

DELEGATED HOUSEHOLDER DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL Select Option

- | | |
|--|--------------------------|
| 1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received | ☐ |
| 2. Application complies with all relevant planning policies and is acceptable on planning grounds | ☐ |
| 3. There is no Committee resolution for the enforcement action | ☐ |
| 4. There is no effect on listed buildings or their settings | ☐ |
| 5. The site is not in the Green Belt (but see 11 below) | ☐ |

REFUSAL RECOMMENDED: GENERAL

- | | |
|--|--------------------------|
| 6. Application is contrary to relevant planning policies/standards | ☐ |
| 7. No petition of 20 or more signatures has been received | ☐ |
| 8. Application has not been supported independently by a person/s | ☐ |
| 9. The site is not in Green Belt (but see 11 below) | ☐ |

RESIDENTIAL DEVELOPMENT

- | | |
|--|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | ☐ |
| 11. Householder application in the Green Belt | ☐ |

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

- | | |
|--|--------------------------|
| 12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses | ☐ |
| 13. Refusal of change of use from retail class A1 to any other use | ☐ |
| 14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | ☐ |
| 16. Certificate of Lawfulness (for existing use or Development) | ☐ |
| 17. Certificate of Appropriate Alternative Development | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 18. ADVERTISEMENT CONSENT (excluding Hoardings) | ☐ |
| 19. PRIOR APPROVAL APPLICATION | ☐ |
| 20. OUT-OF-BOROUGH OBSERVATIONS | ☐ |
| 21. CIRCULAR 18/84 APPLICATION | ☐ |
| 22. CORPSEWOOD COVENANT APPLICATION | ☐ |
| 23. APPROVAL OF DETAILS | ☐ |
| 24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval | ☐ |
| 25. WORKS TO TREES | ☐ |
| 26. OTHER (please specify) | ☐ |

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Katherine Mills

Signature:

Date: 1st August 2019

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No. **Report of the Head of Planning, Transportation and Regeneration**

Address OLD CLACK FARM TILE KILN LANE HAREFIELD

Development: Erection of part single storey, part two-storey rear extension, glazed link to connect the house and barn and internal alterations to provide a bedroom suite and bathroom

LBH Ref Nos: **42413/APP/2019/327**

Drawing Nos: Design and Access Statement
SK50-Reinstated Barn Doors
Covering Letter dated 13 December 2018
Heritage Assessment
13-36-37C
13-36-36C
13-36-35B
13-36-34A
13-36-33B
13-36-32B
13-36-30B
13-36-31B

Date Plans Received: 29/01/2019 **Date(s) of Amendment(s):** 13/05/2019

Date Application Valid: 29/01/2019

1. CONSIDERATIONS

1.1 Site and Locality

The site is located at the eastern end of Tile Kiln Lane and comprises of two Grade II Listed Buildings; Old Clack Farmhouse and the Barn to the west of Old Clack Farmhouse. The nearest residential properties are located along Tile Kiln Lane southwest of the site. The site is located within the Green Belt. Cannons Brook runs alongside the eastern site boundary with part of the site falling within an 8m buffer and river bank protection area. Flood Zones 2 and 3 also cover part of the site.

1.2 Proposed Scheme

Planning permission is sought for the erection of a two-storey and single storey rear extension to the farmhouse along with a glazed link to connect the farmhouse and the barn. The proposal would also include internal alterations to the barn to provide a bedroom suite and bathroom.

An application for Listed Building Consent is being dealt with under application ref: 42413/APP/2019/328.

1.3 Relevant Planning History

42413/88/1982 Old Clack Farm Tile Kiln Lane Harefield

Erection of a new roof. (Application for Listed Building Consent).

Decision Date: 23-04-1992 NFA

42413/APP/2015/987 Old Clack Farm Tile Kiln Lane Harefield

Erection of a two storey and single storey rear extension, and a single storey side extension, erection of a glazed link to connect the house and barn and internal alterations to provide a bedroom suite and bathroom.

Decision Date: 26-08-2015 Approved

42413/APP/2015/988 Old Clack Farm Tile Kiln Lane Harefield

Listed Building Consent for a two storey and single storey rear extension, and a single storey side extension, erection of a glazed link to connect the house and barn and internal alterations to provide a bedroom suite and bathroom.

Decision Date: 26-08-2015 Approved

42413/APP/2019/328 Old Clack Farm Tile Kiln Lane Harefield

Erection of part single storey, part two-storey rear extension, glazed link to connect the house and barn and internal alterations to provide a bedroom suite and bathroom (Listed Building Consent)

Decision Date: 06-09-2019 Approved

42413/APP/2019/400 Old Clack Farm Tile Kiln Lane Harefield

Single storey rear extension

Decision Date: 26-04-2019 Approved

42413/APP/2019/401 Old Clack Farm Tile Kiln Lane Harefield

Single storey rear extension (Listed Building Consent)

Decision Date: 26-04-2019 Approved

42413/B/90/0432 Old Clack Farm Tile Kiln Lane Harefield

Erection of a detached garage, stable block and retention of pool house

Decision Date: 24-10-1990 Approved

42413/PRC/2014/34 Old Clack Farm Tile Kiln Lane Harefield

Rear and side extension and conversion of barn to residential to an existing listed building

Decision Date: 19-03-2015 NO

Comment on Planning History

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL

Consultation letters were sent to 26 local owners/occupiers and a site notice was displayed. No responses were received.

