Appendix C

HILLINGDON
LONDON

Anthony John-Baptiste
Jb Associates
140 Morton Way
London
N14 7AL

Application Ref:
51562/APP/2019/2523

TOWN AND COUNTRY PLANNINGACT 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:

Erection of a two storey, 2 bed dwelling with associated parking and amenity space

Location of development: 24 Beechwood Avenue Hayes

Date of application: 29 October 2019

Plan Numbers: See attached Schedule of plans

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

James Rodger

Head of Planning, Transportation and Regeneration

Date: 3 January 2020

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 PLANNINGACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Application Ref: 51562/APP/2019/2523

SCHEDULE OF REASONS

1 · The proposal by reason of its size, scale, bulk, depth, width, proximity to the side boundary and projection forward of the return building line along Lime Grove, in this open prominent position, would result in the closing of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the character and appearance of the surrounding area. The proposed development 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), Policies DMHB 11 and DMHD 1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and the adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

2 · The proposal has not demonstrated that sufficient off street parking/manoeuvring/access arrangements would be provided, and therefore the development is considered to result in substandard car parking provision, leading to on-street parking/queuing to the detriment of public and highway safety and contrary to Policy AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), to Hillingdon's Adopted Parking Standards as set out in the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policy DMT 6 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3 · The proposed development, by reason of its siting in this open prominent position, size, scale, bulk, width and design would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore the proposal would be 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 - Unitary Development Plan Saved Policies (November 2012), Policies DMHB 11 and DMHD 1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and the adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

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

SCHEDULE OF REASONS

(September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.H1	(2012) Housing Growth

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.
DMH 4	Residential Conversions and Redevelopment
DMHB 11	Design of New Development
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
OE1	Protection of the character and amenities of surrounding properties and the local area

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.: 51562/APP/2019/2523

SCHEDULE OF PLANS

F/1 Rev. B - received 26 Jul 2019

Design and Access Statement - received 26 Jul 2019

F/4 Rev. B (Proposed Site Plan Showing First Floor Plan) - received 26 Jul 2019

F/4 Rev. B (Proposed Site Plan Showing Ground Floor Plan) - received 26 Jul 2019

F/2 Rev. B - received 26 Jul 2019

F/22 Rev. B - received 26 Jul 2019

F/3 Rev. B - received 26 Jul 2019

F/10 Rev. B - received 26 Jul 2019

F/4 Rev. B (Proposed Site Plan) - received 26 Jul 2019

F/5 Rev. B - received 26 Jul 2019

F/6 Rev. B - received 26 Jul 2019

F/7 Rev. B - received 26 Jul 2019

F/8 Rev. B - received 26 Jul 2019

F/9 Rev. B - received 26 Jul 2019

E/1 Rev. B - received 26 Jul 2019

E/2 Rev. C - received 26 Jul 2019

E/7 Rev. B - received 26 Jul 2019

E/3 Rev. B - received 26 Jul 2019

E/4 Rev. B - received 26 Jul 2019

E/5 Rev. C - received 26 Jul 2019

E/6 Rev. B - received 26 Jul 2019

S/7 Rev. B - received 26 Jul 2019

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 hte 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 Inspecorate 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 **www.Planning-inspectorate.gov.uk**

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
Further details are available at **www.gov.uk/government/collections/casework-dealt-with-by-inquiries**

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 inless there are special circumstances, which excuse the deploy 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.

Appendix D

LIME GROVE

Lime Grove

Lime Grove

Appendix E

APPEAL PRECEDENT

Example A

HILLINGDON
LONDON

Modhwadia Design Services
239 Western Road
Southall
UB2 5HS

Application Ref: 21072/APP/2016/3626

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

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

Description of development:

Part two storey, part single storey rear extension, conversion of roof space to habitable use to include a rear dormer and 1 side rooflight and porch to front.

Location of development: 66 Beechwood Avenue, Hayes

Date of application: 30 September 2016

Plan Numbers: See attached Schedule of plans

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

James Rodger

Head of Planning and Enforcement

Date: 21 December 2016

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: 21072/APP/2016/3626

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 MD3067-01/SP, MD3067-04/SP, MD3067-05/SP and MD3067-06/SP 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 (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, no balcony shall be formed over the extension authorised by this permission.

REASON
To prevent overlooking to adjoining properties.

5 · 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 No. 68 Beechwood Avenue.

REASON
To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two 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.

SCHEDULE OF CONDITIONS

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).

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:

Part 2 Policies:

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.

SCHEDULE OF CONDITIONS

4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Resident Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).

6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
- build on the boundary with a neighbouring property;
- in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception, Civic Centre, Uxbridge, UB8 1UW.

8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should 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

SCHEDULE OF CONDITIONS

particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.

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

12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

END OF SCHEDULE

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.: 21072/APP/2016/3626

SCHEDULE OF PLANS

MD3067-01/SP - received 23 Nov 2016

MD 3067- 02/SP - received 23 Nov 2016

MD 3607 - 03/SP - received 23 Nov 2016

MD3067-04/SP - received 23 Nov 2016

MD3067-05/SP - received 23 Nov 2016

MD3067-06/SP - received 23 Nov 2016

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

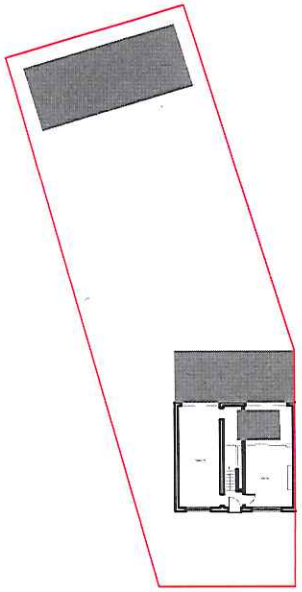
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Appeals to the Secretary of State

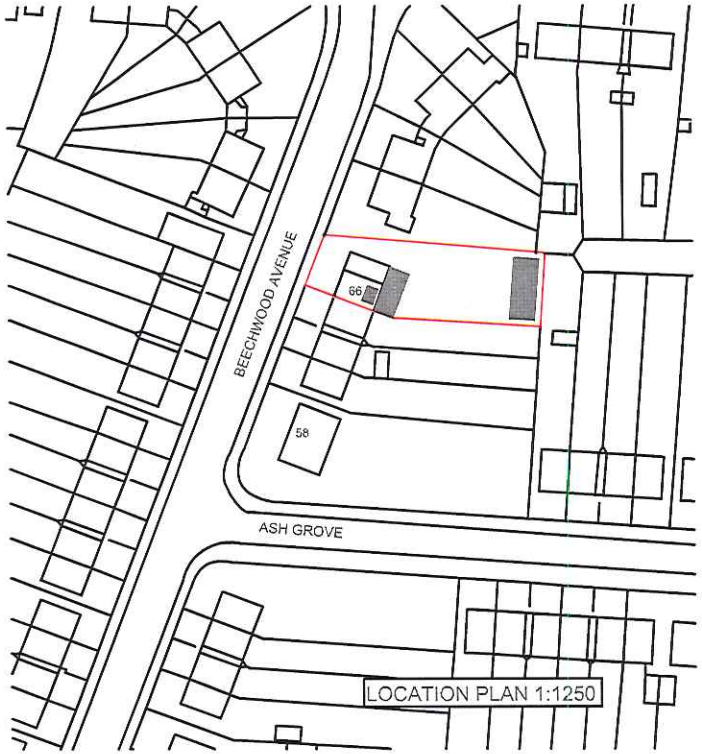
- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to 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.

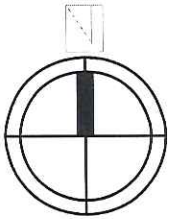
Purchase Notices.

- 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.



BLOCK PLAN 1:500





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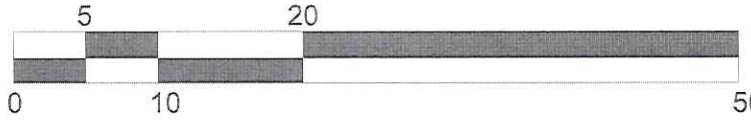

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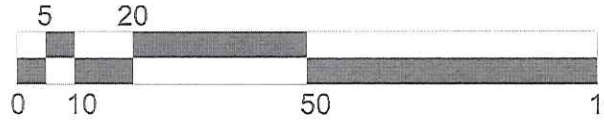
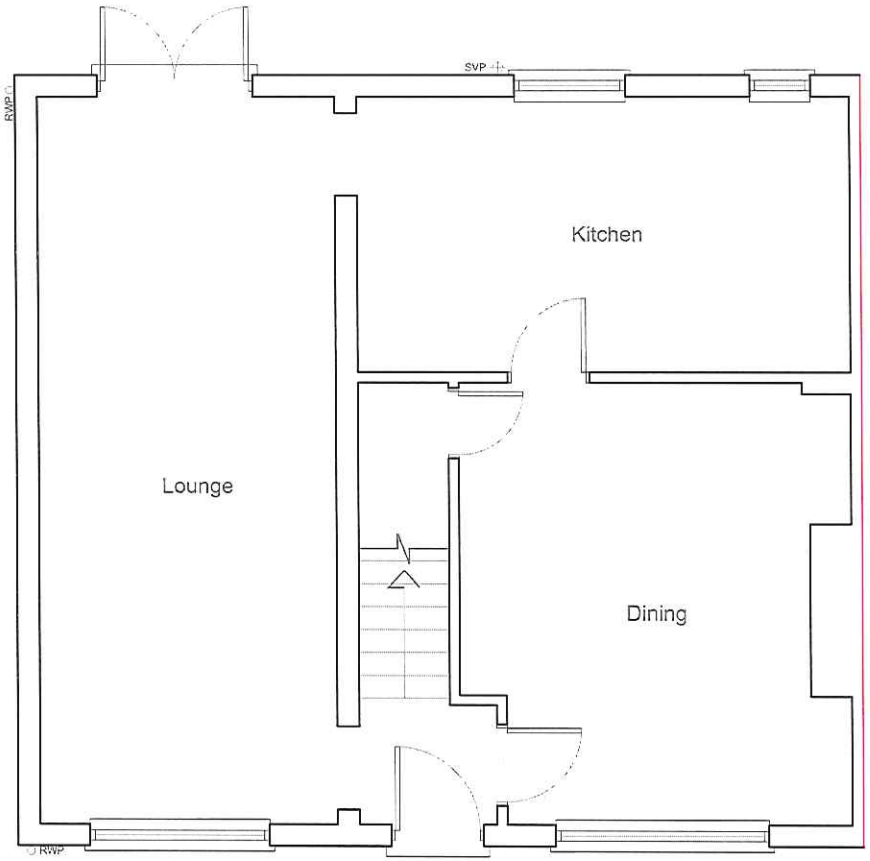


Modhwadia Design Services	Project: 66 Beechwood Avenue Hayes UB3 1JP	Title: Block plan Location plan	Scale: 1:500/1250 @ A4 Date: Sept 2016 Drawing No.: MD3067-01/SP Revision

239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk



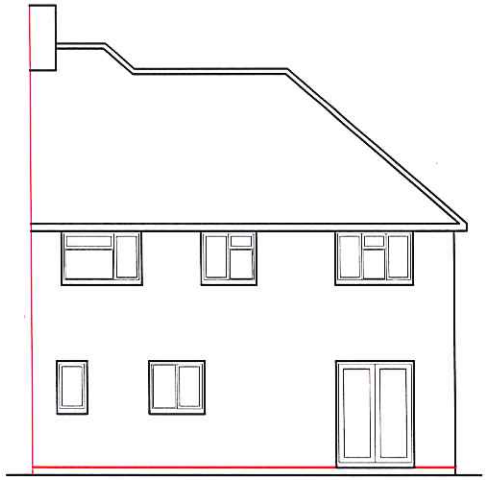
EXISTING
GROUND FLOOR PLAN 1:50

EXISTING
FIRST FLOOR PLAN 1:50

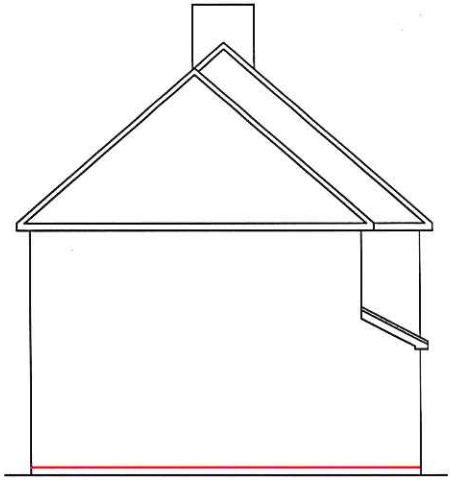
Modhwadia Design Services	Project: 66 Beechwood Avenue Hayes UB3 1JP	Title: Existing Ground floor plan First floor plan	Scale: 1:50 @ A3 Date: Sept 2016 Drawing No.: MD3067-02/SP Revision

