

Appendix E

APPEAL PRECEDENT

Example A



Mr Sunny Bahia
54 Keith Road
Hayes
UB3 4HP

Application Ref: 50259/APP/2018/3943

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:

Single storey side/rear extension and first floor rear extension

Location of development: 18 Royal Lane, Yiewsley

Date of application: 07 November 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: 2 January 2019

- 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: 50259/APP/2018/3943

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 plan number 18 002.

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 16 or 20 Royal Lane.

REASON

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

- 5 · The window(s) facing 16 Royal Lane shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

SCHEDULE OF CONDITIONS

- 6 · Prior to the commencement of development details of a soakaway or tank to control surface water from the proposed development shall be submitted to and be approved in writing by the Local Planning Authority. The details should ensure that any new pipework would not be connected to any existing surface water network which drains to any road or sewer. Water run off from any hard paving associated with the development should also be directed to a soakaway, or made permeable. The development shall only be undertaken in accordance with those approved details, and the approved scheme shall be implemented prior to the first use of the development hereby permitted and retained for the duration of the development.

REASON

To ensure that surface water run off is controlled and is handled as close to its source as possible to ensure the development does not increase the risk of flooding in compliance with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policies 5.12, 5.13 and 5.15 of The London Plan (2016), the National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

INFORMATIVES:

- 1 · 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).

- 2 · 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.

SCHEDULE OF CONDITIONS

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

Part 2 Policies:

AM14	New development and car parking standards.
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

SCHEDULE OF CONDITIONS

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 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.

SCHEDULE OF CONDITIONS

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

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.: 50259/APP/2018/3943

SCHEDULE OF PLANS

18 001 - received 07 Nov 2018

18 002 - received 07 Nov 2018

Location Plan (1:1250) - received 07 Nov 2018

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

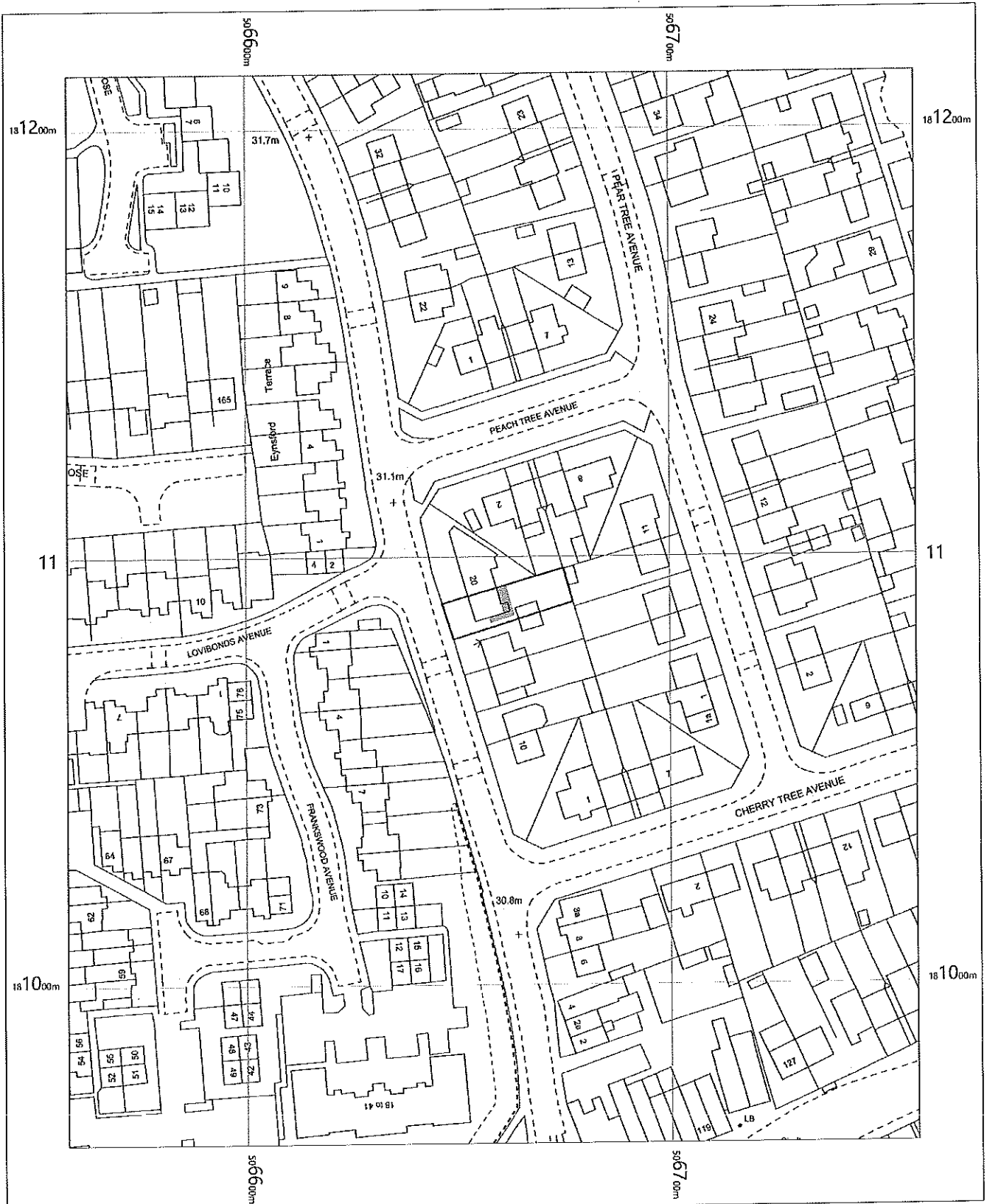
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

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.



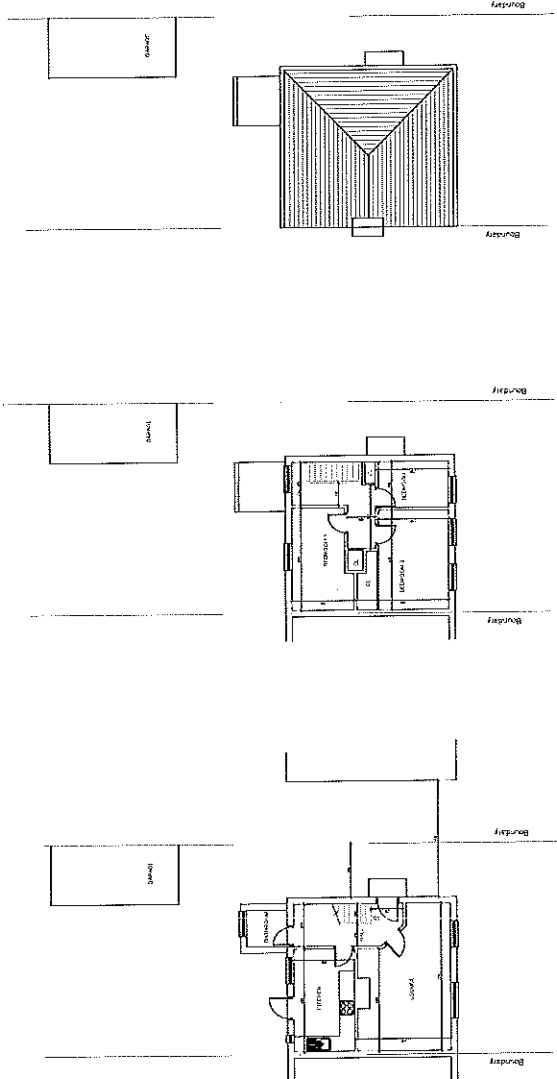
18 Royal Lane
West Drayton
Uxbridge
Hillingdon
UB7 8DL

OS MasterMap 1250/2500/10000 scale
Wednesday, November 7, 2018, ID: M4P-00754609
Above and Beyond Adventure Ltd

1:1250 scale print at A4, Centre: 506658 E, 181088 N

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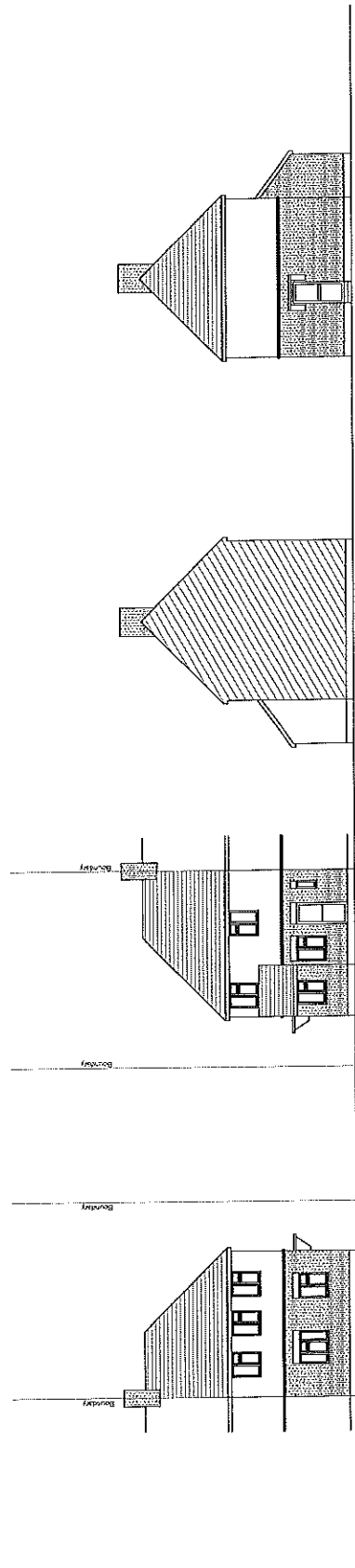




