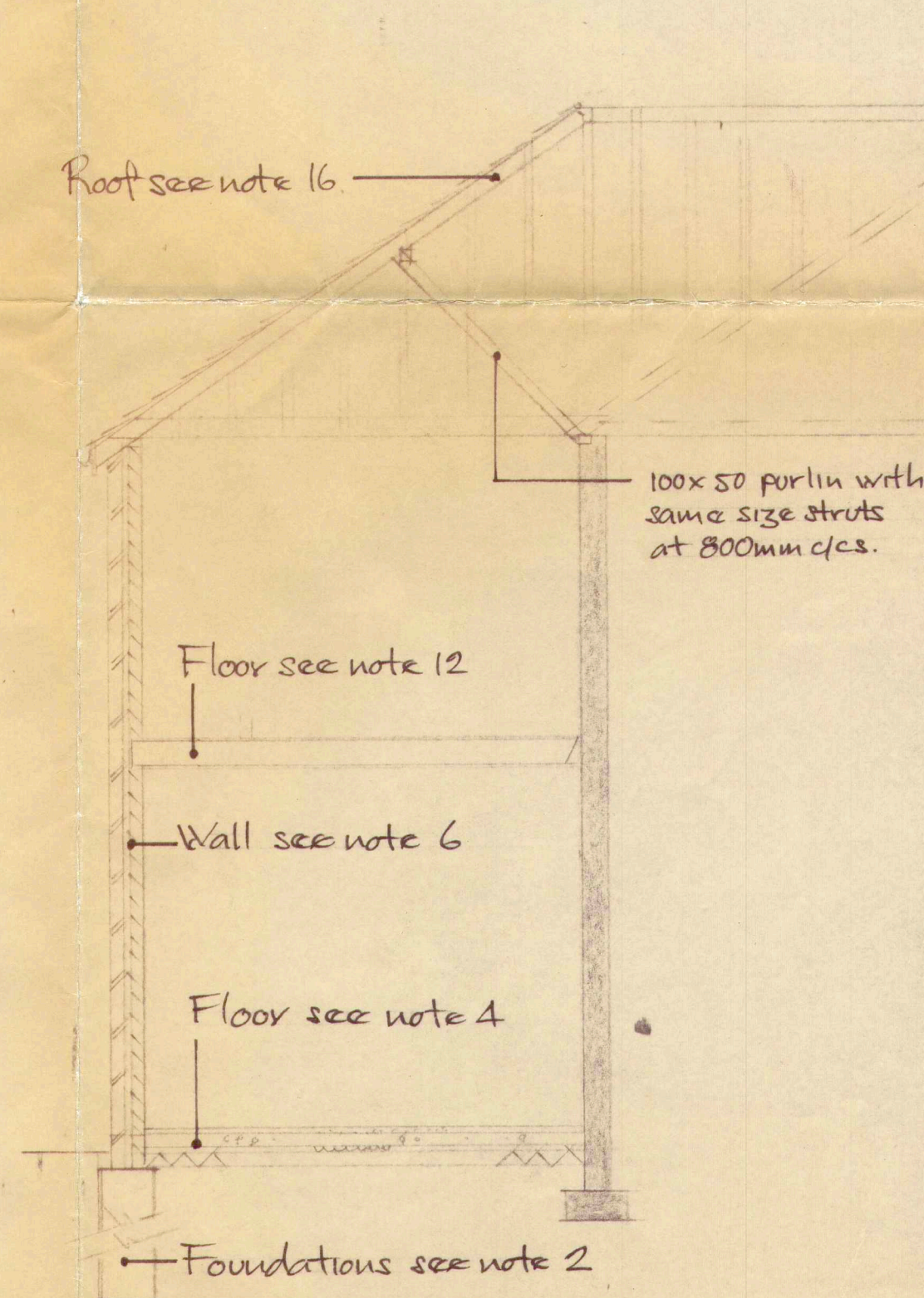
First Floor Plan



Roof Plan 1:100

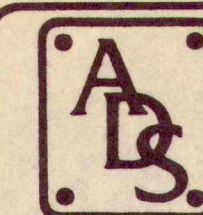


Location Plan 1:1250



Section

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& Surveyors

190 HARLINGTON ROAD, HILLINGDON,
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UXBRIDGE (01895) 811177

SITE:

137 North Hyde Road
Hayes • Middx

TITLE:

First Floor Plan
Two Storey Side Extension

DRAWN:

AMF

SCALE:

1:50

DATE:

May 01

DRAWING No.:

01/223/02

REV.

A