239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk

EXISTING
FRONT ELEVATION 1:100



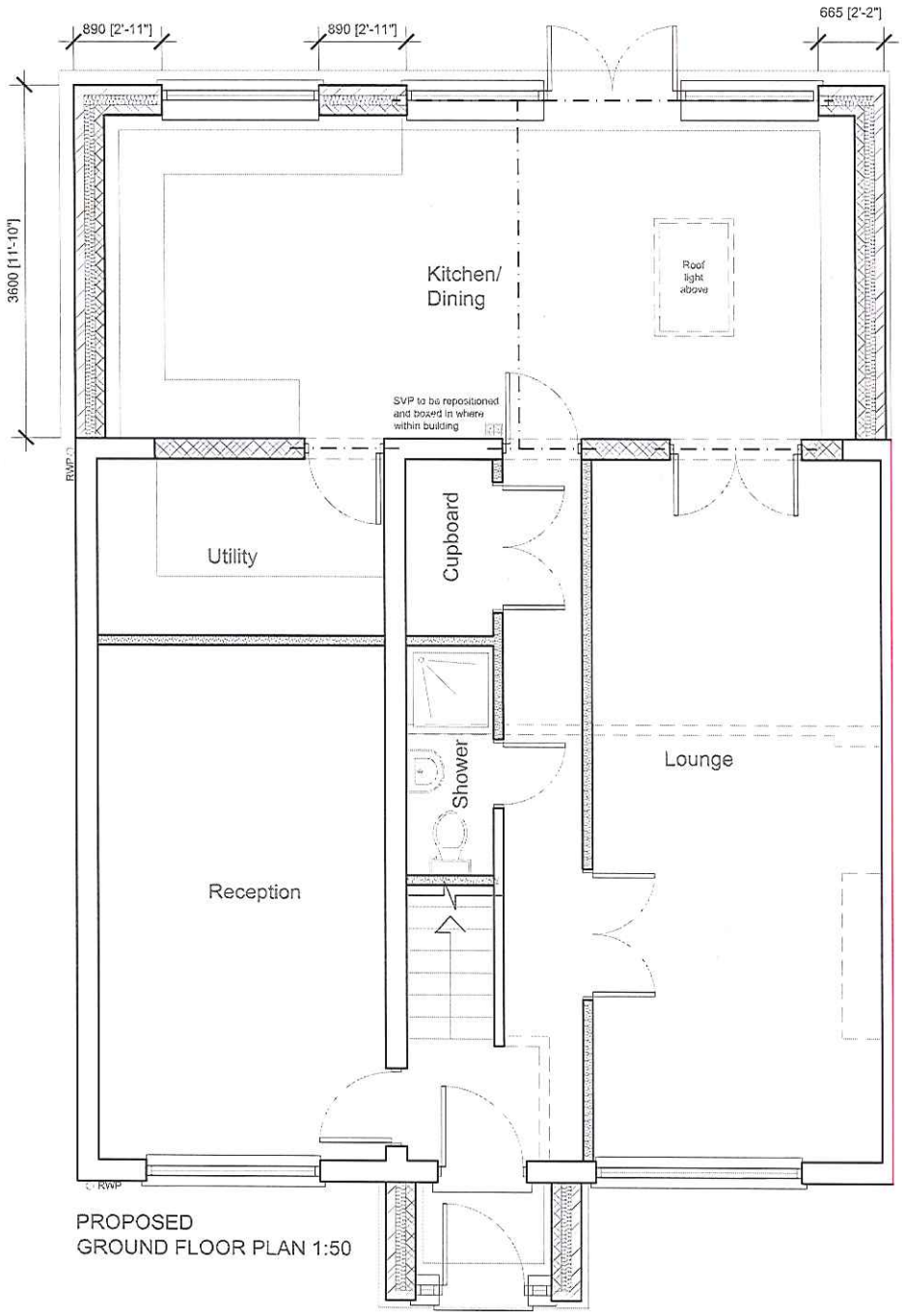
EXISTING
REAR ELEVATION 1:100



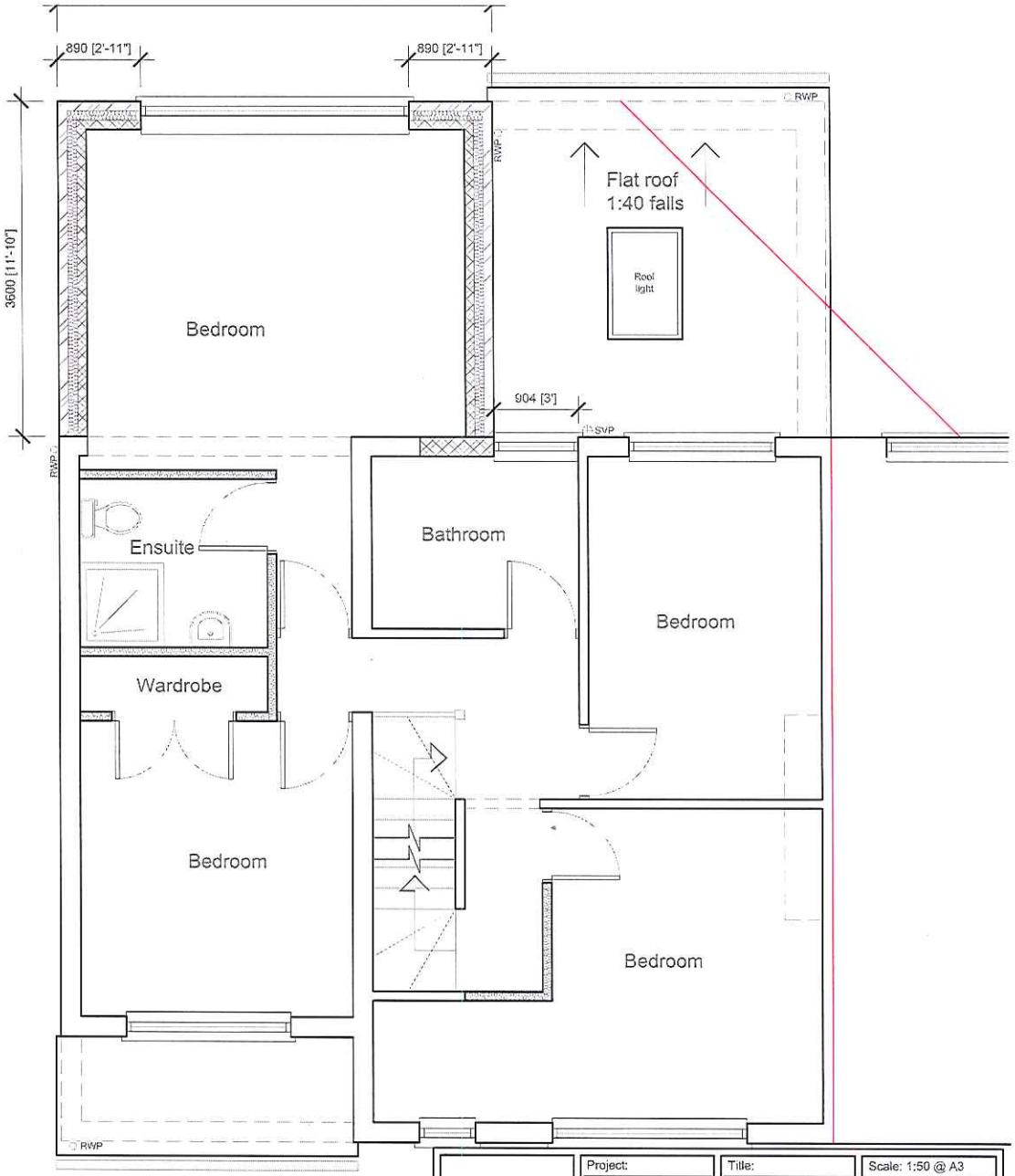
EXISTING
SIDE ELEVATION 1:100

Modhwadia Design Services	Project: 66 Beechwood Avenue Hayes UB3 1JP	Title: Existing Elevations	Scale: 1:100 @ A3 Date: Sept 2016 Drawing No.: MD3067-03/SP Revision

239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk



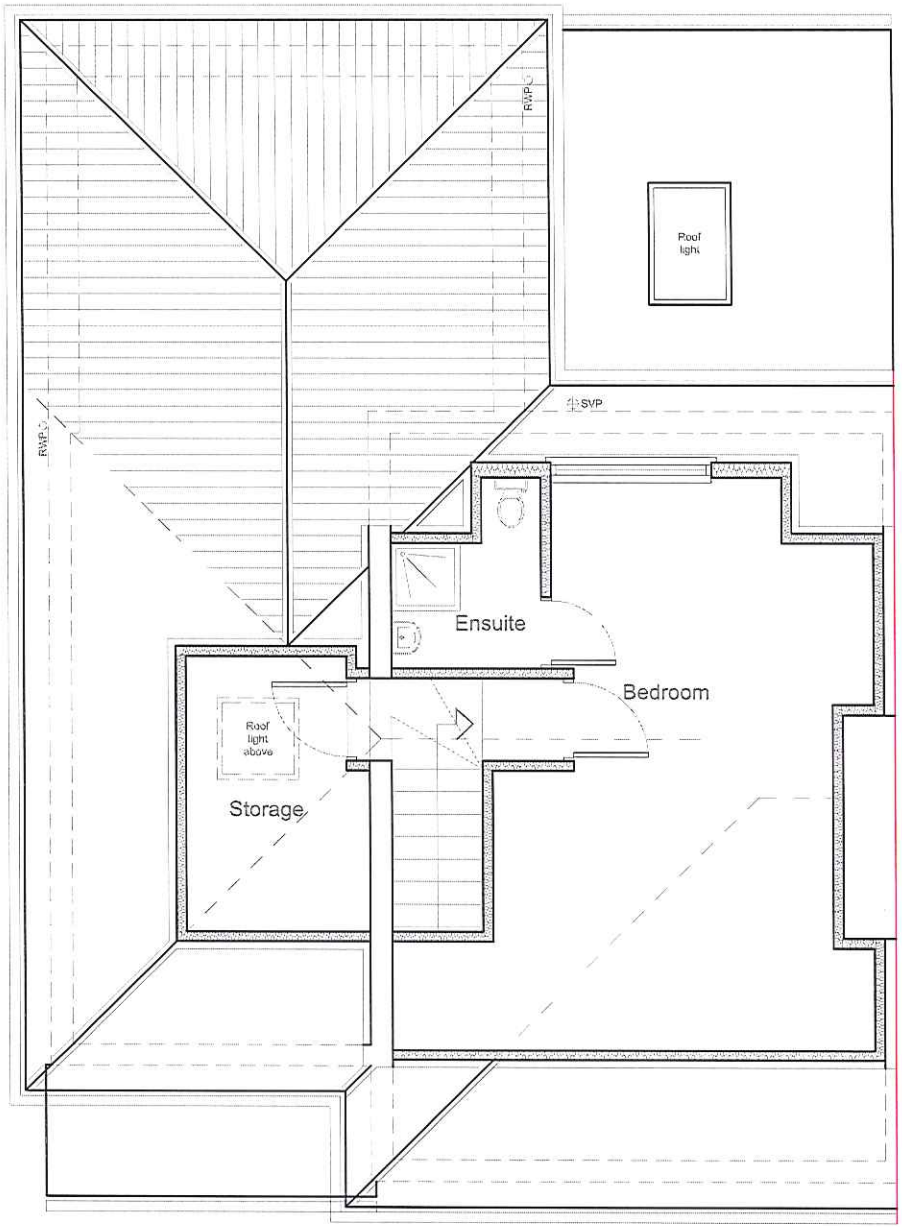
PROPOSED
GROUND FLOOR PLAN 1:50



PROPOSED
FIRST FLOOR PLAN 1:50

Modhwadia Design Services	Project: 66 Beechwood Avenue Hayes UB3 1JP	Title: Proposed Ground floor plan First floor plan	Scale: 1:50 @ A3 Date: Sept 2016 Drawing No.: MD3067-04/SP Revision