EXISTING ROOF PLAN

EXISTING FIRST FLOOR PLAN

EXISTING GROUND FLOOR PLAN



EXISTING AOA SIDE ELEVATION

EXISTING SIDE ELEVATION

EXISTING REAR ELEVATION

EXISTING FRONT ELEVATION

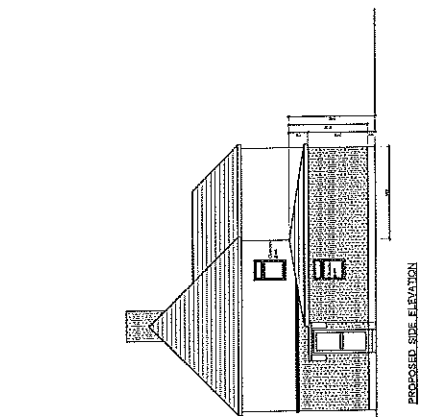
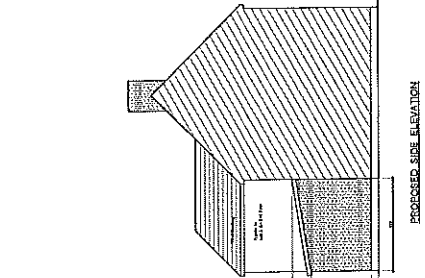
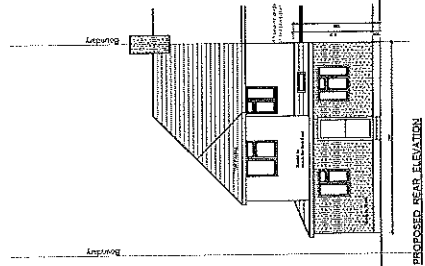
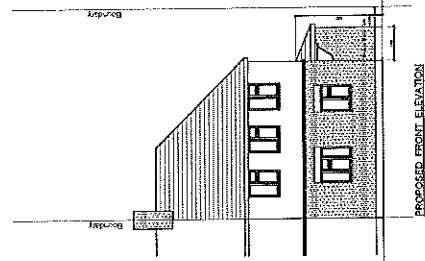
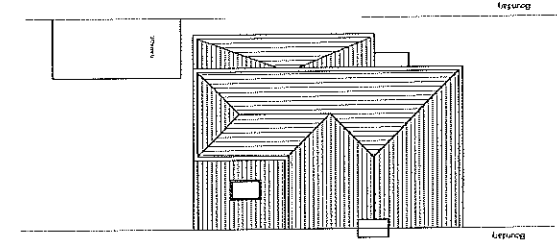
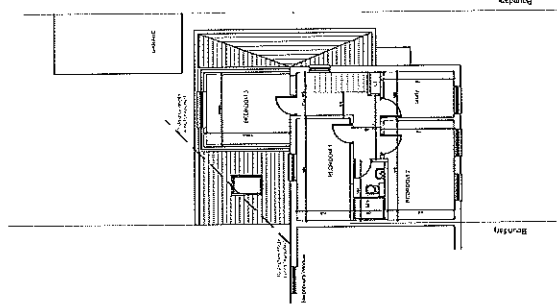
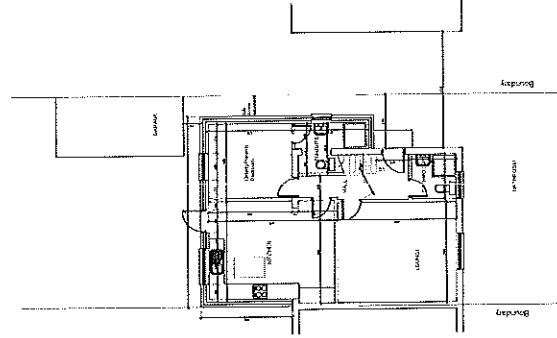
AsB Architecture Ltd

Title/Description		Project Address		PLANNING - ENGINEERING - MANAGEMENT	
Existing Plans		18 Royal Lane West Didsbury		AsB Architecture Ltd	
Issue of Plan	Drawn By	Checked By	Scale of Drawing	AsB	
Nov 18	Samy Basha	18/01	1/100 @ A1		

- Notes
1. All dimensions to be in 1/4" increments.
 2. All dimensions to be in 1/4" increments.
 3. All dimensions to be in 1/4" increments.
 4. All dimensions to be in 1/4" increments.
 5. All dimensions to be in 1/4" increments.
 6. The contractor to check all dimensions before construction.
 7. All work to be carried out in accordance with Building Regulations and all other relevant legislation.
 8. All new glazing to be in accordance with BS6206.
 9. All new glazing to be in accordance with BS6206.
 10. Any proposed works likely to be carried out in the vicinity of the building to be carried out in accordance with the relevant legislation.



Scale 1/100

[illegible]

Notes

- 1 All concrete to be 1:2:4 mix by volume
- 2 All dimensions are in millimeters
- 3 All materials used to be half-hour fire resistance and need to be unimpaired
- 4 All new gaskets to be rideable and back inlet type.
- 5 New gaskets to be mounted to existing using "Purifier" or similar profiles.

AsB Architecture Ltd

Title / Description Proposed Plans Date of Plan Nov 18 Survey by Denny Bahia	Project Address: 18 Royal Lane West London UB7 8DL Scale of Drawing 1/100 @ A1 Drawing No. 18 002	PLANNING - ENGINEERING - MANAGEMENT ASB Ashtech@ccmail.gvaipn.com Office / Mobile - 07940 417 929
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Scale 1/100



APPEAL PRECEDENT

Example B



Mr Bernard Murray
78 Bridge Road
Uxbridge
Middlesex
UB8 2QW

Application Ref:
69064/APP/2014/3273

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:

Single storey, 3-bed detached dwelling including a rear dormer and two side rooflights, installation of vehicular crossover to front with associated parking and amenity space involving demolition of existing bunaglow

Location of development: Grove Lodge Royal Lane Hillingdon

Date of application: 22 September 2014

Plan Numbers: See attached Schedule of plans

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

Head of Planning & Enforcement

Date: 2 December 2014

- 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: 69064/APP/2014/3273

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 1037-10, 1037-11 Rev. A; 1037-12 Rev. A, 1037-13 Rev. A; 1037-14 Rev. B and 1037-15 Rev. C and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the London Plan (July 2011).

- 3 · Development shall not begin until samples of brick and roof tile materials, including colours and finishes, to be used on all external surfaces have been submitted to and approved by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance.

- 4 · No development shall take place until details of the materials, finish and design of the external doors, windows, roof lights and dormer window have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such. Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

- 5 · The en-suite bathroom rooflight facing Greensleeves, Robinwood Grove shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

SCHEDULE OF CONDITIONS

- 6 · No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -
1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
 2. Details of Hard Landscaping
 - 2.a Means of enclosure/boundary treatments
 - 2.b Hard Surfacing Materials
 - 2.c External Lighting
 3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
 4. Schedule for Implementation
 5. Other
 - 5.a Existing and proposed functional services above and below ground
 - 5.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

SCHEDULE OF CONDITIONS

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

- 8 · The access for the proposed car parking shall be provided with those parts of 2.4 metre x 2.4 metre pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6 metre and 2.0 metres above the level of the adjoining highway.

REASON

In the interests of highway and pedestrian safety in accordance with Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

SCHEDULE OF CONDITIONS

- 9 · The dwelling hereby approved shall be built in accordance with Lifetime Homes Standards, designed and constructed to be fully wheelchair accessible or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document HDAS: Accessible Hillingdon. This should include a bathroom facility at entry level that can be used as a wet room (with shower gulley drainage).

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with Policies 3.1, 3.8 and 7.2 of the London Plan (July 2011).

- 10 · The dwelling hereby approved shall achieve Level 4 of the Code for Sustainable Homes. No development shall commence until a signed design stage certificate confirming this level has been received. The design stage certificate shall be retained and made available for inspection by the Local Planning Authority on request.

The development must be completed in accordance with the principles of the design stage certificate and the applicant shall ensure that completion stage certificate has been attained prior to occupancy of each dwelling.

REASON

To ensure that the objectives of sustainable development identified Policies 5.1 and 5.3 of the London Plan (July 2011).

- 11 · The dwelling hereby approved shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). The dwelling shall not be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with Policies 7.1 and 7.3 of the London Plan (July 2011).

- 12 · Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the Green Belt and the wider area in accordance with policies BE13 and OL4 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

SCHEDULE OF CONDITIONS

- 13 · Prior to demolition, the building should be recorded to Level 3 as defined by English Heritage and following agreement with the London Borough of Hillingdon, copies of the document sent to the Uxbridge Local History Library archive and the London Borough of Hillingdon Planning Service.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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 (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies

OL4	Green Belt - replacement or extension of buildings
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where

SCHEDULE OF CONDITIONS

appropriate): -

(i) Dial-a-ride and mobility bus services

(ii) Shopmobility schemes

(iii) Convenient parking spaces

(iv) Design of road, footway, parking and pedestrian and street furniture schemes

AM14 New development and car parking standards.

CACPS Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

LPP 3.3 (2011) Increasing housing supply

LPP 3.4 (2011) Optimising housing potential

LPP 3.5 (2011) Quality and design of housing developments

LPP 5.3 (2011) Sustainable design and construction

LPP 7.4 (2011) Local character

NPPF National Planning Policy Framework

- 3 . 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. 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.
- 4 . 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 250804 / 805 / 808).
- 5 . 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.
- 6 . 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

SCHEDULE OF CONDITIONS

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).

- 7 . With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required (Tel. 0845 850 2777).

With regard to water supply, this comes within the area covered by the Affinity Water Company. For information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ (Tel. 0845 782 3333).

END OF SCHEDULE

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.: 69064/APP/2014/3273

SCHEDULE OF PLANS

1037-15 Rev. C - received 22 Sep 2014

Supporting Photographs x 14 - received 14 Sep 2014

Survey Report - received 14 Sep 2014

Design and Access Statement - received 14 Sep 2014

Arboricultural Report - received 14 Sep 2014

1037-11 Rev. A - received 14 Sep 2014

1037-10 - received 14 Sep 2014

1037-12 Rev. A - received 14 Sep 2014

1037-13 Rev. A - received 14 Sep 2014

1037-14 Rev. B - received 10 Nov 2014

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

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, 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 (Tel 0117 372 8424). Appeal forms can be downloaded from the Planning Inspectorate's website at <http://.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 an appeal.

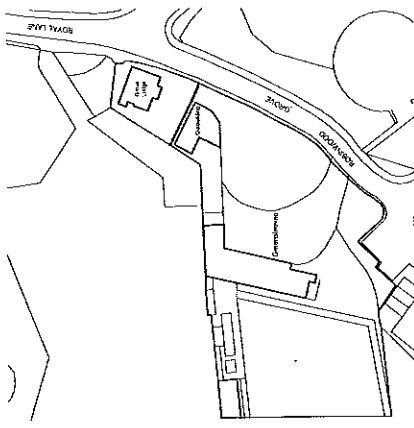
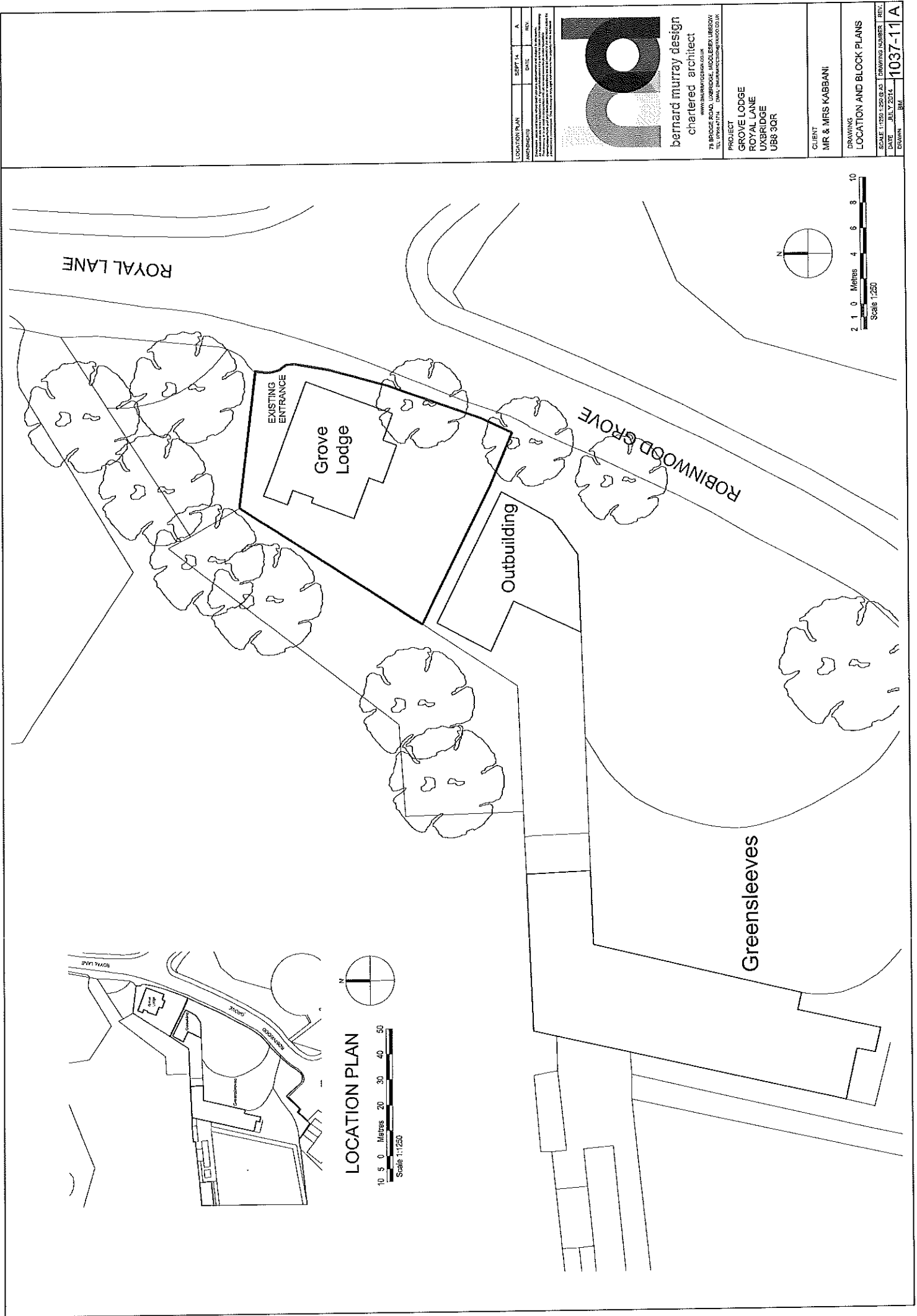
The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of 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.