Harefield Tenants and Residents Association:

No response received

Ruislip, Northwood & Eastcote Local History Society:
No response received

Ruislip Residents Association:
No response received

Historic England Greater London Archaeology Advisory Service (GLAAS):
On the basis of the information provided, we do not consider that it is necessary for these applications to be notified to Historic England's Greater London Archaeological Advisory Service under their consultation criteria.

Environment Agency:
No response to the Council's consultation was received from the Environment Agency. However, the applicant has provided a response from the Environment Agency stating that (a) the Cannon's Brook floodlevels are not being remodelled; and (b) the development is within 8m of the watercourse. The proposed single storey side extension, which would have been located within the 8m zone, has been removed from the proposed development and so the building would not be extended into a flood risk area of the site.

INTERNAL

Conservation Officer:

Old Clack Farm and its adjacent barn are both Grade II Listed timber framed buildings dating from the sixteenth century. In 2014 pre-application advice was sought for a scheme to extend the house with a two storey and single storey extension, develop the barn for residential use and link the two with a glazed link. Following feedback at pre-app stage the scheme was reduced in scale and approved in 2015 (application refs: 42413/APP/2015/987 and 42413/APP/2015/988).

This application is a resubmission of the 2015 approved application.

Given the previous approval of this proposal I would not wish to raise objection now. Conditions should remain the same as previously.

No objection.

Officer comments:

The single storey side extension has been removed from this current application; the proposal is identical to the previously approved 2015 scheme in all other respects.

Environmental Protection Unit:
No response received

Floodwater Management Officer:
Objection

The proposed side extension at the eastern extent of the property is towards the channel of the Cannons Brook and may extend into the floodplain. A flood risk assessment has not been provided to assess the risk of flooding to the proposed development and consider the impact on the development on the risk of flooding elsewhere. The flood risk assessment should follow the Environment Agency's standing advice at <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>

REASON

The applicant has not demonstrated that the site is safe and flood risk is suitably mitigated through the provision of an appropriate flood risk assessment as required by: Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1 - Strategic Policies (Nov 2012); Policy DME1 9 Management of Flood Risk in emerging Hillingdon Local Plan Part 2 - Development Management Policies; Hillingdon Local Plan Part 2 Saved UDP Policy OE7; Policy 5.12 Flood Risk Management of the London Plan (March 2016); National Planning Policy Framework (July 2018); and the Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

Officer comments:

The side extension has been removed from the application and so the building would not be extended into a flood risk area of the site.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage
PT1.EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

OL4	Green Belt - replacement or extension of buildings
BE8	Planning applications for alteration or extension of listed buildings
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.
DMHB 1	Heritage Assets
DMHB 2	Listed Buildings
DMHD 1	Alterations and Extensions to Residential Dwellings
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.8	(2016) Heritage assets and archaeology
LPP 7.16	(2016) Green Belt
NPPF- 13	NPPF-13 2018 - Protecting Green Belt land
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

5. MAIN PLANNING ISSUES

The main planning issues relate to the impact the proposal would have on the Grade II Listed Buildings, the character and appearance of the area and on the Green Belt.

Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not permit applications to alter or extend Listed Buildings where damage may be caused to the historic structure. External and internal alterations should harmonise with their surroundings.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene, whilst Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require alterations and extensions to harmonise with the scale, form, architectural composition and proportions of the original building. Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development within residential areas complements or improves the amenity and character of the area.

The proposed works involves the erection of a two storey and single storey rear extension to the Grade II Listed Old Clack Farmhouse and alterations to the Grade II Listed Barn to provide a bedroom suite and bathroom. The house and barn would be connected by a glazed link which would be located behind an existing wall and doorway between the farmhouse and the barn.

Subject to the provision of suitable conditions on any consent granted, the Council's Conservation Officer raises no objection to the proposed two-storey and single storey rear extension to the Grade II Listed Farmhouse or to the alterations to the Grade II Listed Barn, nor to the glazed link connecting the two buildings. It is considered that the proposed works would not cause harm to the historic fabric of either of the Grade II Listed Buildings. The scale and design of the proposed rear extension would be in keeping with the character and appearance of the Grade II Listed Buildings.

As such the proposed scheme complies with Policies BE8, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application site is also located within the Green Belt; Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that developments in the Green Belt would not be permitted where the development would injure the visual amenity of the Green Belt by their siting, materials and design.

In regards to the impact on the surrounding Green Belt, the National Planning Policy Framework (NPPF) will not allow extensions or alterations to a building where it results in disproportionate additions over and above the size of the original building. With regard to the original building it is made clear within Annex 2 of the NPPF that the original building is a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was originally built.