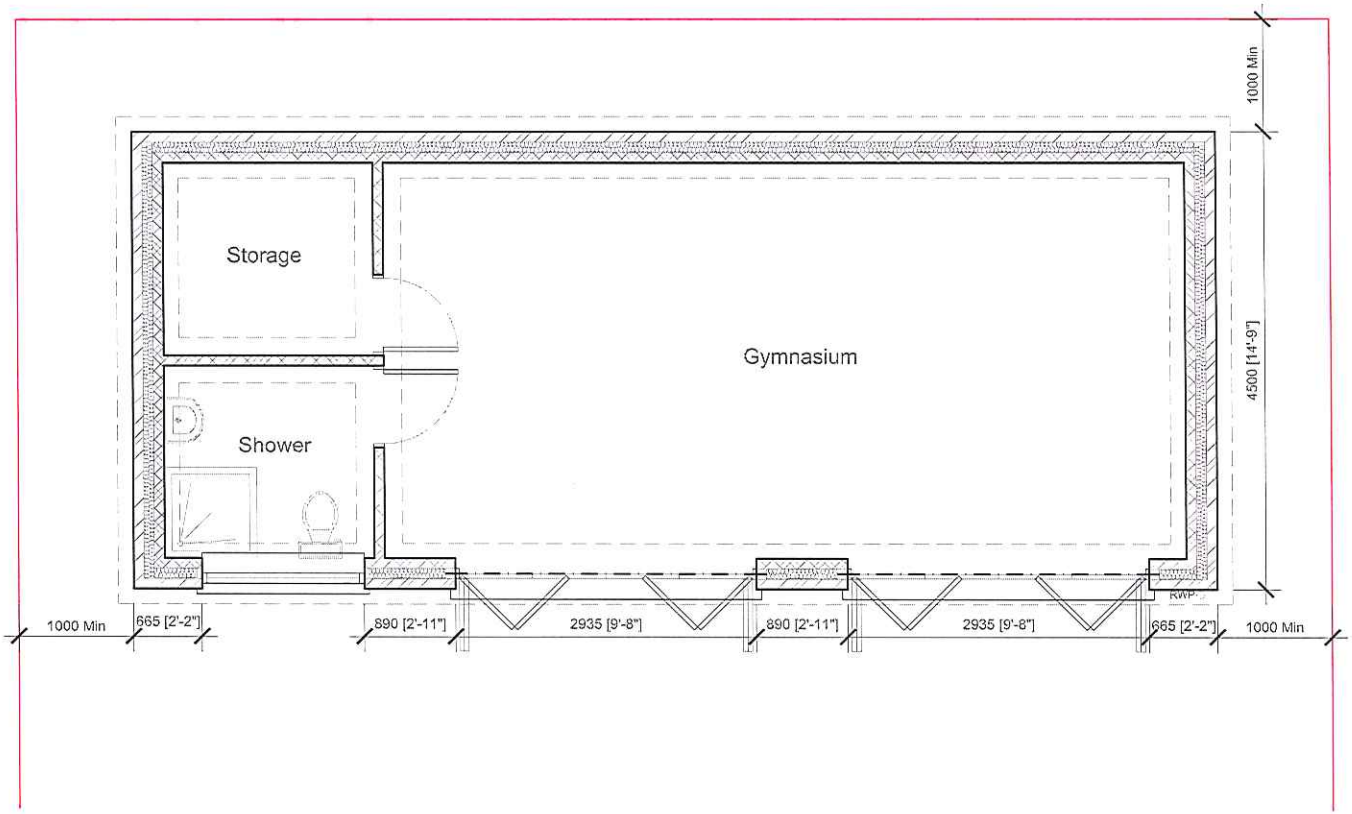
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk

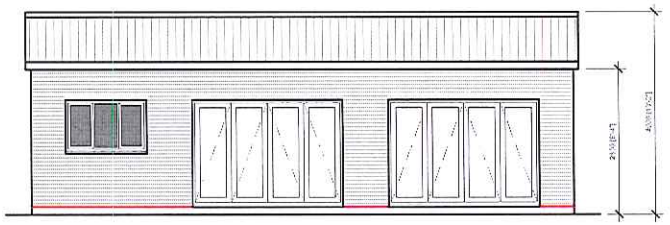


PROPOSED
LOFT PLAN 1:50

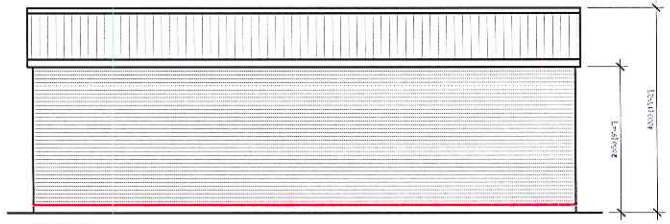
Modhwadia Design Services	Project: 66 Beechwood Avenue Hayes UB3 1JP	Title: Proposed Loft plan	Scale: 1:50 @ A3 Date: Sept 2016 Drawing No.: MD3067-05/SP Revision

239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk

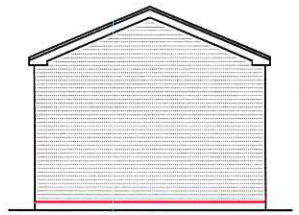




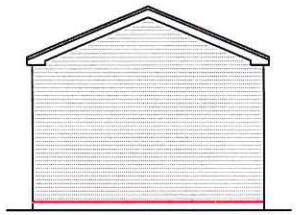
PROPOSED
FRONT ELEVATION 1:100



PROPOSED
REAR ELEVATION 1:100



PROPOSED
SIDE ELEVATION 1:100



PROPOSED
SIDE ELEVATION 1:100

Modhwadia Design Services	Project: 66 Beechwood Avenue Hayes UB3 1JP	Title: Proposed Outbuilding Plan & Elevations	Scale: 1:50/8100 @ A3 Date: Sept 2016 Drawing No.: MD3067-07/SP Revision

239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk

Dormer to have
warm deck
flat roof
1:40 falls

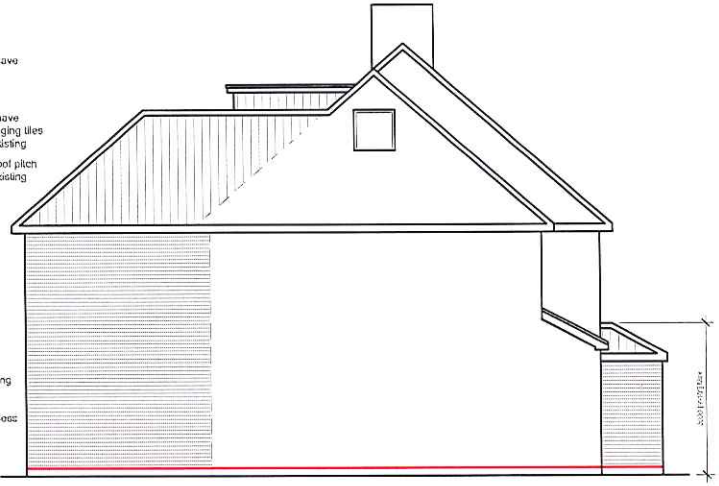
Dormer to have
vertical hanging tiles
to match existing

Tiles and roof pitch
to match existing

External finish
to be facing
brickwork
to match existing

DPC to be no less
than
150mm above
ground level

PROPOSED
FRONT ELEVATION 1:100



Porch to have pitched roof
with matching tiles

External finish
to be facing brickwork
to match existing

New external windows and doors
to double glazed with K glass
to match existing

DPC to be no less than
150mm above ground level

PROPOSED
SIDE ELEVATION 1:100

Dormer to have
warm deck
flat roof
1:40 falls

Dormer to have
vertical hanging tiles
to match existing

Tiles and roof pitch
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flat roof
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External finish
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New external windows and doors
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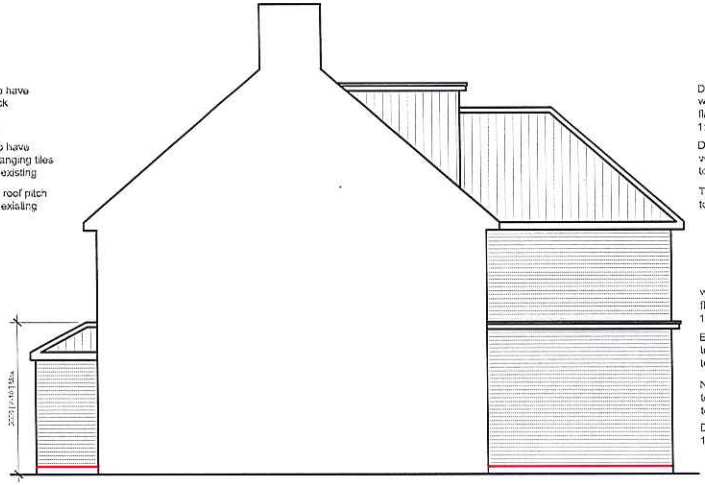
to match existing

DPC to be no less than
150mm above ground level

PROPOSED
REAR ELEVATION 1:100



Dormer to have
warm deck
flat roof
1:40 falls

Dormer to have
vertical hanging tiles
to match existing

Tiles and roof pitch
to match existing

warm deck
flat roof
1:40 falls

External finish
to be facing brickwork
to match existing

New external windows and doors
to double glazed with K glass
to match existing

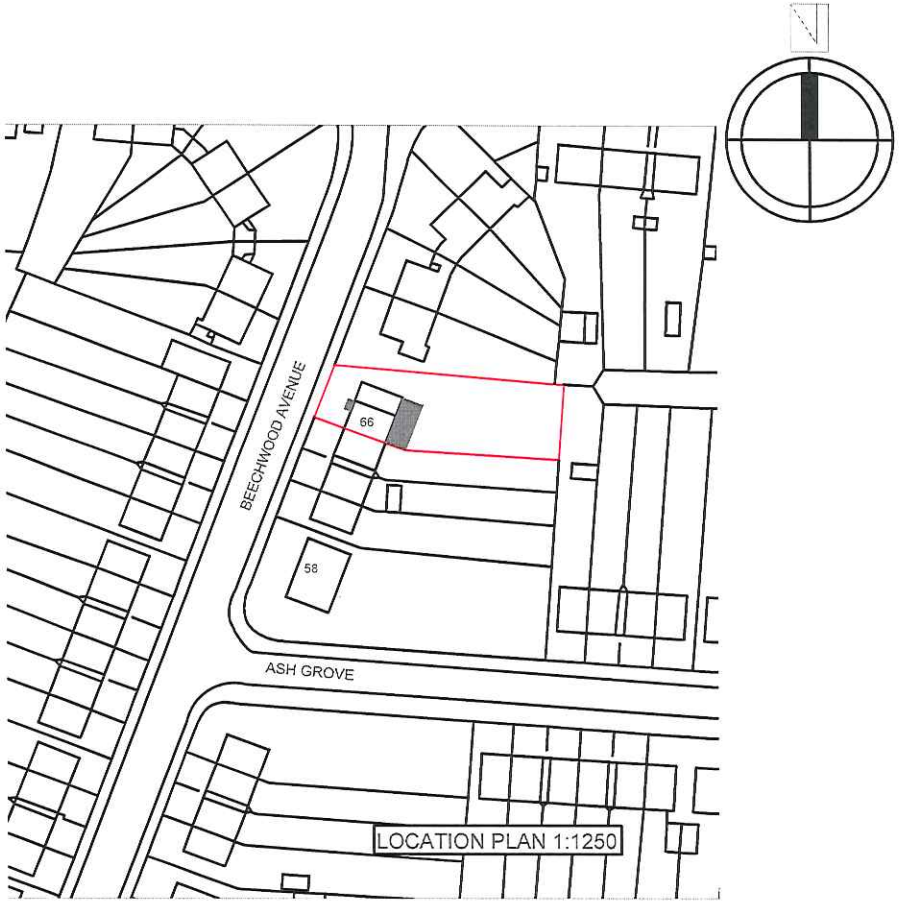
DPC to be no less than
150mm above ground level

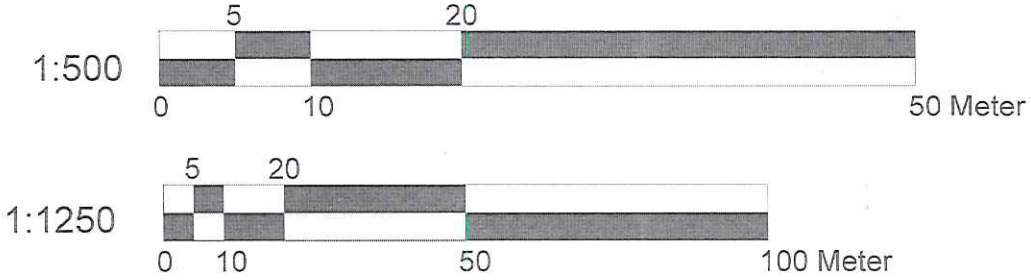
PROPOSED
SIDE ELEVATION 1:100

Modhwadia Design Services	Project: 66 Beechwood Avenue Hayes UB3 1JP	Title: Proposed Elevations	Scale: 1:100 @ A3 Date: Sept 2016 Drawing No.: MD3067-06/SP Revision