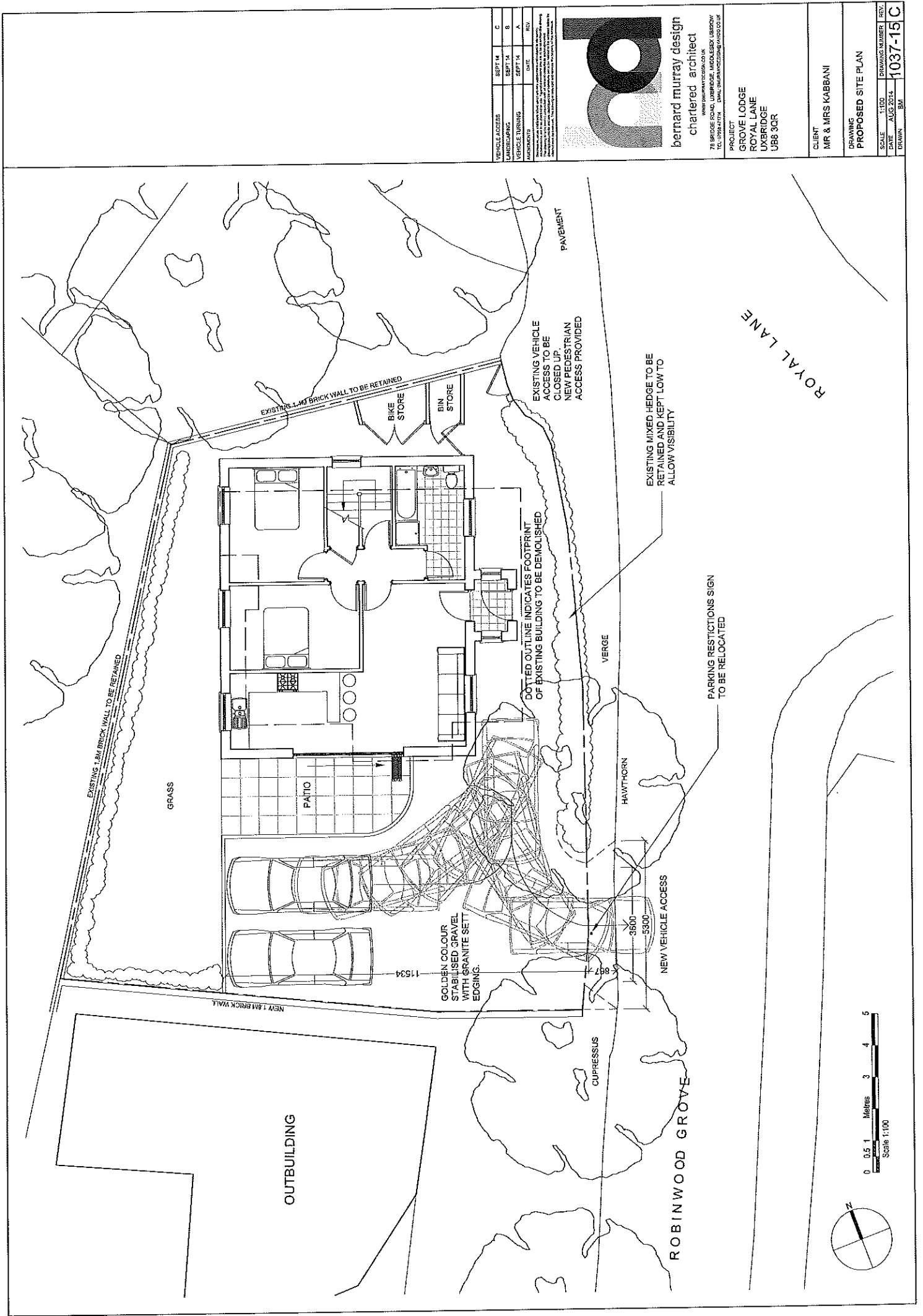
Purchase Notices.

If either the local planning authority or the officer 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 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.



LOCATION PLAN	SHEET 14	A
DATE	DATE	REV
14/07/2014	14/07/2014	1
 bernard murray design chartered architect www.bmarchitect.co.uk 75 BRIDGE ROAD, UXBIDGE, MIDDLESEX, UB8 3QR TEL: 01895 471714 FAX: 01895 471715 EMAIL: b.murray@bmarchitect.co.uk		
PROJECT GROVE LODGE ROYAL LANE UXBIDGE UB8 3QR		
CLIENT MR & MRS KABBANI		
DRAWING LOCATION AND BLOCK PLANS		
SCALE 1:1250 (0.63)	DRAWING NUMBER	REV
DATE JULY 2014	1037-11	A
DRAWN	BM	

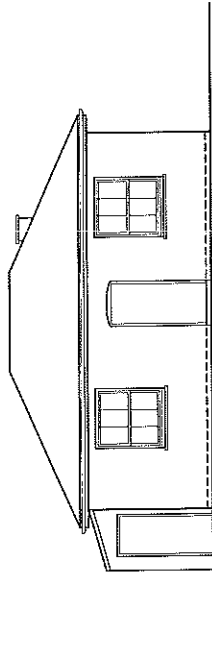


VEHICLE ACCESS	SEPT 14	C
LANDSCAPING	SEPT 14	B
VEHICLE TURNING	SEPT 14	A
ARCHITECTS	DATE	REV

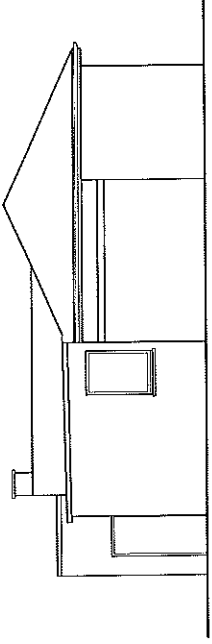
bernard murray design chartered architect 78 BRIDGE ROAD, UXBIDGE, MIDDLESEX, UB8 3QR TEL: 01895 47774 FAX: 01895 47775 WWW.BERNARDMURRAYDESIGN.CO.UK	PROJECT GROVE LODGE ROYAL LANE UXBRIDGE UB8 3QR
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CLIENT MR & MRS KABBANI	DRAWING PROPOSED SITE PLAN
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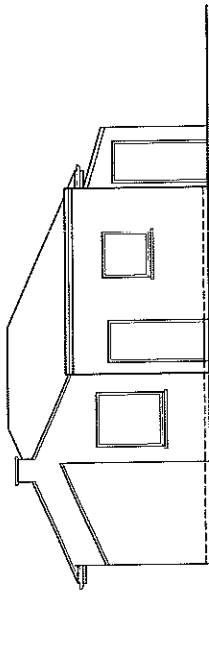
SCALE 1:100	DRAWING NUMBER 1037-15
DATE AUG 2014	REV. C
DRAWN BM	1037-15 C



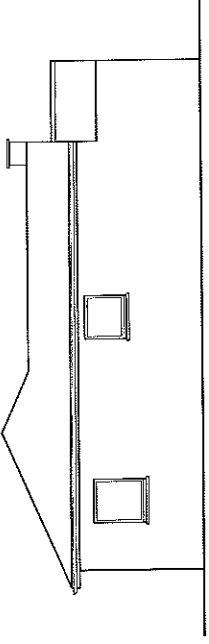
EAST ELEVATION



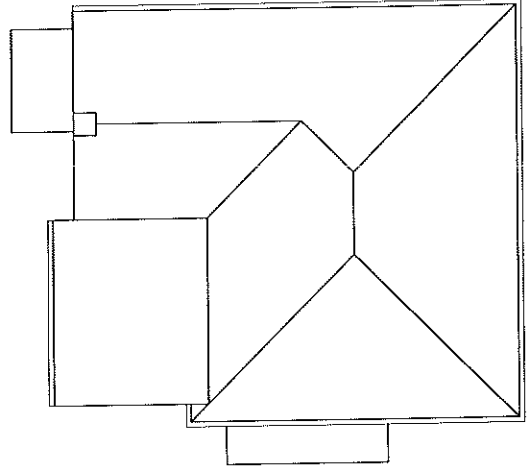
SOUTH ELEVATION



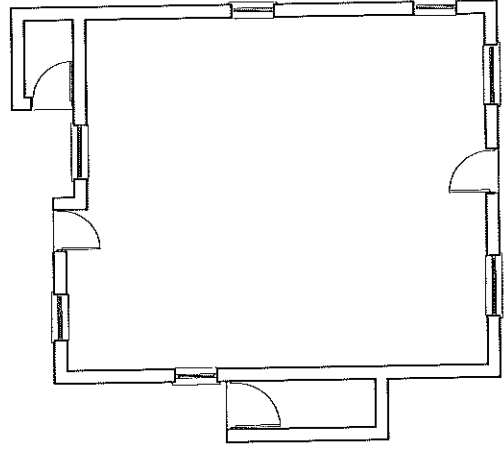
WEST ELEVATION



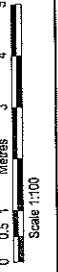
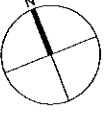
NORTH ELEVATION