The issue is thus whether the proposed extensions to Old Clack Farm would be disproportionate. No definition of disproportionate is given in the Framework, or in local policy. Therefore, assessing proportionality is primarily an objective test based on the increase in size. Whether the proposal is a disproportionate addition is fundamentally a matter of the relative increase in overall scale and bulk of the original building.

While there is no set definition within the NPPF of what constitutes a proportionate extension, it has been considered through appeals and case law that extensions in the

Green Belt are normally only considered to be proportionate where they result in less than a 50% increase in floor space and/or footprint from the original building, depending on which is more appropriate in the circumstance. Given height is involved it is considered that floor space would be more appropriate in this case.

On the basis of the information before the Local Planning Authority, the original footprint of the Old Clack Farmhouse is 329sq.m; the proposed extensions would add 68sq.m of floor space which represents a 21% increase over the floor space of the original farmhouse building. When including the Barn, with an original footprint of 173sq.m, the proposed extensions would result in a 14% increase in floor space.

In 1990 planning permission (ref: 42413/B/90/0432) was granted for the erection of a detached garage and a stable block and the retention of a pool house. The buildings would have resulted in a 63sq.m increase in floor space, although it appears that the detached garage was not built. Therefore, together with the 1990 planning permission, the extensions proposed as part of the current application would result in 26% increase in floor space of the original farmhouse and barn. As such, the proposed scheme would not result in disproportionate additions to Old Clack Farm and would not injure the visual amenity of the Green Belt, thereby complying with Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the National Planning Policy Framework (NPPF).

Cannons Brook runs alongside the eastern site boundary with part of the site falling within an 8m buffer and river bank protection area. Flood Zones 2 and 3 also cover part of the site. The proposal originally included the erection of a single storey side extension on the eastern side of the site; the Council's Floodwater Management Officer requested a flood risk assessment so that the impact of the proposed side extension on Cannons Brook could be assessed. The side extension has since been removed from the proposed scheme and so the building would not be extended into a flood risk area of the site; a flood risk assessment is therefore not required in this instance.

The application is therefore recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 3/36/35B, 1336-36C, 1336-37C and SK50-Reinstated Barn Doors.

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 HO4 Materials

Details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun.

- (a) Details of the design and materials of the glazed link, including how the new structure would link with the existing buildings
- (b) Samples of all new external materials and finishes, including tiles, render, timber finishes, lead work, bricks and mortar mix
- (c) Design and materials of all new doors, windows and dormer windows, all to be of timber and traditionally constructed.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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.

REASON

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

5 HO9 Tree Protection

Prior to the commencement of any site clearance or construction work, 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. 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:

- 1. There shall be no changes in ground levels;
- 2. No materials or plant shall be stored;
- 3. No buildings or temporary buildings shall be erected or stationed.
- 4. No materials or waste shall be burnt; and
- 5. 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 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) and Policy 5.17 of the London Plan (2015).

6 NONSC Further Details

Detailed drawings or samples of materials, as appropriate, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- (a) Structural details of the new additions, including footings and method of construction
- (b) Details of new flues and vents
- (c) Details of external pipe runs

- (d) Works to the structures for fire and sound proofing, and thermal upgrading
- (e) Details of the design and construction of all new internal joinery
- (f) Details of works to create a new doorway into the barn from the glazed link

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)

7 NONSC Details of doors and opening to north elevation of the barn

Notwithstanding the approved plans, details of the doors and opening to the north elevation of the barn shall be submitted to and approved in writing by the Local Planning Authority prior to this element of the works starting on site.

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)

8 LB12 Hidden Features

Any hidden historic features (relating particularly to the historic timber framing) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention/proper recording, as required by the Council.

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)

9 LB6 Inspection of the building prior to demolition

Prior to alteration or demolition, the building should be recorded to Level 1 as defined by Heritage England, and following agreement with LBH and where appropriate Heritage England, copies of the document sent to the Uxbridge Local History Library archive and Heritage England for inclusion in the London Heritage Environment Record.

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)

10 NONSC Schedule of Works

A schedule of works to the original buildings, including roof structure shall be submitted to and approved in writing by the Local Planning Authority

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)

11 NONSC Gutters and Downpipes

All new gutters and downpipes shall be painted cast metal.

REASON

To safeguard the special architectural and/or historic interest of the building in

INFORMATIVES

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

- 2 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

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.

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage
PT1.EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

OL4	Green Belt - replacement or extension of buildings
BE8	Planning applications for alteration or extension of listed buildings
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.
DMHB 1	Heritage Assets
DMHB 2	Listed Buildings
DMHD 1	Alterations and Extensions to Residential Dwellings
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.8	(2016) Heritage assets and archaeology
LPP 7.16	(2016) Green Belt
NPPF- 13	NPPF-13 2018 - Protecting Green Belt land
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must

be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

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

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

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

7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

- carry out work to an existing party wall;
- build on the boundary with a neighbouring property;
- in some circumstances, carry out groundworks within 6 metres of an adjoining building.

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

8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific

consent of the owner. If you require further information or advice, you should consult a solicitor.

- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

of 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 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

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

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

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

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

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

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

- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made

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to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Katherine Mills

Telephone No: 01895 250230