239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk

BLOCK PLAN 1:500

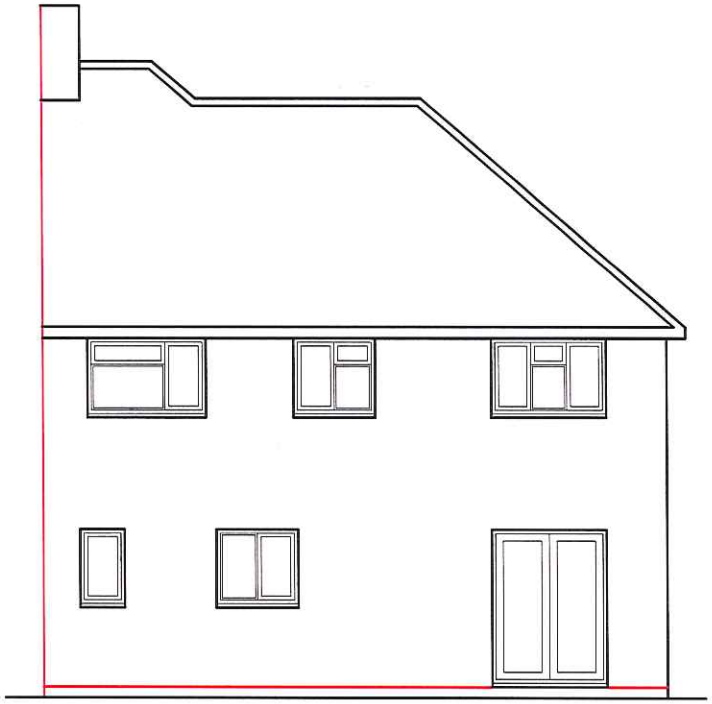




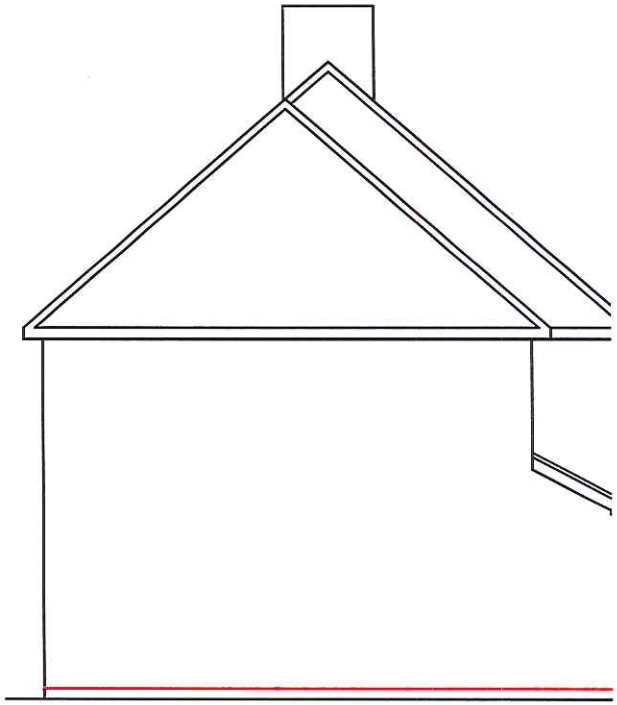
Modhwadia Design Services	Project: 66 Beechwood Avenue Hayes UB3 1JP	Title: Block plan Location plan	Scale: 1:500/1250 @ A4 Date: Sept 2016 Drawing No.: MD3067-01/SP Revision

239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 info@multicreation.co.uk