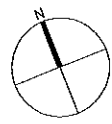
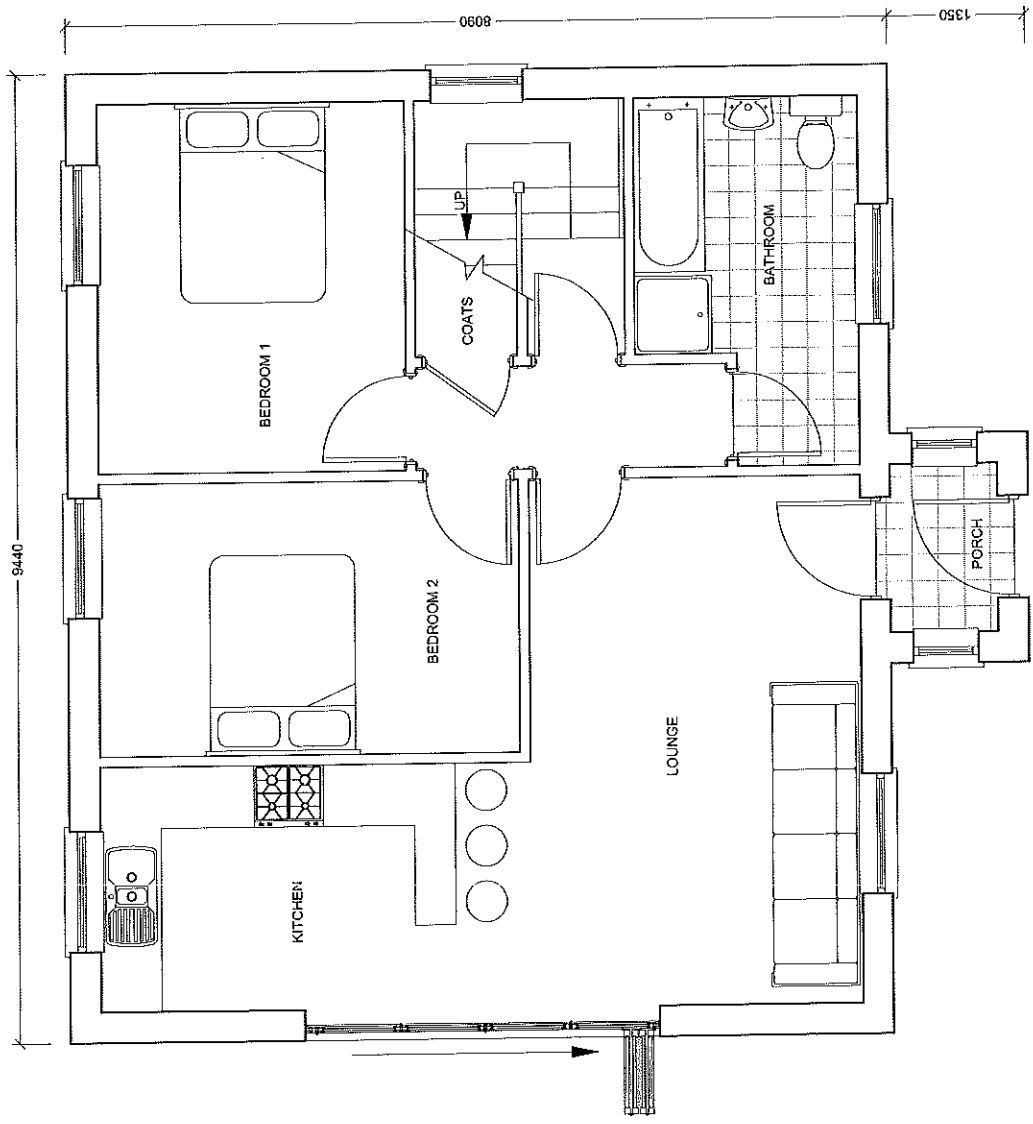
ROOF PLAN



FLOOR PLAN



ARCHITECTS DATE REV.	bernard murray design chartered architect 75 BRIDGE ROAD, UXBRIDGE, MIDDLESEX UB8 3QW TEL: 01894 811154 FAX: 01894 811155 WWW.BERNARDMURRAYDESIGN.CO.UK
PROJECT GROVE LODGE ROYAL LANE UXBRIDGE UB8 3QR	CLIENT MR & MRS KABBANI
DRAWING EXISTING PLANS AND ELEVATIONS SCALE 1:100 @ A3 DATE JULY 2014 DRAWN BM	DRAWING NUMBER 1037-10



INTERNAL LAYOUT	AUG 14	A
DATE	DATE	REV
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bernard murray design
chartered architect

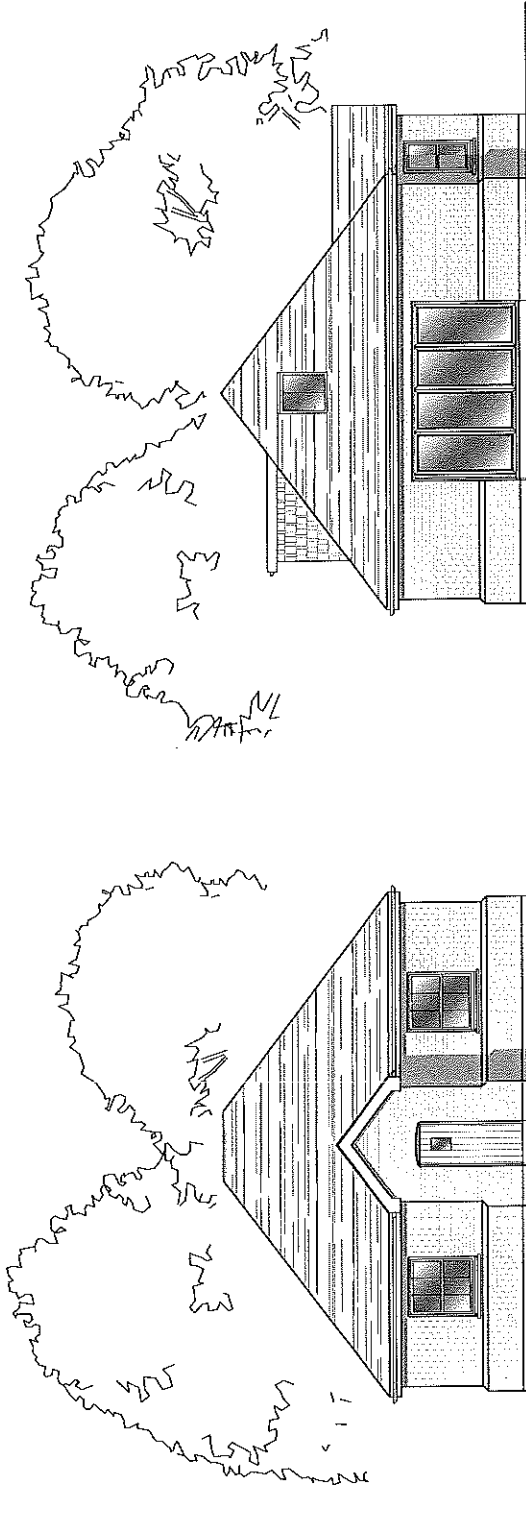
78 BRIDGE ROAD, LUXBRIDGE, MIDDERSEX, LUXBOW
TEL: 01835 47744 FAX: 01835 47745
WWW.BERNARDMURRAYDESIGN.CO.UK

PROJECT
GROVE LODGE
ROYAL LANE
LUXBRIDGE
UB8 3QR

CLIENT
MR & MRS KABBANI

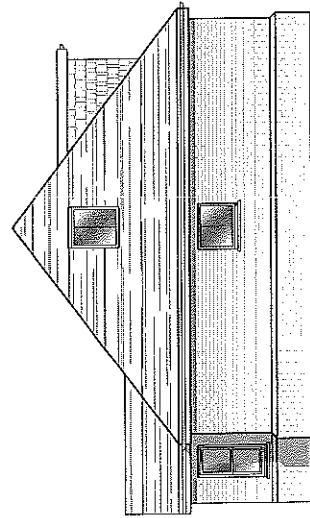
DRAWING	PROPOSED
GROUND FLOOR PLAN	
SCALE	1:50
DATE	AUG 2014
DRAWN	BM
REV	
DRAWING NUMBER	1037-12A

MATERIALS
 ROOF: BROWN PLAIN TILES
 WALLS: YELLOW STOCK BRICK

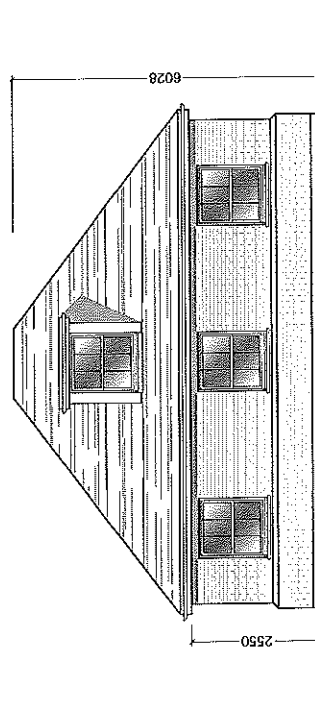


EAST ELEVATION

SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

DATE	REVISION
SEPT 14	A
DATE	REV
DATE	REV

bernard murray design
 chartered architect
 www.bernardmurray.co.uk
 75 BRIDGE STREET, LONDON, E1 6JL
 TEL: 020 7463 1174 FAX: 020 7463 1175
 EMAIL: BERNARD@BMD.CO.UK

PROJECT
 GROVE LODGE
 ROYAL LANE
 UXBRIDGE
 UB8 3QR

CLIENT
 MR & MRS KABBANI

DRAWING
 PROPOSED ELEVATIONS

SCALE	1:100	DRAWING NUMBER	REV
DATE	AUG 2014	1037-14	A
DRAWN	BM		



MATERIALS
 ROOF: BROWN PLAIN TILES
 WALLS: YELLOW STOCK BRICK

CHIEF ARCHITECT	NOV 14	B
ARCHITECTS	SEPT 14	A
DATE		REV



bernard murray design
 chartered architect

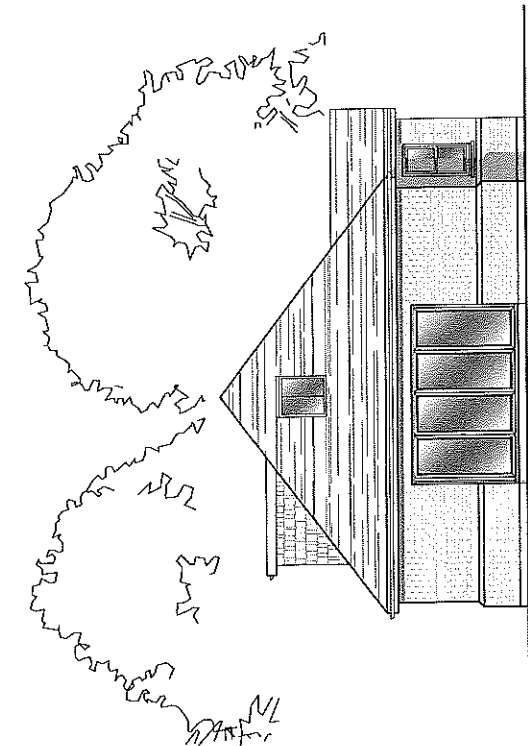
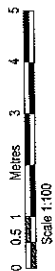
79 BRIDGE ROAD, LUXBRIDGE, MIDLESEX, UB8 3QR
 TEL: 0181 471 1114 FAX: 0181 471 1115 EMAIL: B.MURRAY@BERNARDMURRAY.CO.UK