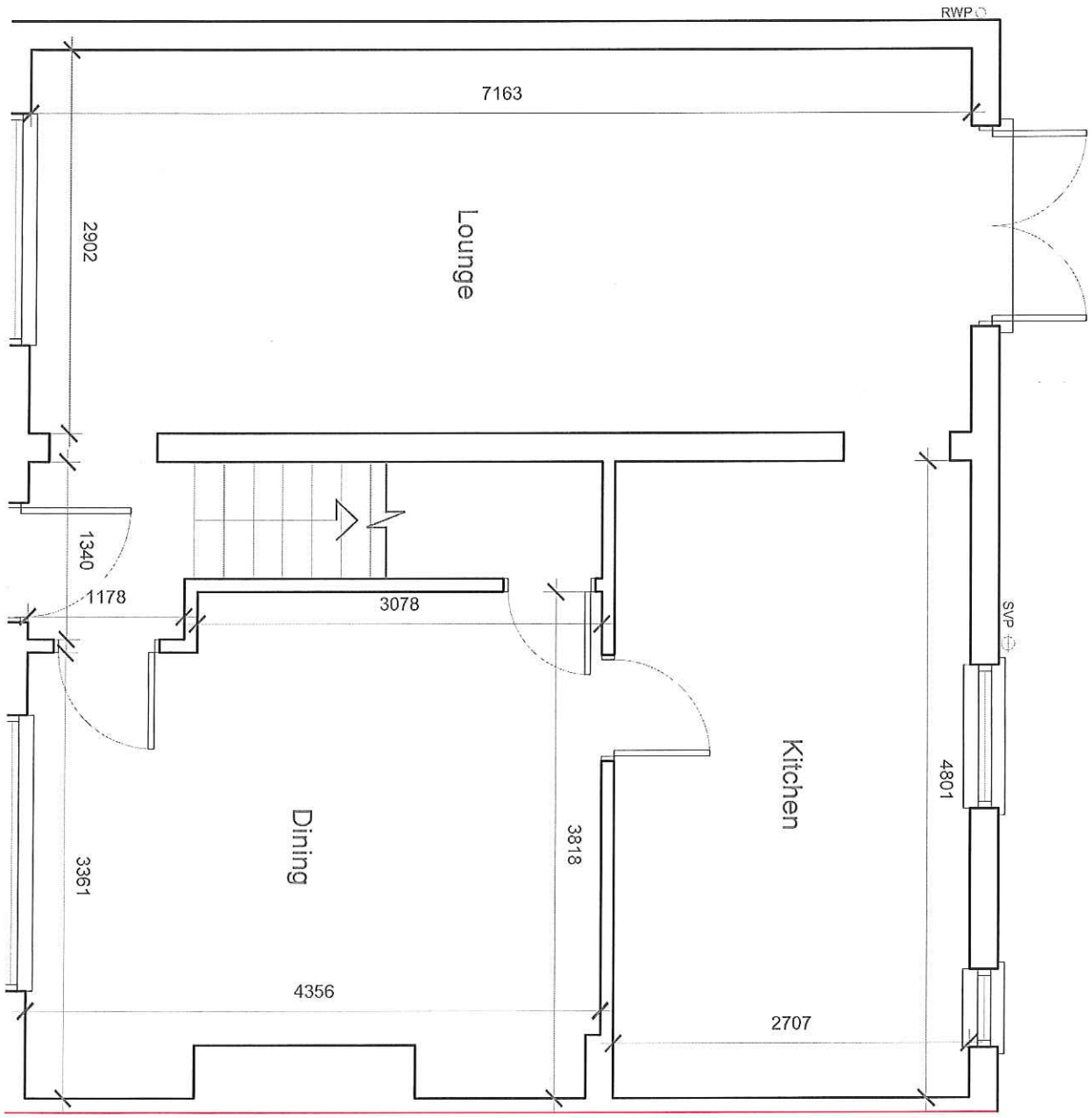
EXISTING
FRONT ELEVATION 1:100

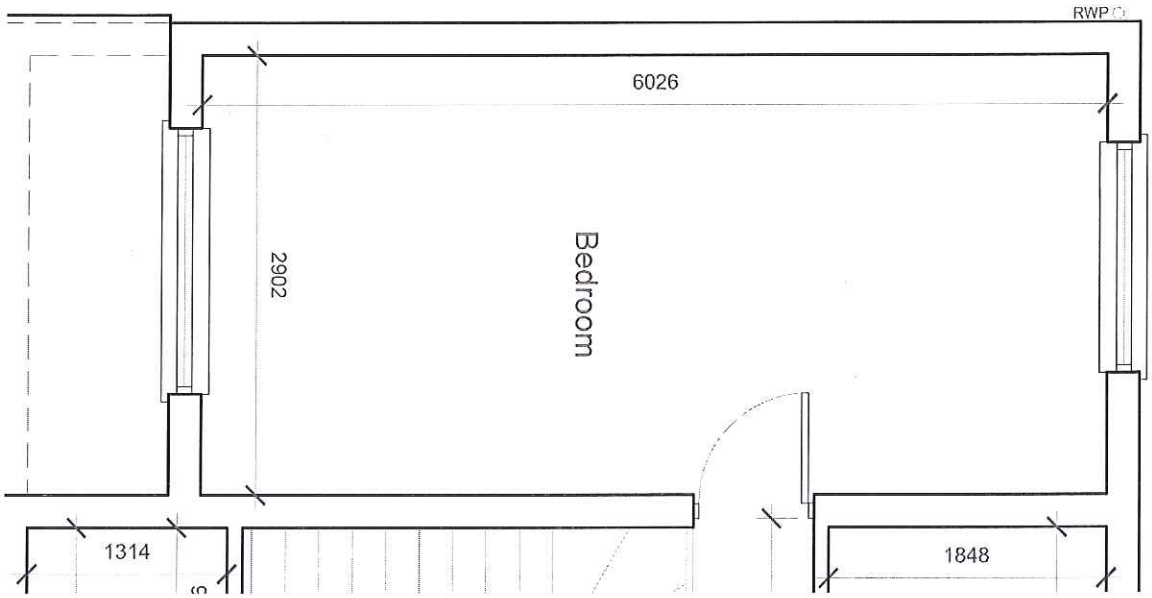


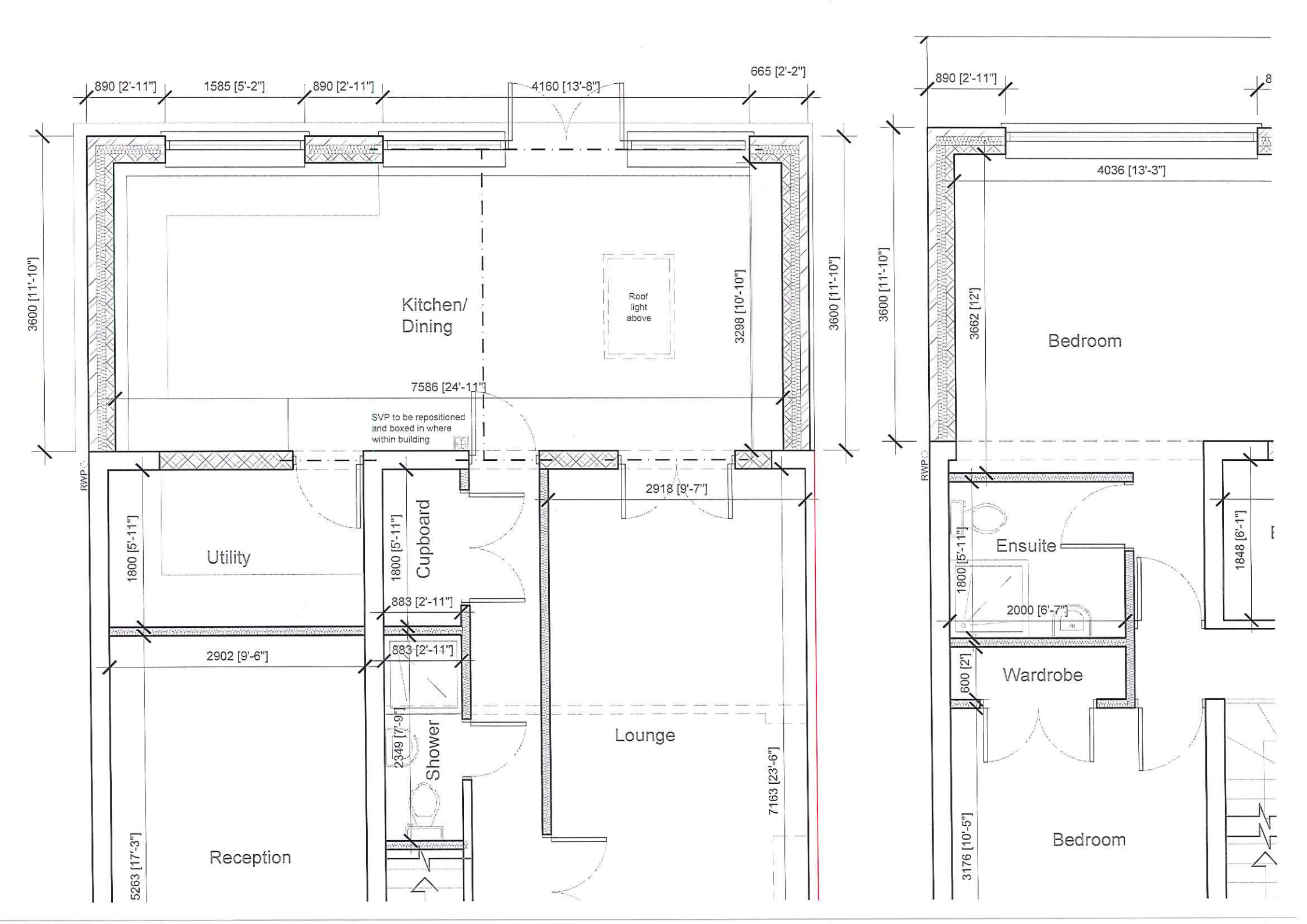
EXISTING
REAR ELEVATION 1:100

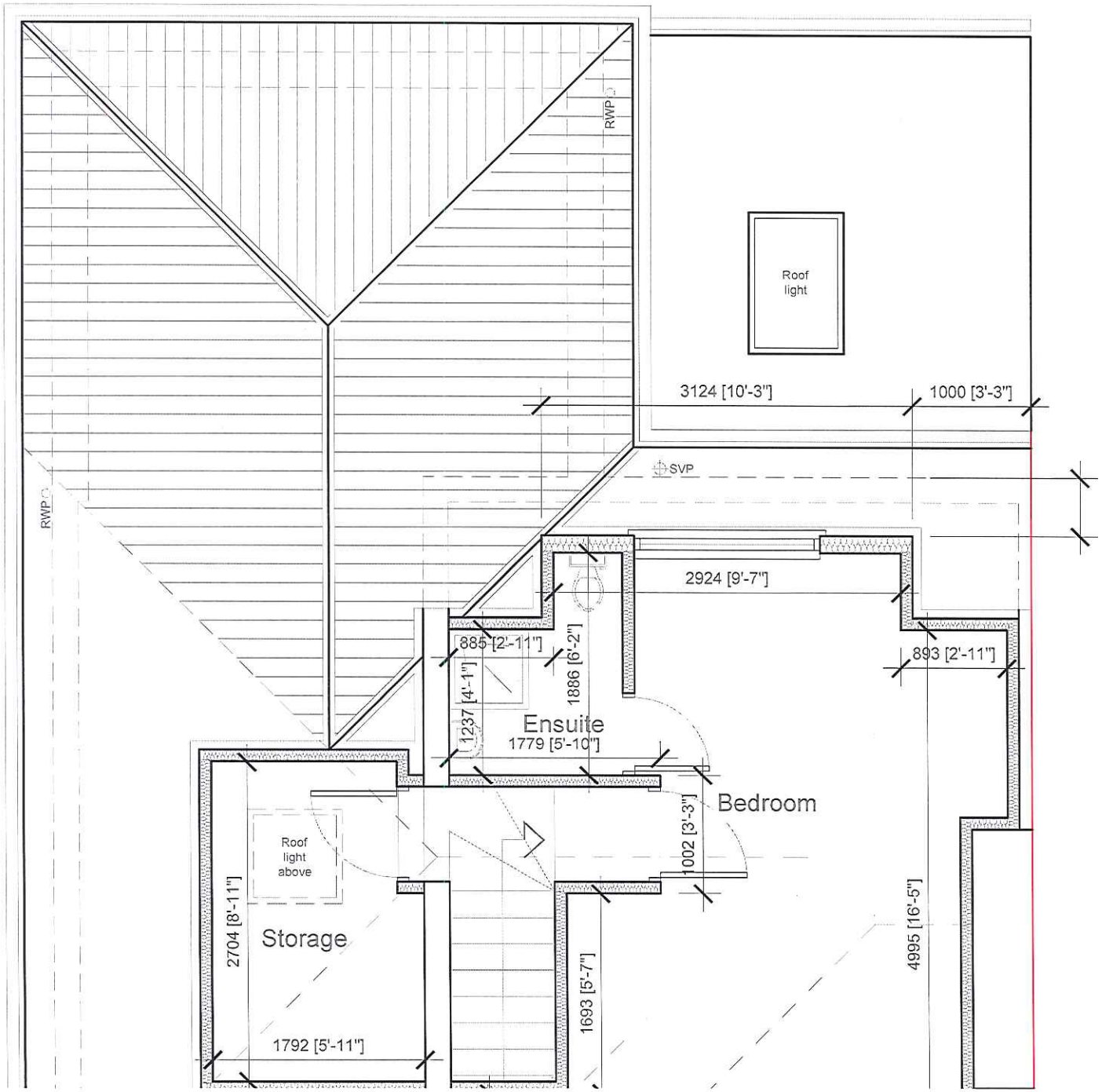


EXISTING
SIDE ELEVATION 1:100


RWP
7163
2902
Lounge
1340
1178
3078
SVP
Kitchen
4801
Dining
3361
3818
4356
2707


RWP
6026
2902
Bedroom
1314
1848


890 [2'-11"]
1585 [5'-2"]
890 [2'-11"]
4160 [13'-8"]
665 [2'-2"]
3600 [11'-10"]
Kitchen/
Dining
Roof
light
above
3298 [10'-10"]
3600 [11'-10"]
7586 [24'-11"]
SVP to be repositioned
and boxed in where
within building
RWP
2918 [9'-7"]
1800 [5'-11"]
Utility
1800 [5'-11"]
Cupboard
883 [2'-11"]
883 [2'-11"]
2902 [9'-6"]
2349 [7'-9"]
Shower
Lounge
7163 [23'-6"]
5263 [17'-3"]
Reception
890 [2'-11"]
4036 [13'-3"]
3600 [11'-10"]
3662 [12']
Bedroom
RWP
1848 [6'-1"]
Ensuite
1800 [5'-11"]
2000 [6'-7"]
600 [2']
Wardrobe
3176 [10'-5"]
Bedroom


RWP
RWP
Roof light
3124 [10'-3"]
1000 [3'-3"]
SVP
2924 [9'-7"]
885 [2'-11"]
1886 [6'-2"]
1237 [4'-1"]
893 [2'-11"]
Ensuite
1779 [5'-10"]
Bedroom
1002 [3'-3"]
Roof light above
Storage
2704 [8'-11"]
1693 [5'-7"]
4995 [16'-5"]
1792 [5'-11"]

Dormer to have
warm deck
flat roof
1:40 falls

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vertical hanging tiles
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Tiles and roof pitch
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External finish
to be facing
brickwork
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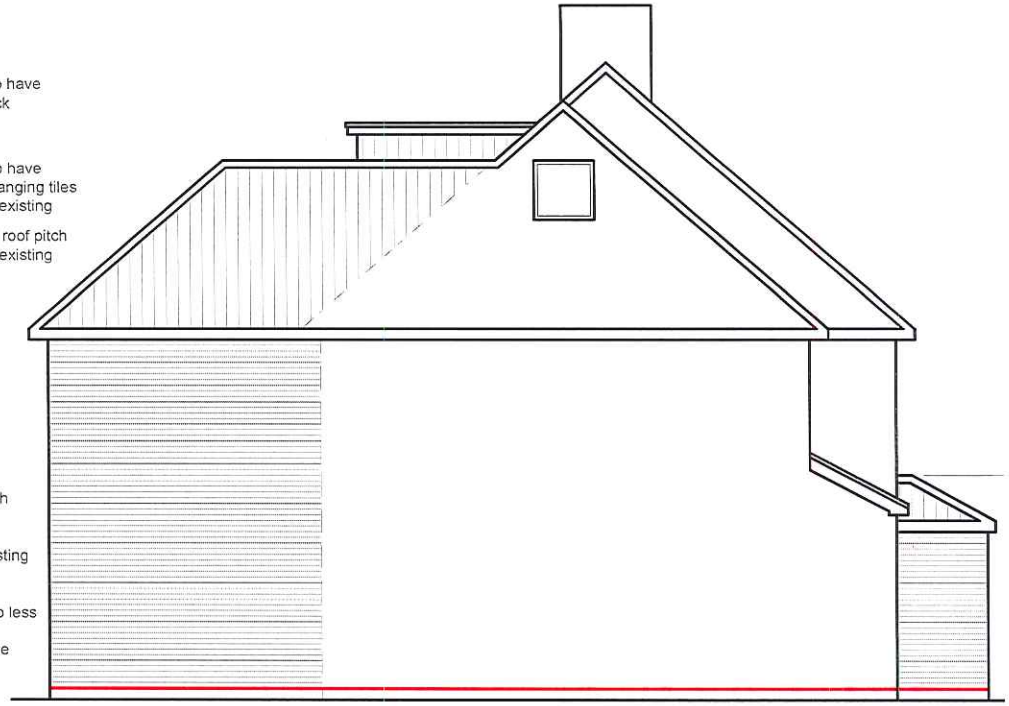
ground level

PROPOSED
FRONT ELEVATION 1:100



PROPOSED
SIDE ELEVATION 1:100

Dormer to have
warm deck
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1:40 falls

Dormer to have
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Tiles and roof pitch
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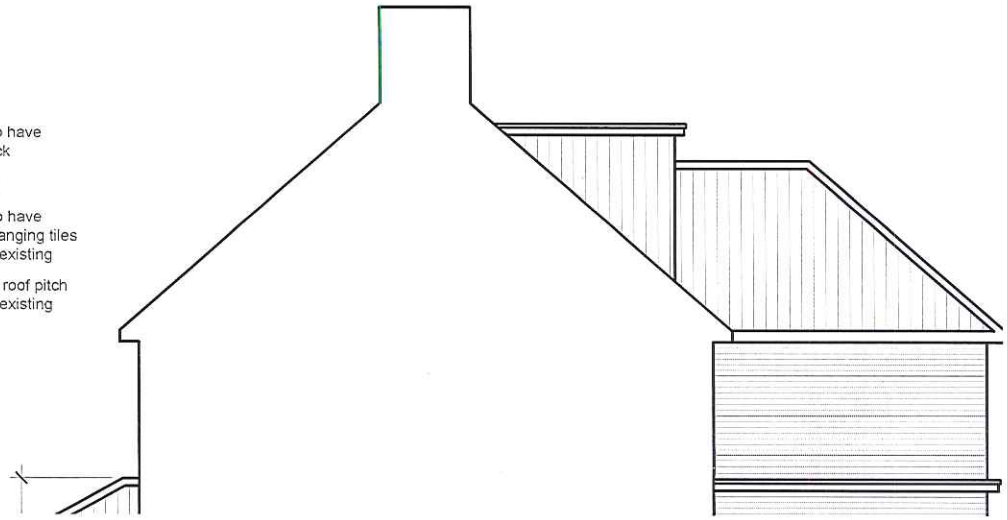


warm deck
flat roof
1:40 falls

External finish

APPEAL PRECEDENT

Example B

HILLINGDON
LONDON

Mr S Palmer
Fod Limited
21 Lincoln House
Dunstable Street Ampthill
MK54 2NJ

Application Ref: 17768/APP/2013/757

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

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

Description of development:

Part two storey, part single storey rear extension and first floor side extension involving alterations to side

Location of development: 56 Beechwood Avenue, Ruislip

Date of application: 03 April 2013

Plan Numbers: See attached Schedule of plans

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

James Rodger

Head of Planning, Sport and Green Spaces

Date: 29 May 2013

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: 17768/APP/2013/757

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

ROSS/01P/SK(A)13B
ROSS/02P/SK(A)13C

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 · 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 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.

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

5 · Notwithstanding the plans hereby approved, the first floor windows facing nos. 54 and 58 Beechwood Avenue 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES:

SCHEDULE OF CONDITIONS

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. 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 planing 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.

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.
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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - **Planning, Environment and Community Services**, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

SCHEDULE OF CONDITIONS

6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
- build on the boundary with a neighbouring property;
- in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community 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.

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

SCHEDULE OF CONDITIONS

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.: 17768/APP/2013/757

SCHEDULE OF PLANS

ROSS/01P/SK(A)13B - received 27 Mar 0013

ROSS/02P/SK(A)13C - received 03 Apr 0013

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

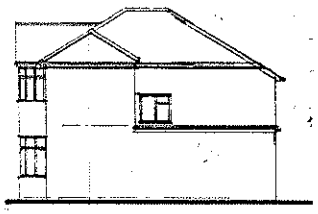
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

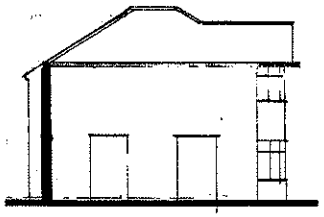
Appeals to the Secretary of State

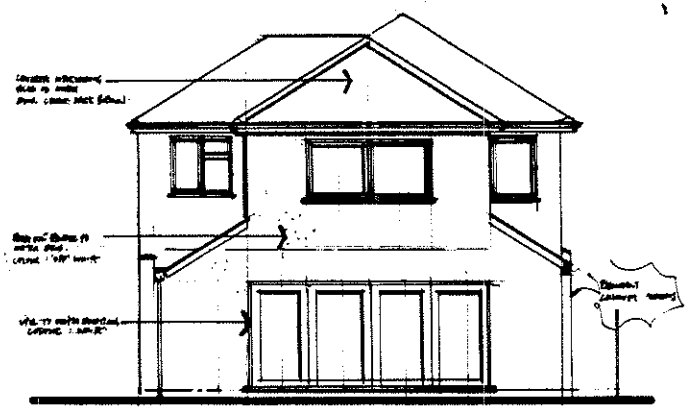
- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to 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.

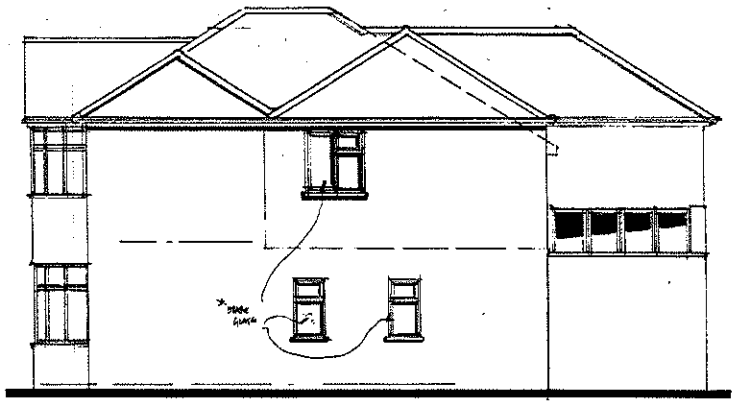
Purchase Notices.

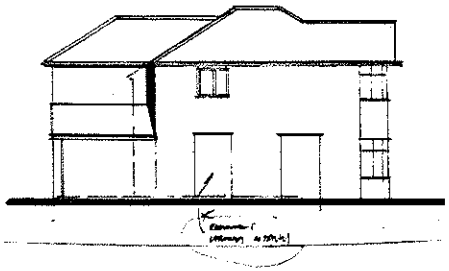
- If either the local planning authority or the office of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably 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.











GARDEN ELEVATION --

SIDE ELEVATION 1:50 @ A1.

SIDE ELEVATION.

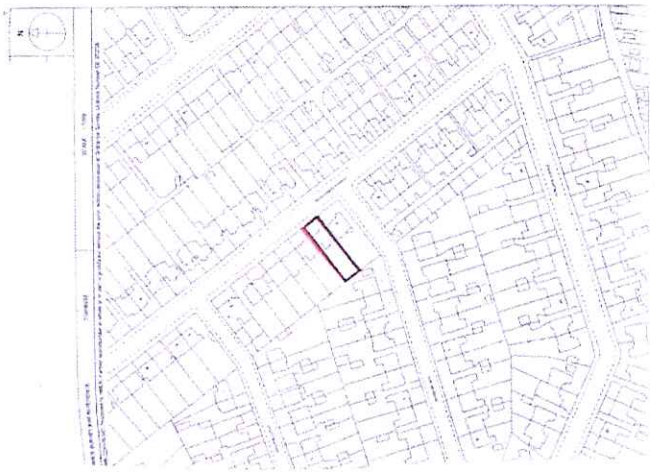
fod architects

Lincoln House
21 Dunstable Street
Ampthill, Beds.
T: 01525 406417
E: fodhill@hotmail.com

Proposed Alterations and Extensions
56 Beechwood Av., Ruislip, London.
For: Mr and Mrs S Rossborough
Elevations as Proposed / Existing
Date: February 2013
Scale: 1:50 1:50 @ A1
Dwg. No.: ROSS/OZP/Sk(A)13 C

SITE PLAN
1:500 @ A1.

1:500



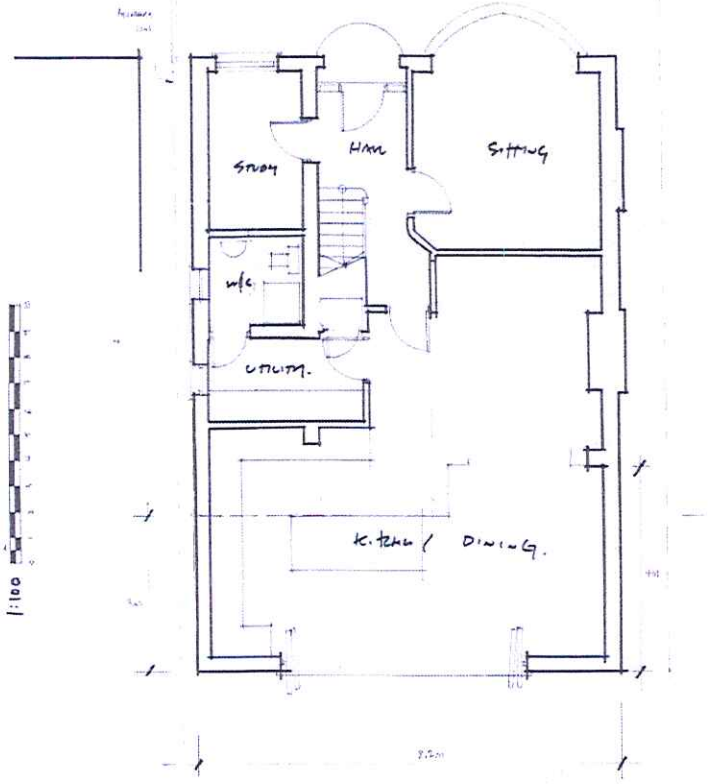
SITE LOCATION PLAN
1:1250 @ A1

1:1250

fod architects

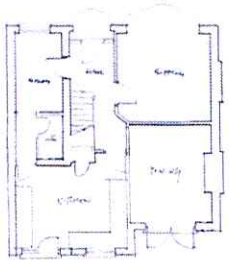
Lincoln House
24 Chorleywood Road
Rickmansworth, WD3 1LB
T: 01923 896317
E: mail@fodarchitects.com

Proposed Alterations and Extensions
56 Beechwood Av., Ruislip, London.
For: Mr and Mrs S Rossborough
Plans as Proposed / Existing
Date: February 2013
Scale: 1:100, 1:50 @ A1
Dwg. No.: ROSS/01P/SK(A)13B

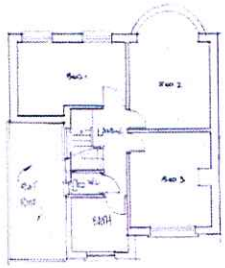


1:100

GROUND FLOOR PLAN.

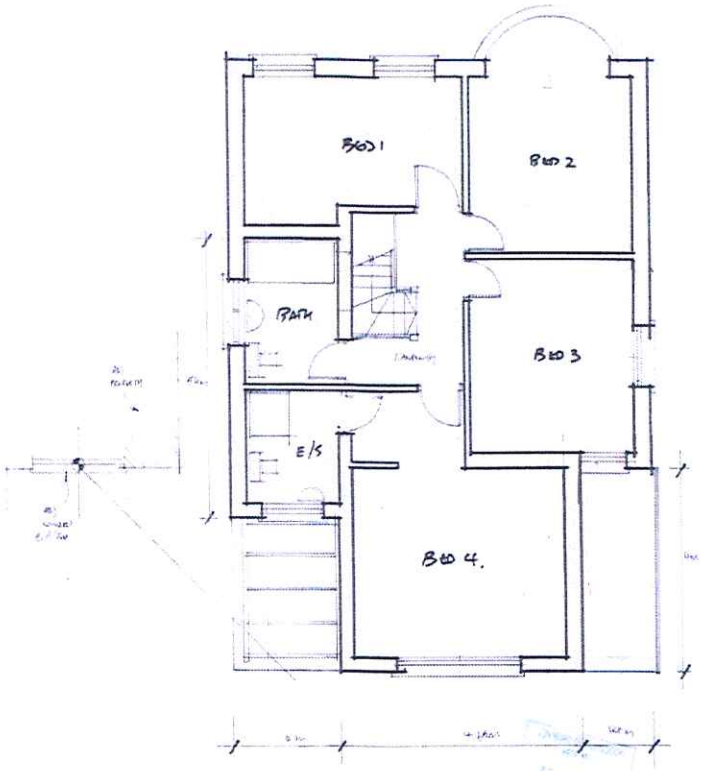


GROUND FLOOR AS EXISTING



FIRST FLOOR AS EXISTING

1:50



FIRST FLOOR PLAN (OPTION B).

APPEAL PRECEDENT

Example C

HILLINGDON
LONDON

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

David Kann Associates
Avante House
9 Bridge Street
Pinner
Middlesex
HA5 3HR

Application Ref: 66014/APP/2009/983

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:-

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the Council.)

Description of development:

Two storey three-bedroom dwelling with associated parking, involving demolition of existing garages.

Location of development: Lock-Up Garage Site Adjacent To 91 Pinewood Avenue & 52, Beechwood Avenue Hillingdon,

Date of application: 22 June 2009

Plan Numbers: See attached Schedule of plans

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

Signed: James Rodger

Head of Planning & Enforcement

Date: 14 October 2010

NOTES: 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.

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 66014/APP/2009/983

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 · No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON
To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 · The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON
To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 and BE15 the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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 No.s 52 Beechwood Avenue and 91Pinewood Avenue.

REASON
To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 · The window facing 91 Pinewood Avenue shall be permanently 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 Unitary Development Plan Saved Policies (September 2007).

SCHEDULE OF CONDITIONS

6 · A 1.8 metre high close boarded fence or imperforate wall shall be maintained on the boundary with Stockley Academy at the rear of the site, No 52 Beechwood Avenue and 91 Pinewood Avenue 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 and amenity of neighbouring occupiers in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 · The parking areas (including where appropriate, the marking out of parking spaces) shown on the approved plans, shall be constructed prior to the occupation of the development and thereafter be permanently retained and used for no other purpose, and to be used solely for the occupiers of the dwellings.

REASON
To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

8 · Development is not to commence until details of the cross over have been submitted to and approved in writing by the Local Planning Authority and the development is not to be occupied until the crossover has been built. The installation or alteration of any crossover must be undertaken by the Council at the expense of the applicant.

REASON
To ensure that adequate facilities are provided in accordance with Policy AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

SCHEDULE OF CONDITIONS

9 · Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

(i) The phasing of development works
(ii) The hours during which development works will occur (please refer to informative 10 for maximum permitted working hours).
(iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safety and intact for later re-use or processing.
(iv)Measures to prevent mud and dirt tracking onto adjoining roads (including wheel washing facilities).
(v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
(vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
(vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process

REASON
To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

10 · No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -
· Planting plans (at not less than a scale of 1:100),
· Written specification of planting and cultivation works to be undertaken,
· Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
· Implementation programme.
The scheme shall also include details of the following: -
· Proposed finishing levels or contours,
· Means of enclosure,
Hard surfacing materials proposed,
· Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
· Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),

REASON
To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

SCHEDULE OF CONDITIONS

11 · All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON
To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 · The application hereby approved shall be carried out in accordance with the Arboricultural method statement submitted with the application.

REASON
To ensure that trees can be satisfactorily retained on the site in accordance with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

13 · No development shall take place until an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that each dwelling has been designed to achieve level 3 of the Code has been submitted to, and approved in writing, by the local planning authority. No dwelling shall be occupied until it has been issued with a final Code certificate of compliance.

REASON
To ensure that the objectives of sustainable development identified in policies 4A.1 and 4A.3 of the London Plan (February 2008).

SCHEDULE OF CONDITIONS

14 · No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and know datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON
To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

15 · All soils used for gardens and/or landscaping purposes shall be clean and free of contamination. Site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted and approved by the Local Planning Authority.

REASON
To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

16 · Unobstructed sight lines above a height of 1 metre shall be maintained on both sides of the entrance to the site, for a distance of at least 2.4m in both directions along the back edge of the footway or verge.