PROJECT
 GROVE LODGE
 ROYAL LANE
 UXBRIDGE
 UB8 3QR

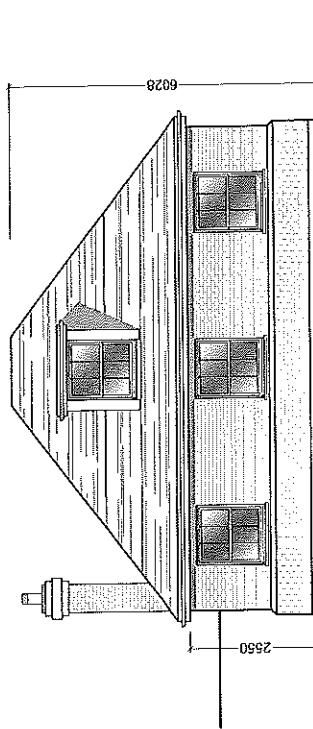
CLIENT
 MR & MRS KARBANI

DRAWING
 PROPOSED ELEVATIONS

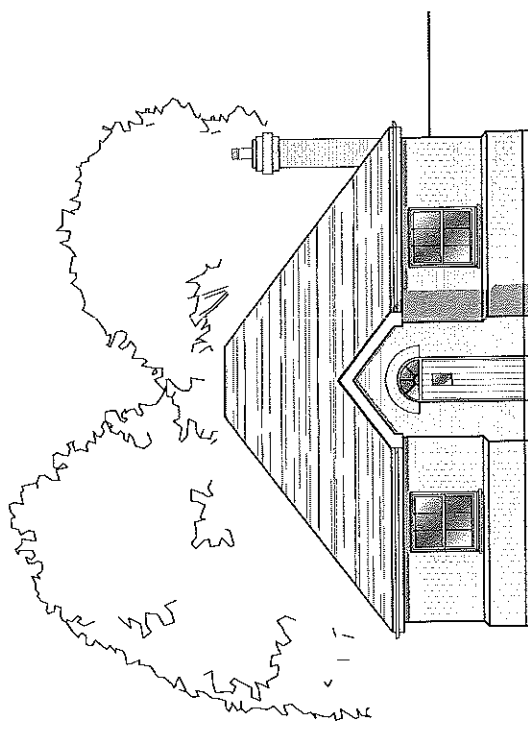
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DATE	AUG 2014	1037-14	B
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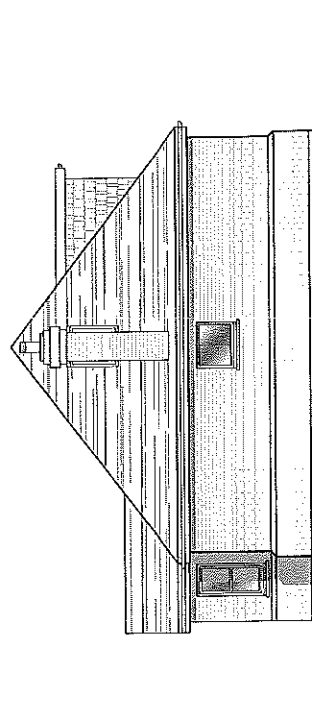
SOUTH ELEVATION



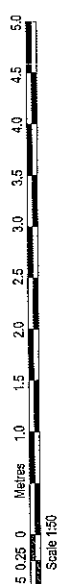
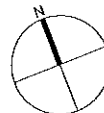
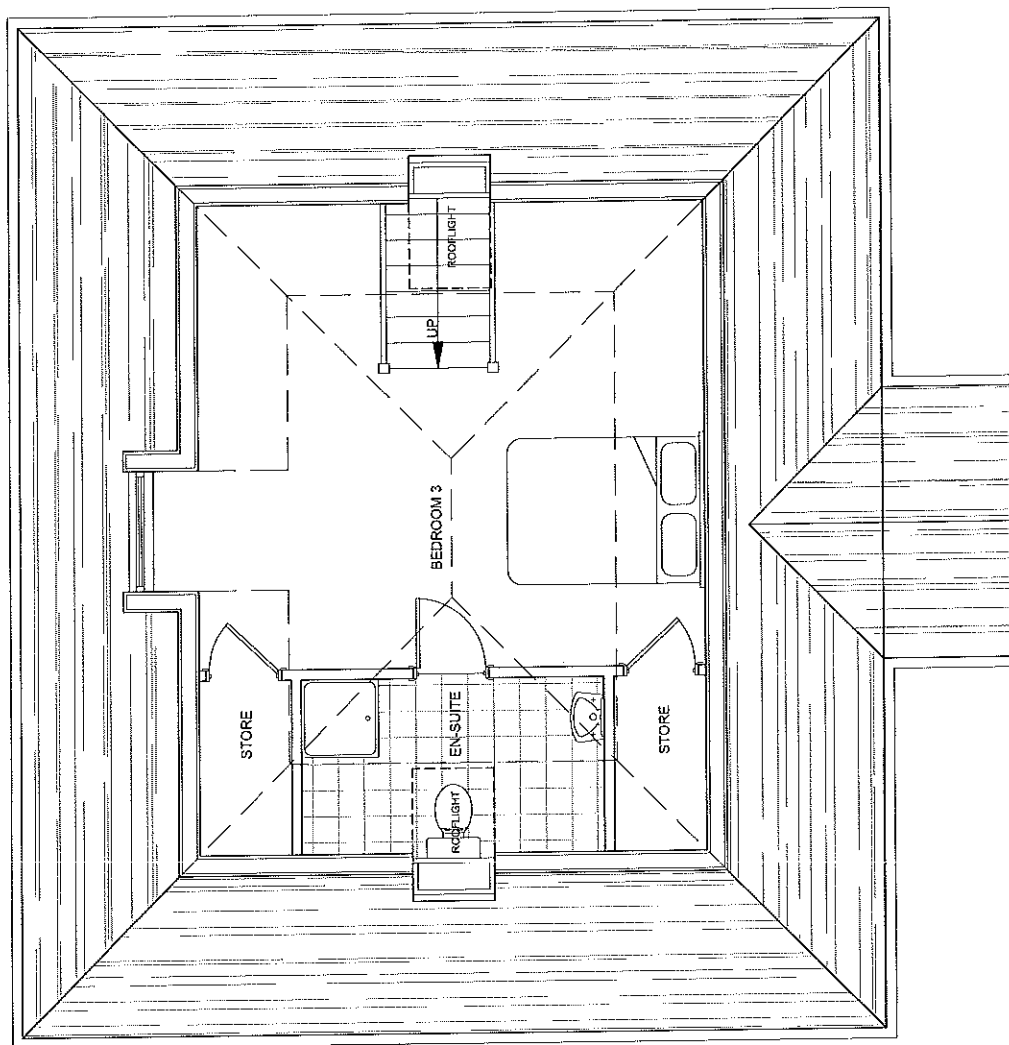
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



INTERNAL LAYOUT	AUG 14	A
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bernard murray design
chartered architect

19 BRIDGE STREET, LONDON
E1 6RN
TEL: 020 7464 4444
EMAIL: BERNARD@BERNARDMURRAYDESIGN.CO.UK

PROJECT
GROVE LODGE
ROYAL LANE
UXBRIDGE
UB8 3QR

CLIENT
MR & MRS KABBANI

DRAWING
PROPOSED
FIRST FLOOR PLAN

SCALE	1:50	DRAWING NUMBER	REV.
DATE	AUG 2014	1037-13	A
DRAWN	BM		

APPEAL PRECEDENT

Example C



Mr Luke Vala
15 Ashfield Road
Acton
London W3 7JE

Application Ref: 16951/APP/2015/3756

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:

Single storey side/rear extension (Resubmission)

Location of development: 33 Royal Lane, Yiewsley West Drayton,

Date of application: 20 October 2015

Plan Numbers: See attached Schedule of plans

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

Head of Planning and Enforcement

Date: 23 November 2015

- 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: 16951/APP/2015/3756

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:-

15-RL-02 Rev A
15-RL-03 received 16.11.15
15-RL-01 Rev B
15-RL-04 Rev A
15-RL-05 Rev C

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 (2015).

- 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 1995 (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 35 Royal Lane.

REASON

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

SCHEDULE OF CONDITIONS

- 5 · Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

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

- 6 · The development hereby approved shall not be sub-divided to form additional dwelling units or used in multiple occupation without a further express permission from the Local Planning Authority.

REASON

To ensure that the premises remain as a single dwelling until such time as the Local Planning Authority may be satisfied that conversion would be in accordance with Policy H7 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

INFORMATIVES:

- 1 · 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).

- 2 · 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 (2015). 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.

SCHEDULE OF CONDITIONS

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) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2011) 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.

SCHEDULE OF CONDITIONS

- 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 250804 / 805 / 808).
- 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 ODP, 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 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