REASON
To ensure that pedestrian and vehicular safety is not prejudiced, in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

SCHEDULE OF CONDITIONS

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.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	'Residential Layouts'
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

3 . You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 . You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

5 . Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

SCHEDULE OF CONDITIONS

6 . The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
carry out work to an existing party wall;
build on the boundary with a neighbouring property;
in some circumstances, carry out groundworks within 6 metres of an adjoining building.
Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 . 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.

8 . In respect of condition 13, the Council considers that one way to ensure compliance with the condition is to enter into an agreement with the Council to make a maximum contribution of £27,204 to ensure the provision of additional/improved educational facilities locally, proportionate to the child yield arising from the development.

9 . 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).

10 . 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,

SCHEDULE OF CONDITIONS

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.

END OF SCHEDULE

Address:
Planning, Environment and Community 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.: 66014/APP/2009/983

SCHEDULE OF PLANS

Design and Access Statement - received 22 Jun 2009

LBH/BA/01 Rev A - received 31 Jul 2009

LBH/BA/02 Rev A - received 31 Jul 2009

Photograph 1

Photograph 2

Photograph 3

Photograph 4

Photograph 5

Photograph 6

Photograph 7

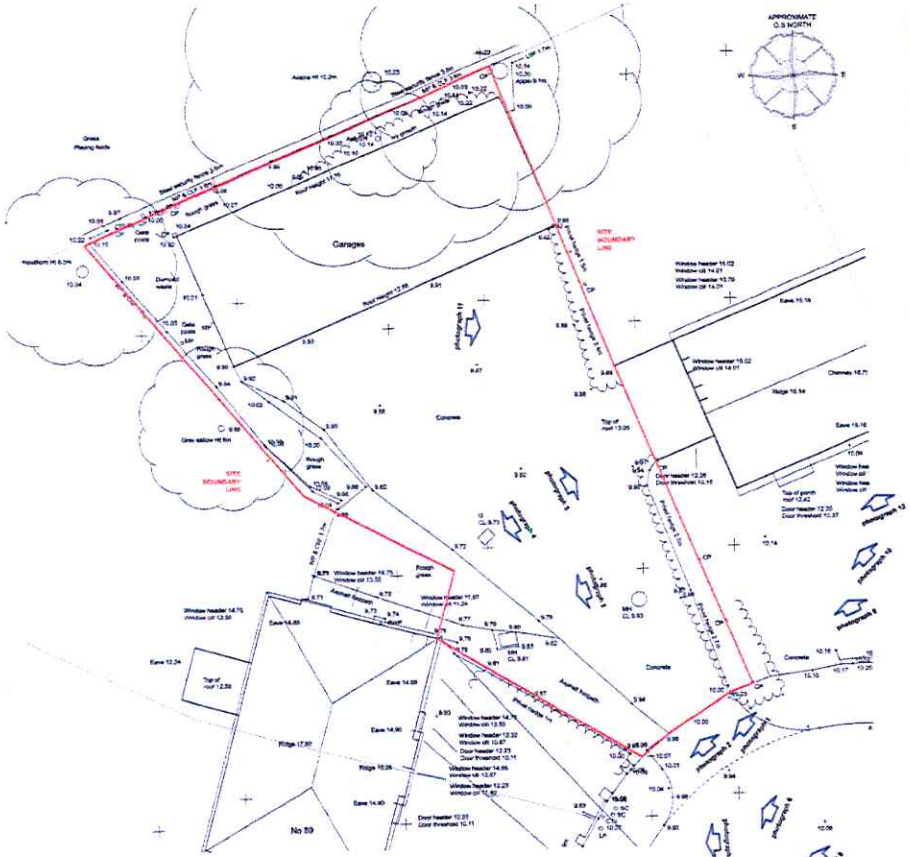
Photograph 8

Photograph 9

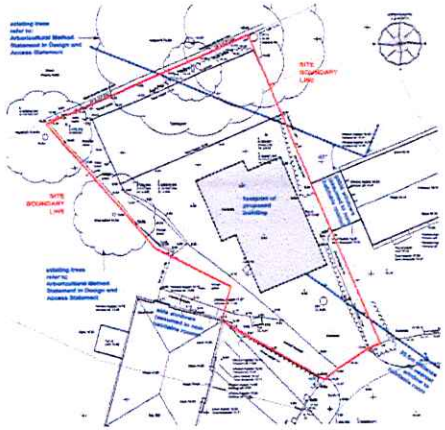
Photograph 10

Photograph 11

Photograph 12



Site Plan as existing - Scale 1:100



Site Constraints Plan - Scale 1:200

Site Location Plan - Scale 1:1250

NOTES:

1. All dimensions and levels must be checked on site.
2. Any discrepancies or uncertainties discovered must be reported to the Architect before proceeding.
3. Although every effort has been made to ensure the accuracy of all trees and planting, where illustrated in elevation and 3D, colour, spread, species and heights are for illustration purposes only.

Actual Site Area: 340m² (0.0342 Ha) (0.084 Acres).

Survey Abbreviations

47.26	Spot Level	MH	Manhole
3000	FFL to RCL height	MP	Metal post
ACU	Air conditioning unit	MWR	Marker
AP	Asphalt footpath	MRF	Metal railing fence
BL	Beam lamp	NB	Notice board
BP	Brick pier	OHC	Overhead cable
BT	British Telecom	OBL	Recessed building line
BS	Brick setts	RE	Rodding eye
BW	Brick wall	RS	Road sign
CBF	Close boarded fence	RSW	Railway sleeper wall
CL	Clover dryer	RWP	Rain water pipe
CLF	Chain link fence	RWS	Rain water shoe
Conc	Concrete	RTW	Retaining wall
CP	Concrete post	SCL	Structural ceiling level
CW	Concrete wall	SV	Stopp valve
DG	Drainage grille	SY	Stay
DN	Dropped kerb	TB	Tree bed
DR	Drain	TF	Trellis fence
ECR	Electricity valve riser	THL	Threshold level
EL	Electricity	TP	Telegraph pole
FB	Flowerbed	TPO	Tactile paving
FCL	Fence ceiling level	TS	Tree stump
FDP	Foul down pipe	VP	Vent pipe
FH	Fire hydrant	WB	Water butt
G	Gully	WCL	Window cill level
GPR	Gas pipe riser	WHL	Window header level
GV	Gas valve	WM	Water meter
IC	Inspection cover	WMF	Wire mesh fence
IL	Invert level	WP	Wooden post
LB	Letter box	WPF	Wooden palling fence
LBF	Lap boarded fence	WPR	Wooden post & railing fence
LP	Lamp post	WW	Wooden wall

Legend

Site Boundary

Footprint of Proposed Building

Rev Date Revision

DAVID KANN ASSOCIATES ARCHITECTS

David Kann Associates
Chartered Architects
and Multi-Disciplinary
Development Consultants

Avante House
9 Bridge Street
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E mail@dka-architects.co.uk
W www.dka-architects.co.uk

RIBA Chartered Practice

Client

HILLINGDON

Project Title

One New Three-Bedroom/
Six Person Detached
House at Lock-up Garage
Site adjacent to
52 Beechwood Avenue,
Uxbridge, Middlesex UB8 3LP

Drawing Title

As Existing:

Site Plan;
Site Location Plan;
Site Constraints Plan;
Photographs

Scale

1:100 ; 1:200 ; 1:1250 @ A1

Date

March 2009

Drawing Number

LBH/BA/01

Revision

© Copyright

South Elevation as Proposed - Scale 1:100

North Elevation as Proposed - Scale 1:100

West Elevation as Proposed - Scale 1:100

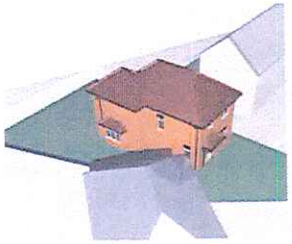
East Elevation as Proposed

NOTES:

1. All dimensions and levels must be checked on site.
2. Any discrepancies or uncertainties discovered must be reported to the Architect before proceeding.
3. Although every effort has been made to ensure the accuracy of all trees and planting, where illustrated in elevation and 3D, correct, spread, species and heights are for illustration purposes only.

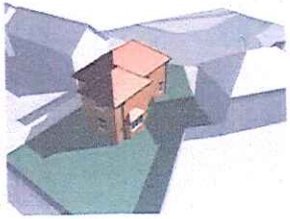
Actual Site Area:	340m² (0.034ha) Ha / (0.084 Acres.
Proposed Building Type:	Two storey detached three-bedroom/six-person house of traditional construction with pitched roofs.
Proposed Gross Internal Floor Area:	Total: 111.8m² Area taken to inside face of external walls (including greater 4mm) across internal walls/partitions.
Proposed Amenity Space:	Private garden: 175m²
Proposed Parking:	Parking for 2 No. cars on site (including 1 No. wheelchair parking space) Garden Shed including secure cycle stand for 2 No. bicycles
Proposed Materials:	External Walls: Facetaped brickwork with contrasting soldier price headers to windows and doors where indicated. Windows or PVCu: External doors in PVCu. Fascias and soffits in PVCu. Roof finishes: Profiled interlocking concrete roof tiles with half round ridge and hip tiles to all pitched roofs. Boundary Treatment: 900mm high close boarded fence to front and side boundaries where indicated. 1800mm high close boarded fence with 300mm trellis over to side and rear boundaries where indicated. Paving: Tobar permeable block paving to parking area. Concrete paving slabs to paths and patio. Gardens: Landscaping to private front, side and rear gardens. Refuse: Refuse/Recycling/composting facilities to Local Authority's requirements.

Rev	Date	Revision

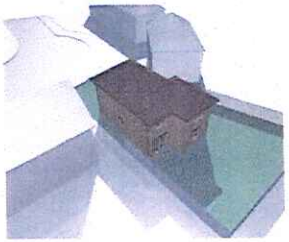


Three Dimensional Projection 1

Three Dimensional Projection 2

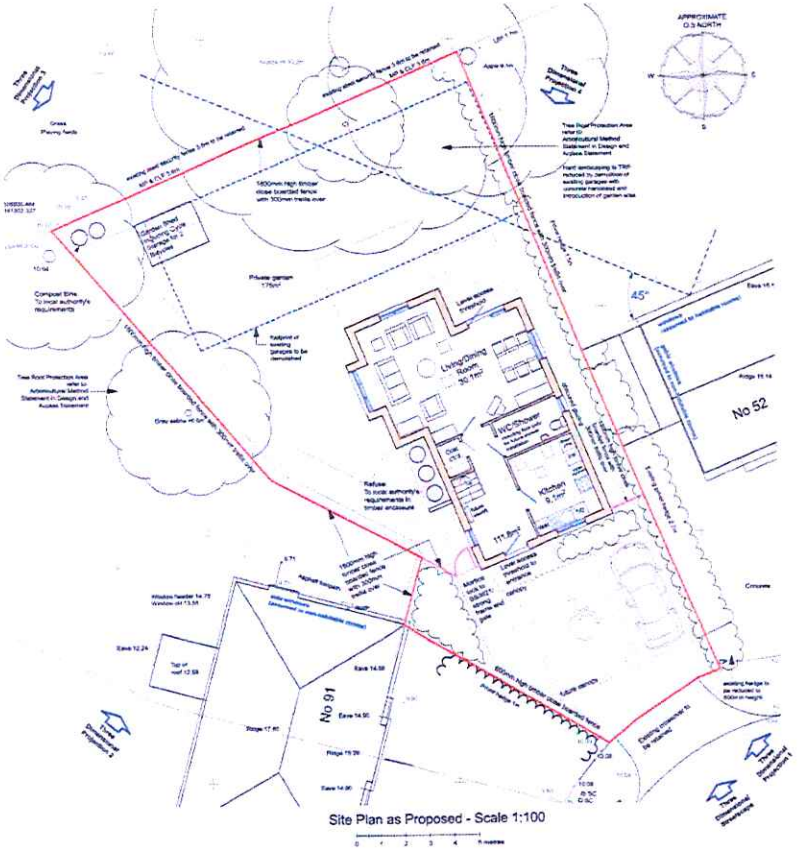


Three Dimensional Projection 3



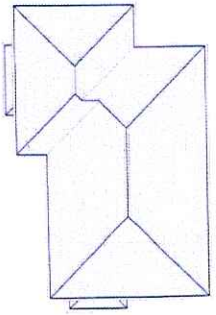
Three Dimensional Projection 4

Three Dimensional Streetscape



Ground Floor Plan as Proposed - Scale 1:100

First Floor Plan as Proposed - Scale 1:100



Roof Plan as Proposed - Scale 1:100

DAVID KANN ASSOCIATES
ARCHITECTS

David Kann Associates
Chartered Architects
and Multi-Disciplinary
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E mail@dka-architects.co.uk
W www.dka-architects.co.uk

RIBA
Chartered Practice

Client

HILLINGDON

Project Title

One New Three-Bedroom/
Six Person Detached
House at Lock-up Garage
Site adjacent to
52 Beechwood Avenue,
Uxbridge, Middlesex UB8 3LP

Drawing Title

As Proposed:

Site Plan; Floor Plans;
Roof Plan; Elevations;
Three Dimensional Projections;
Three Dimensional Streescape

Scale

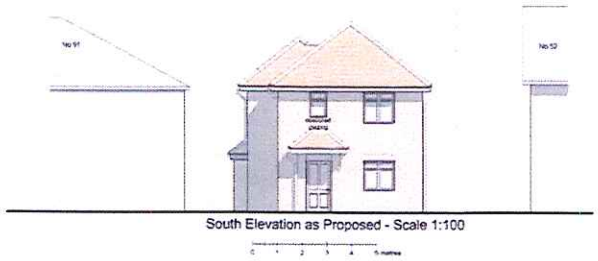
1:100 ; NTS @ A1

Date

March 2009

Drawing Number — Revision

LBH/BA/02



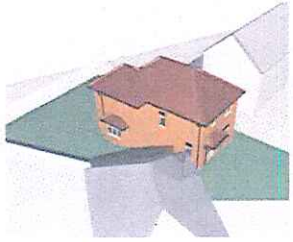
South Elevation as Proposed - Scale 1:100

North Elevation as Proposed - Scale 1:100

West Elevation as Proposed - Scale 1:100

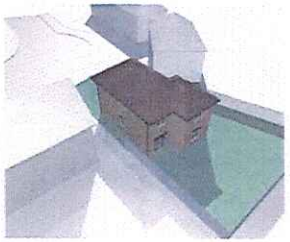
East Elevation as Proposed

Three Dimensional Projection 1



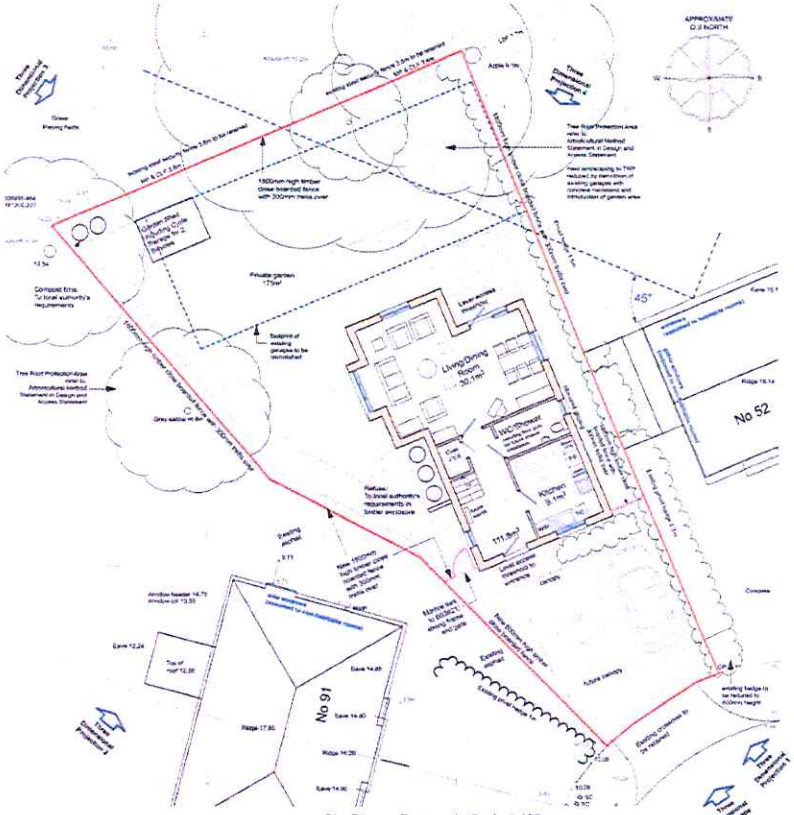
Three Dimensional Projection 2

Three Dimensional Projection 3



Three Dimensional Projection 4

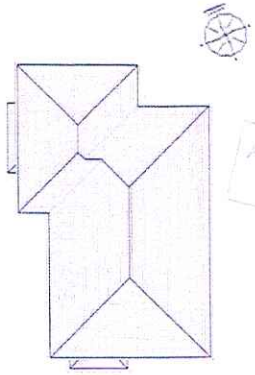
Three Dimensional Streetscape



Site Plan as Proposed - Scale 1:100

Ground Floor Plan as Proposed - Scale 1:100

First Floor Plan as Proposed - Scale 1:100



Roof Plan as Proposed - Scale 1:100

NOTES:

1. All dimensions and levels must be checked on site.
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Actual Site Area: 340m² (0.0340 Hab) (0.084 Acres)

Proposed Building Type: Two storey detached three-bedroom/six-person house of traditional construction with pitched roofs.

Proposed Gross Internal Floor Area: Total: 111.8m²

Area taken to inside face of external walls (including plaster finish) across internal walls/partitions.

Proposed Amenity Space: Private garden: 175m²

Proposed Parking: Parking for 2 No. cars on site (including 1 No. wheelchair parking space).

Garden Shed including secure cycle stand for 2 No. bicycles.

Proposed Materials: External Walls: Rendered blockwork with contrasting acrylic brick headers to windows and doors where indicated.

Windows or PVCu: External doors in PVCu: Fascias and soffits in PVCu.

Roof finishes: Profiled interlocking concrete roof tiles with half round ridge and hip tiles to all pitched roofs.

Boundary Treatment: 900mm high close boarded fence to front and side boundaries where indicated. 1800mm high close boarded fence with 300mm trellis over to side and rear boundaries where indicated.

Paving: Water permeable block paving to parking area. Concrete paving slabs to paths and patio.

Gardens: Landscaping to private (front, side and rear) gardens.

Refuse: Refuse/recycling/composting facilities as Local Authority's Requirements.

Rev	Date	Revisions
A	28.07.2009	Site boundary line amended

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RIBA

Client: HILLINGDON

Project Title: One New Three-Bedroom/ Six Person Detached House at Lock-up Garage Site adjacent to 52 Beechwood Avenue, Uxbridge, Middlesex UB8 3LP

AMENDED PLAN

Drawing Title: As Proposed:

Site Plan; Floor Plans; Roof Plan; Elevations; Three Dimensional Projections; Three Dimensional Streescape

Scale: 1:100 ; NTS @ A1

Date: March 2009

Drawing Number: LBH/BA/02

Revision: A

Photograph 1

Photograph 2

Photograph 3

Photograph 4

Photograph 5

Photograph 6

Photograph 7

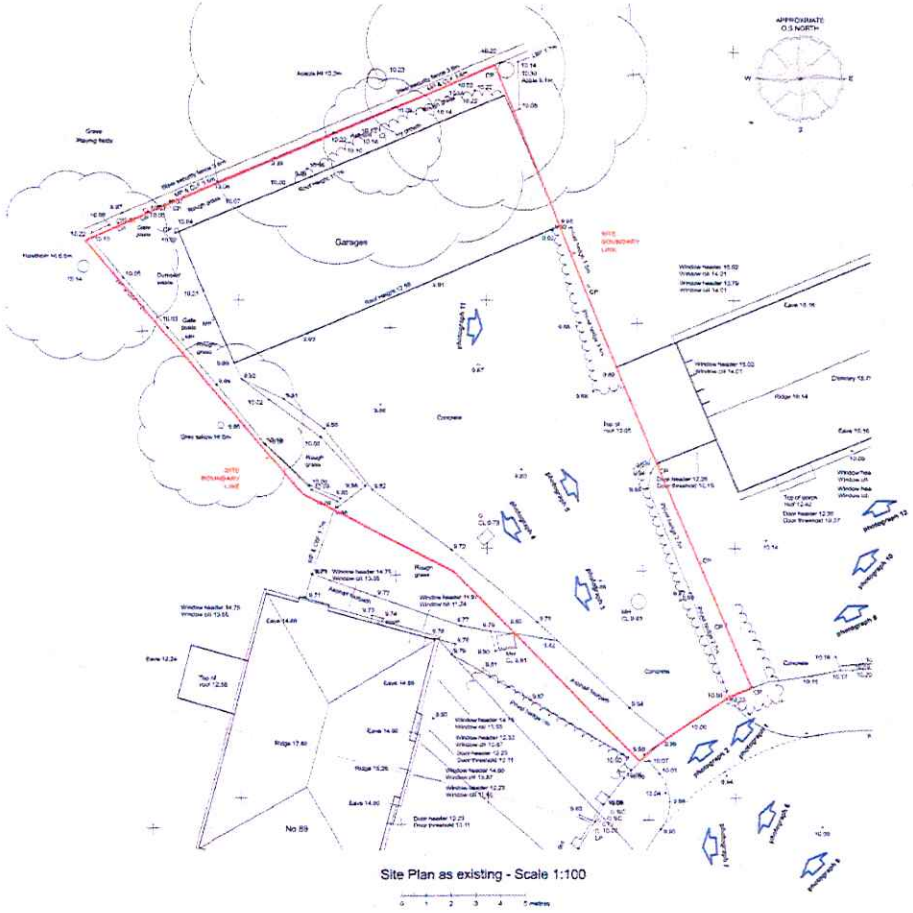
Photograph 8

Photograph 9

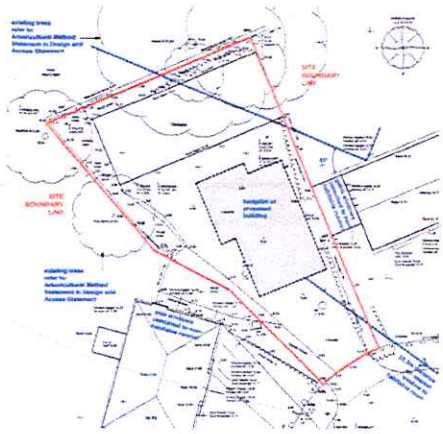
Photograph 10

Photograph 11

Photograph 12



Site Plan as existing - Scale 1:100



Site Constraints Plan - Scale 1:200

Site Location Plan - Scale 1:1250

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Actual Site Area: 340m² (0.034 Ha) (0.084 Acres)

Survey Abbreviations

ATOP	Top of Bank	MH	Manhole
10.51	FFL to SCL height	MP	Metal post
ACU	Air conditioning unit	MWP	Metal wire fence
AP	Asphalt footpath	MWF	Metal railing fence
BL	Beam level	NB	Notice board
BP	Brick pier	OHC	Overhead cables
BT	British Telecom	RBL	Recessed building line
BS	Brick sets	RE	Retaining end
BW	Brick wall	RL	Road sign
CBF	Closed boarded fence	RWH	Rainwater hopper
CL	Cover level	RWP	Rain water pipe
CLF	Chain link fence	RWS	Rain water shoe
Conc	Concrete	RTW	Retaining wall
CP	Concrete post	SCL	Structural ceiling level
CW	Concrete wall	SV	Sluice valve
DG	Drainage grille	SY	Shed
DK	Dropped kerb	TB	Tree bed
DR	Drain	TF	Trellis fence
DCA	Electricity cable riser	TWL	Threshold level
EL	Electricity	TP	Telegraph pole
FB	Flowerbed	TPG	Tactile paving
FCL	False ceiling level	TS	Tree stump
FDP	Foul drain pipe	VP	Vent pipe
FH	Fire hydrant	WA	Water butt
G	Gully	WCL	Window cill level
GRR	Gas pipe riser	WHL	Window header level
GV	Gas valve	WM	Water meter
IC	Inspection cover	WMP	Wire mesh fence
IL	Invert level	WP	Wooden post
LB	Letter box	WPF	Wooden paling fence
LBF	Lap boarded fence	WPR	Wooden post & railing fence
LP	Lamp post	WW	Wooden wall

Legend

Site Boundary

Footprint of Proposed Building

No	Date	Revision
A	28.07.2009	Site boundary line amended

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RECEIVED
11 JUN 2009
PLANNING & CONSULTATION

RIBA

Client

HILLINGDON

AMENDED PLAN

Project Title

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Drawing Title

As Existing:

Site Plan;
Site Location Plan;
Site Constraints Plan;
Photographs

Scale

1:100 ; 1:200 ; 1:1250 @ A1

Date

March 2009

Drawing Number: LBH/BA/01

Revision: A