SCHEDULE OF CONDITIONS

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

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.: 16951/APP/2015/3756

SCHEDULE OF PLANS

15-RL-06 - received 09 Oct 2015

Design and Access Statement - received 09 Oct 2015

Location Plan - received 09 Oct 2015

15-RL-02 Rev A - received 16 Nov 2015

15-RL-03 received 16.11.15 - received 16 Nov 2015

15-RL-01 Rev B - received 16 Nov 2015

15-RL-04 Rev A - received 16 Nov 2015

15-RL-05 Rev C - received 16 Nov 2015

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

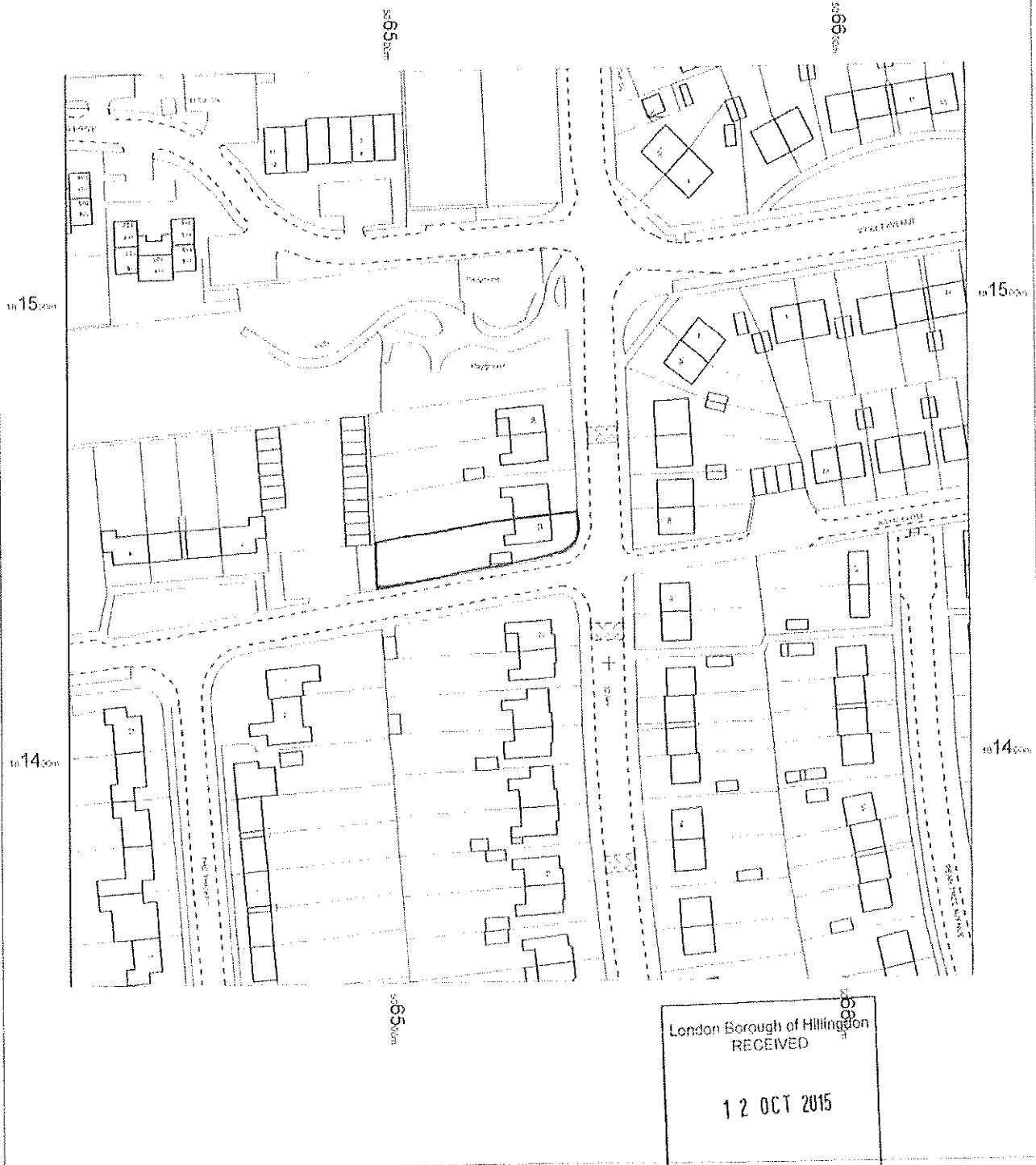
Appeals to the Secretary of State

- 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.

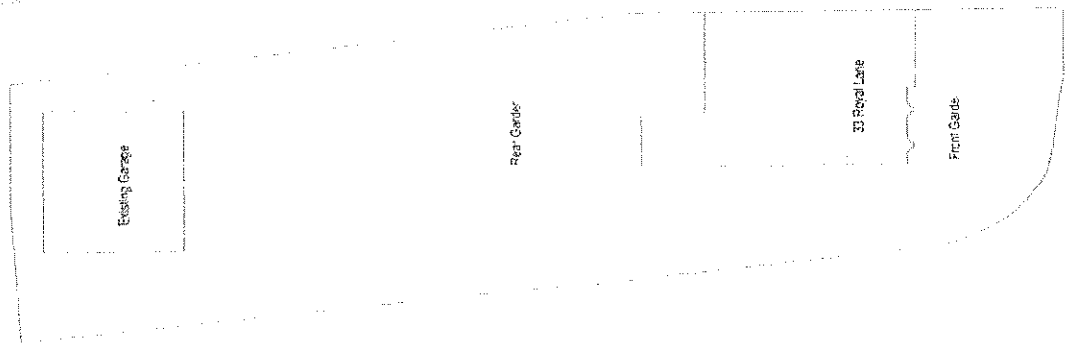
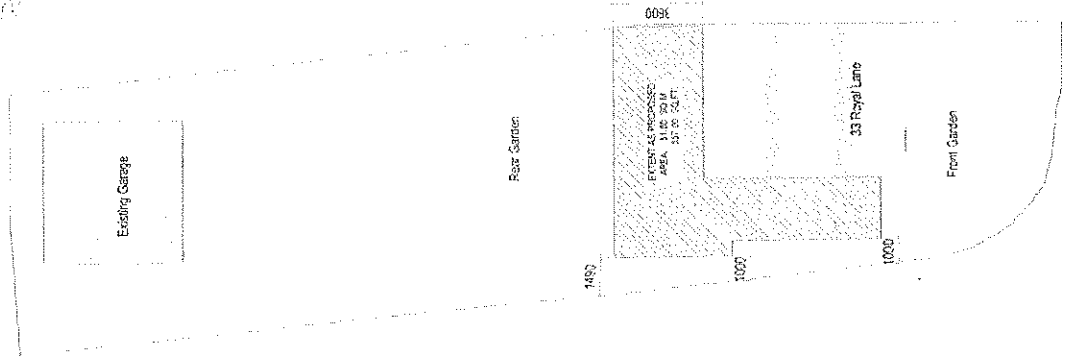
33 Royal Lane



OS MasterMap 1250/2500/10000 scale
 29 July 2014. ID: BLJT-00347500
www.planningapplicationmaps.co.uk
 1:1250 scale print at A4, Centre: 506529 E, 181452 N
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Rev	Desc	By	Date
001	ISSUED		

arkuda

15 Arkfield Road
London
W17 7JE

Web: +44 (0)181 6511422
Email: info@arkuda.co.uk

33 Royal Lane, West England, London
UB7 8DW

Client:

EXISTING/PROPOSED
Site Plan

Scale	1:200 @ A3	Sheet No	R05
Date	2015	Drawn by	H
Check		Reviewed by	
15-01-00		Rev	

London Borough of Hillingdon
RECEIVED
12 OCT 2015
Planning
Residents Services

Architectural drawing of the front elevation of an existing building at 33 Royal Lane. The drawing is oriented vertically on the page. Labels include: "Existing Boundary Wall", "Pavement", "Existing Brick Wall", "Entrance Door", "Existing Double Casement Window", "Roof Scullery", "Existing Pitched Roof", and "Ridge". A scale bar indicates 1 inch equals 10 feet. The address "33 Royal Lane" is shown in a box, and "35 Royal Lane" is shown in a box to the right. The text "FRONT ELEVATION AS EXISTING" and "Scale 1" = 10'-0"

FRONT ELEVATION AS PROPOSED

Scale 1:100

33 Royal Lane

35 Royal Lane

1

2

3

4

New Flat Roof

Existing Boundary Wall

New window to match existing

Pavement

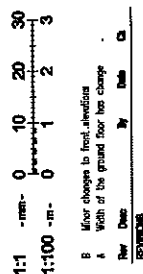
1000

New Brick to Match Existing

EXTENSION AS PROPOSED

North South

Architectural drawing of the rear elevation of a proposed building. The drawing shows a two-story structure with a brick chimney on the left, a central entrance with a small porch, and a large window unit. The roof is labeled "New Flat Roof" and "Existing Boundary Wall". The ground level is marked "Road" and "New Black Wall to Match Existing". The drawing includes a north arrow pointing up and a scale of 1" = 100' @ 1/4".



B Minor changes to front elevations
C Width of the ground floor has changed

[illegible]

Page 1 of 1

Page 1 of 1

Page 123

unfettered

15 Ashford Road
London
W13 7JH

207/1400 L10 (6+) 0000

Project
133 Royal Lane, West Dargham, London

Client:

Time

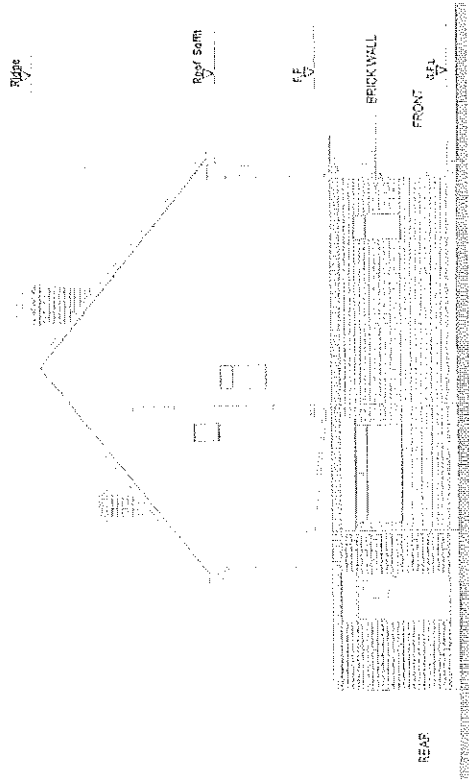
PROPOSED & EXISTING

Client	Case	Date
REX	1-100043	5/10/01

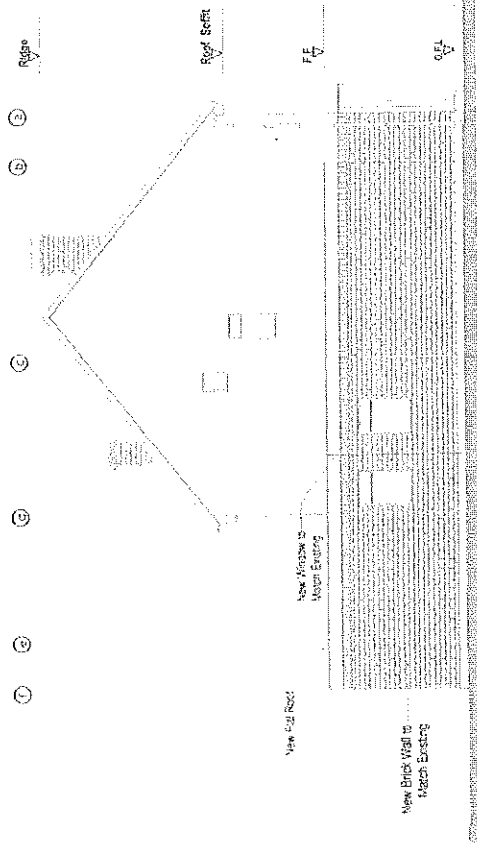
2015

Quoting Mr.
15-RL-05

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LEFT SIDE ELEVATION AS EXISTING
Scale 1:100 @ A3



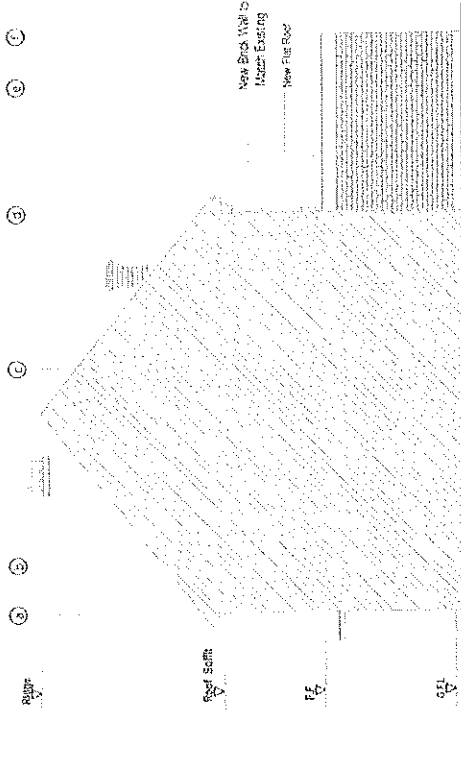
EXTENSION AS PROPOSED

33 Royal Lane

LEFT SIDE ELEVATION AS PROPOSED
Scale 1:100 @ A3



RIGHT SIDE ELEVATION AS EXISTING
Scale 1:100 @ A3



EXTENSION AS PROPOSED

33 Royal Lane

RIGHT SIDE ELEVATION AS PROPOSED
Scale 1:100 @ A3

12 OCT 2015
15 RL 04
Planning Services
Residents Services

1:1
1:100
0 10 20 30

Arkuta
15 Ashford Road
London
W17 4E

33 Royal Lane, West Drayton, London
UB7 8DN
Client: [redacted]

LEFT AND RIGHT SIDE AS EXISTING
LEFT AND RIGHT AS PROPOSED

Scale: 1:100 @ A3
Date: 2015
Drawing No: 15 RL 04

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Existing Boundary

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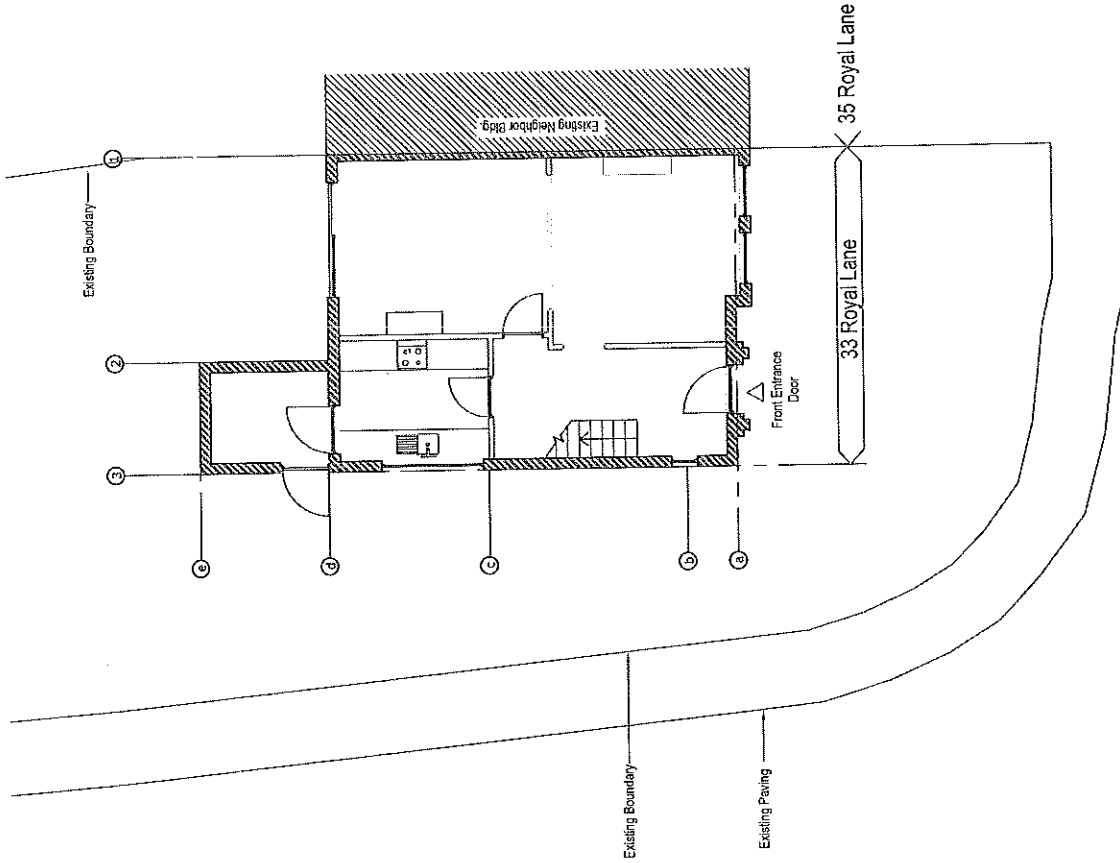
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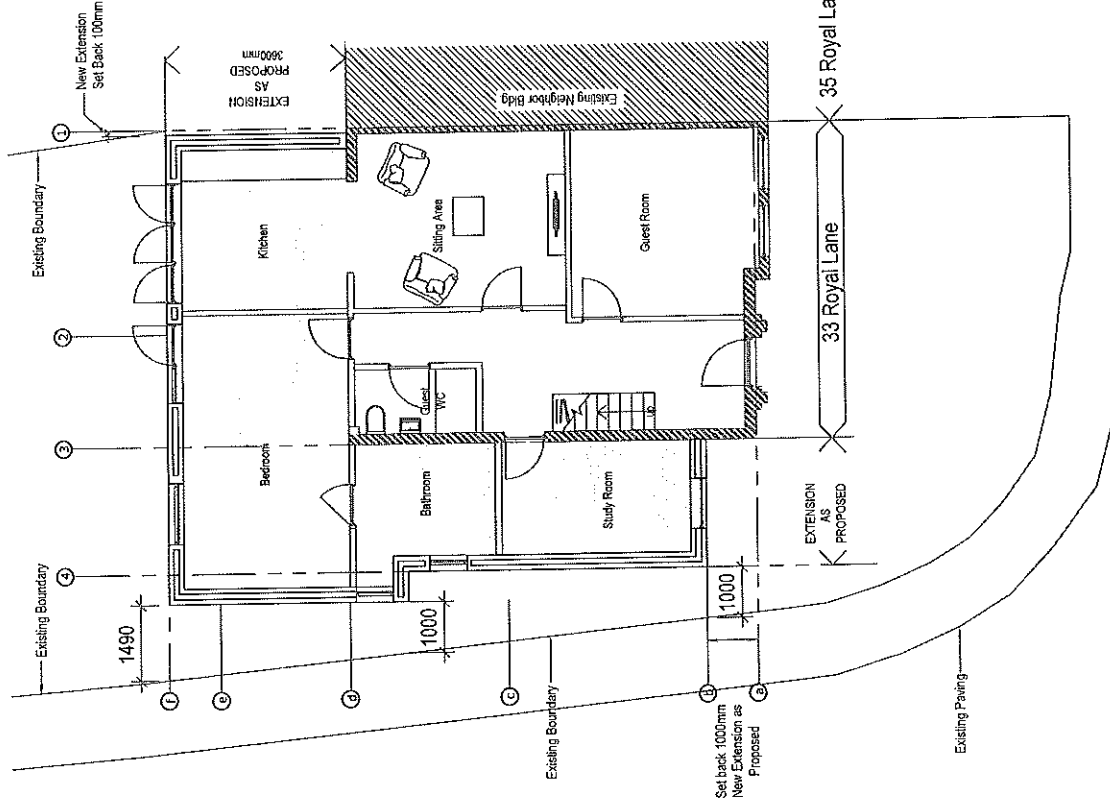
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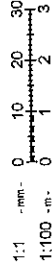


GROUND FLOOR PLAN AS EXISTING
Scale 1:100@A3



GROUND FLOOR PLAN AS PROPOSED
Scale 1:100@A3

EXTENSION AS PROPOSED
AREA 51.80 SQ.M.



A Width of the ground floor has change

Rev	Date	By	Date	Ch
1				

arkluta

15 Ashfield Road
Weybridge
Surrey TW20 2JG

Mobile: 044 577 5811/452

Email: arkluta@arkluta.co.uk

Project:
33 Royal Lane, West Drayton, London
UB7 8DN

Client:

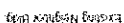
Title:

GROUND FLOOR AS EXISTING

GROUND FLOOR AS PROPOSED

Scale:	1:100@A3	Drawn by:	RGG
Date:	2015	Checked by:	IV
Drawing No:	15-RL-01	Rev:	A

⑤



301.2 C.A.B.
 640.0007
 640.0007 5.1

2015年11月17日

Old Royal Lane, West Drayton, London

Client:

ROOF PLAN AS EXISTED
ROOF PLAN AS PROPOSED

15-RL-03	Case No.	15-00043	Case No.	15-00043
15-RL-03	Case No.	15-00043	Case No.	15-00043

2 OCT 2015

ROOF PLAN AS PROPOSED
Scale 1/100 @ A3

ROOF PLAN AS EXISTED
Scale 1:100@A3

Planning Services

APPEAL PRECEDENT

Allowed at Appeal

Appeal Decision

Site visit made on 27 June 2016

by Chris Couper BA (Hons) DiP TP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 30 June 2016

Appeal Ref: APP/R5510/D/16/3149460
35 The Rise, Hillingdon, Middlesex UB10 0JL

- 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 Charles Debono against the decision of the Council of the London Borough of Hillingdon.
 - The application ref: 53952/APP/2015/4745, dated 29 December 2015, was refused by notice dated 22 February 2016.
 - The development proposed is described as a 'part single storey and part two storey front and side extension (amended scheme following refusal of planning permission 53952/APP/2015/3563)'.
-

Decision

1. The appeal is allowed and planning permission is granted for a part single storey and a part two storey front and side extension at 35 The Rise, Hillingdon, Middlesex UB10 0JL in accordance with the terms of the application, Ref 53952/APP/2015/4745, dated 29 December 2015, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: drawing nos. 1530/02A and 1530/03A.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building.

Procedural Matter

2. The planning history of the appeal site forms no part of this proposal. The reference to it in the description of the development on the application form is therefore superfluous and I have omitted it from my formal decision above.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the host property and the area.

Reasons

4. No. 35 forms one half of a semi-detached, hipped roofed pair of dwellings. Elsewhere on The Rise there is a mixture of predominantly semi-detached and detached houses, often in a similar style, and many with two storey front bay windows. Some also have single or two storey side extensions, and I observed instances, such as at no. 30, where parts of extensions are flush with the building's front face.
5. Although it would be two storey, the scheme would be set down from the host's ridge line, and it would have a similar hipped roof form. Whilst the proposed ground floor would be flush with much of the adjoining front wall, so is the single storey side projection it would replace, and it would be set back from the property's two storey bay window. Consequently the bay window on this property, and on its attached neighbour at no. 37, would remain the building's dominant feature. The lean-to roof which would link the scheme's ground and first floor elements would be modestly proportioned and would reflect the angle of the existing roof slopes. It would not add significant bulk. Given the scheme's width, which would be under half the width of the host property's retained front elevation, its set down, and its 1m set back at first floor, the proposal would appear subordinate to the original dwelling.
6. At paragraph 5.6 the Hillingdon Design and Accessibility Statement: Residential Extensions Supplementary Planning Document 2008 ('SPD') states that on semi-detached houses ground and first floor side extensions should be set back 1m from the host building's front building line. The scheme would comply with that at first floor. Whilst it would not at ground floor, neither does the existing single storey side projection, and for the reasons above, it would comply with the SPD's broad objective of ensuring that extensions achieve a subordinate appearance to the existing house.
7. No. 37 does not have a two storey side extension and, to a degree, this scheme would therefore unbalance the symmetry of the pair. However, its subordinate appearance, similar roof form and the use of matching materials would significantly limit that effect. Consequently the scheme would not harm the character and appearance of the host dwelling or the area.
8. For those reasons the proposed development would not conflict with policy BE1 of the Hillingdon Local Plan: Part 1 – Strategic Policies 2012, or with policies BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan 1998. Amongst other things, and in broad terms, those policies require schemes to achieve a high quality design with regard to the local area, including its character and distinctiveness; and to harmonise with the scale, form, composition and proportions of the original building. It would also accord with the National Planning Policy Framework ('Framework') requirement for good design as a key aspect of sustainable development, and with the broad thrust of the SPD. The appeal will therefore be allowed.

Conditions and conclusion

9. Turning to the matter of conditions, I have considered those suggested by the Council against the tests in the Framework. In addition to the standard time limit condition, for the avoidance of doubt and in the interests of proper planning, I have imposed a condition requiring that the development be carried

out in accordance with the approved plans. In the interests of the character and appearance of the area, a condition requiring that the extension be faced with matching materials is also necessary. For the above reasons, and having regard to all other matters raised, the appeal is allowed.

Chris Couper

INSPECTOR



Mr Clive Baldwin
Clarks Barn
Bassetsbury Lane
High Wycombe, Bucks HP11 1QX

Application Ref: 53952/APP/2015/4745

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:-

Description of development:

Part two storey, part single storey side extension and porch to front

Location of development: 35 The Rise, Hillingdon

Date of application: 30 December 2015

Plan Numbers: See attached Schedule of plans

Permission is refused for the reason(s) listed on the attached schedule:-

Head of Planning and Enforcement

Date: 22 February 2016

NOTES: (i) Please also see the informatives included in the Schedule of Reasons.

(ii) Should you wish to appeal against this decision please read the attached sheet which explains the procedure.

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Application Ref: 53952/APP/2015/4745

SCHEDULE OF REASONS

- 1 . The proposed two storey side extension, by virtue of its siting, size, scale and design, including the lack of a set back from the front at all levels, would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original dwelling, the symmetry of the pair of semi-detached dwellings of which it forms a part, the visual amenities of the street scene and the character and appearance of the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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 (2015). 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 . In dealing with the application the Council has implemented the requirements in the National Planning Policy Framework to work with the applicant in a positive and proactive way. However, the Council has however been unable to seek solutions to issues arising from the application as the principal of the proposal is contrary to the Council's statutory policies and negotiation could not overcome the reasons for refusal.

SCHEDULE OF REASONS

Standard Informatives

- 1 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).
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Part 1 Policies:

Part 2 Policies:

AM14	New development and car parking standards.
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
OE1	Protection of the character and amenities of surrounding properties and the local area
NPPF	National Planning Policy Framework
LPP 3.5	(2015) Quality and design of housing developments

END OF SCHEDULE

Address:

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

REFUSAL OF PLANNING PERMISSION

Application Ref.No.: 53952/APP/2015/4745

SCHEDULE OF PLANS

1530/02A - received 30 Dec 0015

1530/03A - received 30 Dec 0015

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

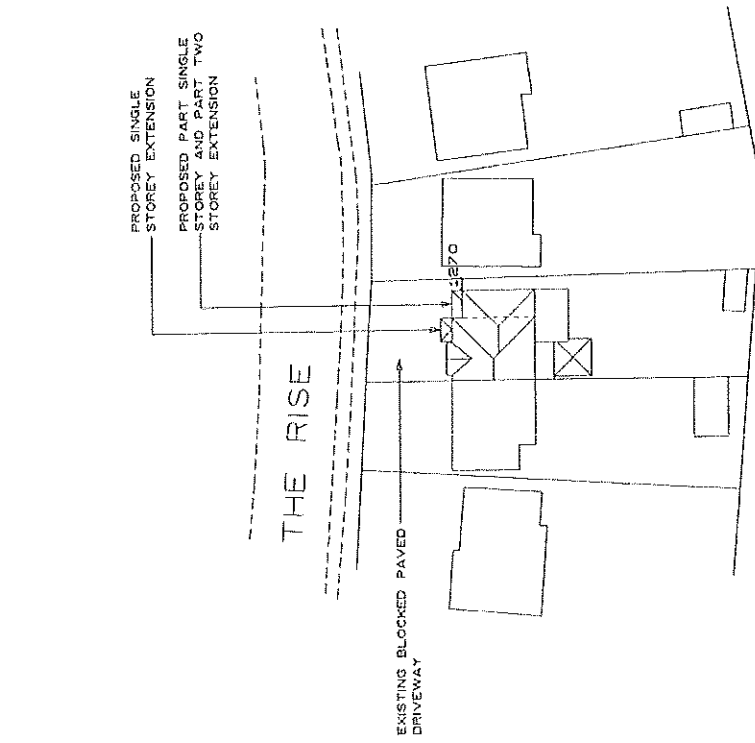
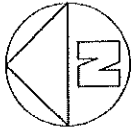
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Appeals to the Secretary of State

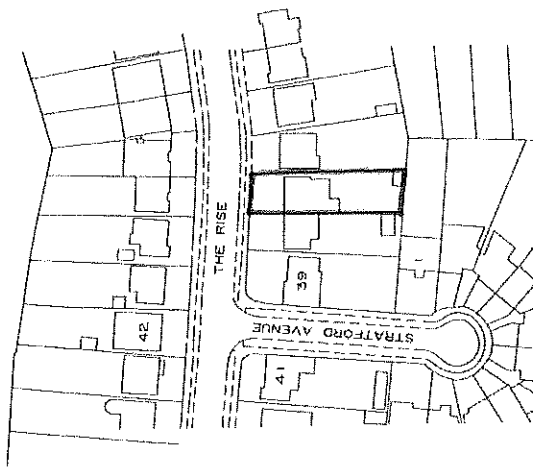
- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** 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.
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Purchase Notices.

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- 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.



SITE PLAN
SCALE 1:500



LOCATION PLAN
SCALE 1:1250



Revisions
A. Proposals amended 26/11/15

CLIVE BALDWIN Building Design
Clarks Barn, Bassettbury Lane, High Wycombe, Bucks HP11 1QX.
Telephone: 01494 448348

**35 THE RISE
HILLINGDON**

Proposed extension

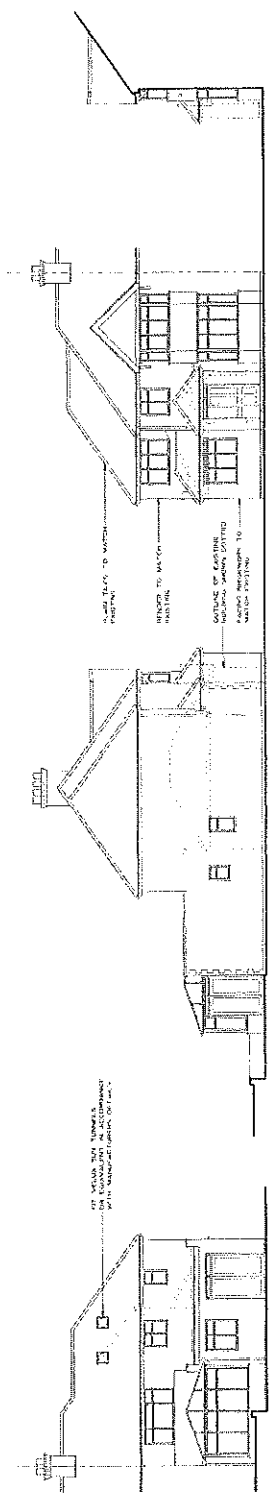
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Date: SEPTEMBER 2015

1530/03A

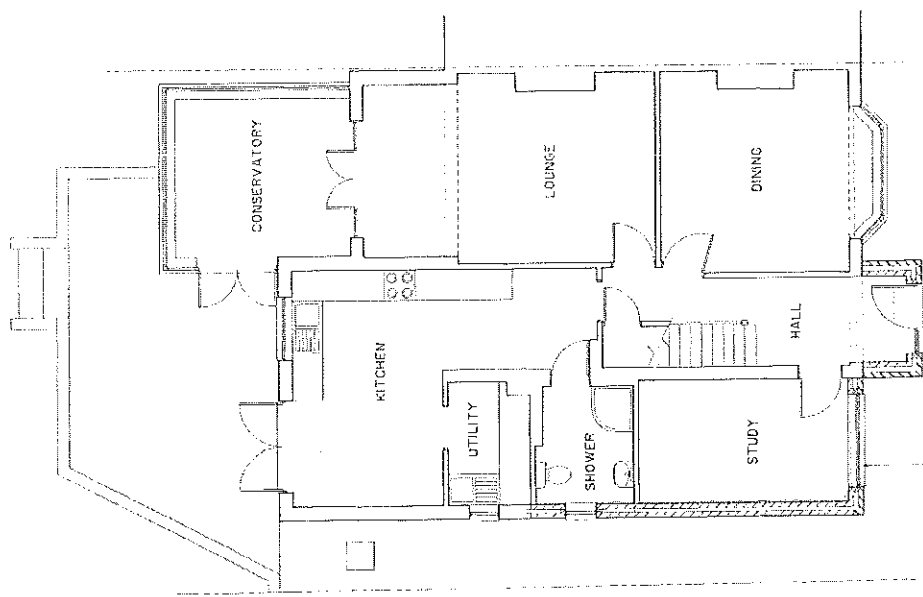
Scale: this drawing for Planning purposes only.
All dimensions are to be checked on site and any discrepancies reported.

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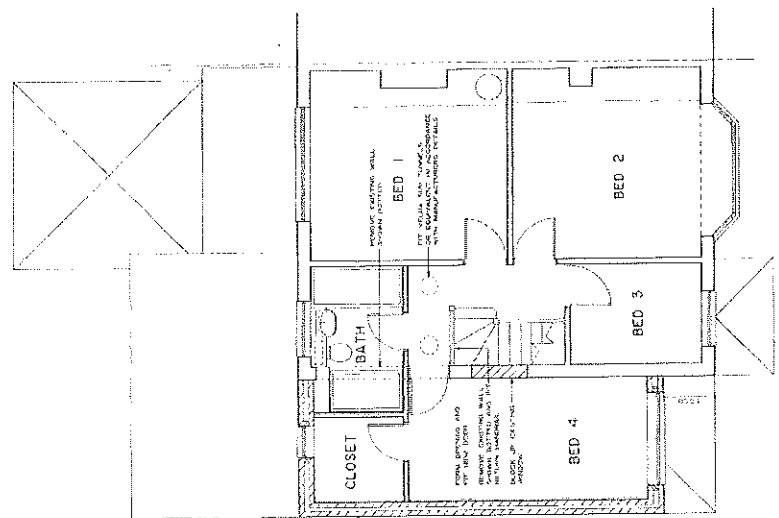
REAR L H SIDE FRONT R H SIDE

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METRES



INDICATE EXISTING WALLS
DASHED LINES INDICATE
NEW CONSTRUCTION

GROUND FLOOR
0 1 2 3 4 5
METRES



FIRST FLOOR

Revisions
A. Proposals amended 28/11/15

CLIVE BALDWIN Building Design
Clarks Barn, Baresbury Lane, High Wycombe, Bucks. HP11 1DX.
Telephone: 01494 448349



**35 THE RISE
HILLINGDON**

Proposed extension

Scale: 1:50, 1:100 @ A1 Date: MAY 2015

1530/02A

State this drawing for Planning purposes only
All dimensions are to be checked on site and any discrepancies reported.