

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

Signature:

Date:

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 7 HAMLIN CRESCENT EASTCOTE PINNER

Development: Part two storey, part single storey side/rear extensions, first floor rear balcony, roof extension including 2 x front dormers, front hip to gable conversion and raising of ridge height, conversion of garage to habitable accommodation, single storey front infill extension and external alterations including fenestration changes and removal of chimney stacks

LBH Ref Nos: **20905/APP/2021/1999**

Drawing Nos: PL-01
PL-02
PL-03

Date Plans Received: 18/05/2021

Date(s) of Amendment(s):

Date Application Valid: 18/05/2021

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two-storey detached period dwelling house located at the north-western corner of Hamlin Crescent. It has a two storey front projection, with a cat slide roof to the side dropping down to form a canopy over the front entrance. There is a flat roofed dormer set within this. To the side of this there is a two storey element set back from the front elevation forming the integral garage with a bedroom above. On the other side of the house is a single storey extension and to the rear there is a single storey projection in part covered by a cat slide roof. The property has a generously sized front garden with the driveway to one side providing parking for at least two additional cars. The street scene is residential in character and appearance comprising a mix of single storey and two storey properties.

1.2 Proposed Scheme

Planning permission is sought for a part two storey, part single storey side/rear extensions with a rear central dome, a first floor rear balcony, a roof extension including 2 x front dormers, a front hip to gable conversion and raising of the ridge height of the property, conversion of the garage to habitable accommodation, single storey front infill extension and external alterations including fenestration changes and removal of the chimney stacks.

1.3 Relevant Planning History

20905/APP/2016/2763 7 Hamlin Crescent Eastcote Pinner

Two storey front extension and two storey rear/side extension.

Decision Date: 30-09-2016 Refused

20905/APP/2018/3259 7 Hamlin Crescent Eastcote Pinner

Two storey front extension, part two storey, part first floor side/rear extension and alterations to the front and side elevations

Decision Date: 27-11-2018 Approved

Two storey front extension, part two storey, part first floor side/rear extension and alterations to the front and side elevations

Decision Date: 07-05-2021 **OBJ**

Comment on Planning History

The relevant planning history attached to this site is listed above.

Planning permission was granted by the Council on 27th November 2018 for a two storey front extension, part two storey, part first floor side/rear extension and alterations to the front and side elevations under application reference 20905/APP/2018/3259.

Planning permission was refused by the Council on 30th September 2016 for a two storey front extension and two storey rear/side extension under application reference 20905/APP/2016/2763. The grounds for refusal are as follows:

1) The proposed front extension, by reason of its size, scale, bulk and design represents an unduly intrusive and incongruous form of development, which would fail to harmonise with the architectural composition of the original and adjoining dwellings 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) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2) The proposed rear and side extensions, by reason of their size, scale, bulk and design, including the uncharacteristic crown roof, represents an unduly intrusive and incongruous form of development, which would fail to harmonise with the architectural composition of the original and adjoining dwellings 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) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3) The proposed development would be detrimental to the amenities of the adjoining occupiers at 8 Hamlin Crescent as it would result in an unacceptably oppressive and overbearing outlook for the occupants of these properties. The proposal is thus contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

4) The proposed part two storey, part single storey rear extension, by virtue of its size, scale, bulk, design and proximity, would be detrimental to the amenities of the adjoining occupier at 14 Lothian Avenue by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

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

Six neighbouring properties were consulted on 7th June 2021. The consultation period expired on 28th June 2021. Two representations were received and their comments are summarised as follows:

- Detrimental effect on No.6 and their garden
- Loss of light and outlook
- Loss of privacy
- Overbearing impact
- The proposed balcony will reduce privacy
- The proposal, in conjunction with the development at No.8 (ref: 10449/APP/2021/2124), will make the Crescent look cramped
- Outbuildings are being proposed along the boundary shared with No.6
- Neighbouring residents were not consulted on the application for the outbuildings

Eastcote Residents Association: "Previous applications 20905/APP/2018 3259 Two storey front extension, part two storey, part first floor side/rear extension and alterations to the front and side elevations. Approved application 20905/APP/2021/2225 PD for two out buildings 1 for entertainment/gym 2 workshop plus shed. Approved. One reason for approval of the out buildings was that only 50% of the garden was to be used. However, this is based on the size of the existing house. The application 20905/APP/2021/1999 will increase the foot print of the house thereby reducing the overall size of the garden if approved. Therefore, any further extension to the house should be refused as it will reduce the garden area to below 50% of the curtilage. The raising of the ridge, change hips to gable ends and removal of the chimneys will have a detrimental effect on the street scene. The extensions to the roof are not subordinate to the main roof. The proposed ground floor will have many rooms some can be classed as ancillary rooms, the cinema room/lounge, the reception room, plus several rooms named as prayer room, office, yoga/kids room which if made into one room could all be used as bedrooms. Which could increase the number of bedrooms to eight. The applicant stated that the larger of the two outbuildings was for entertainment/gym and for a children's play room. Therefore there is no need to duplicate these within the house. The rear elevation shows a pitched tiled roof on the proposed single storey rear extension, this looks clumsy combined with the proposed balcony on the first floor. This house is a Comben & Wakelin design, similar to those in the Eastcote Park Estate CA, with very distinctive windows, should the application be approved then there should be a condition to ensure all new and/or replacement windows reflect the design of the original. An opinion should be sought from the Urban Design Officer. This is an over development of the site and will cause harm to the street scene, we ask for the application to be refused."

Planning Officer's Response: The concerns raised in regards to impact on the character and appearance of the area and neighbouring residential amenity will be covered in the following sections of the report. The site is not located within a Conservation Area, nor an Area of Special Local Character. As such, it is not considered appropriate or necessary to consult Council's Conservation Officer. It is acknowledged that an application at No.8 Hamlin Crescent has been submitted under application reference 20905/APP/2021/1999 which is still under consideration by Planning Officers.

The outbuildings were approved under an application for a Certificate of Lawful Development (ref: 20905/APP/2021/2225). There is no statutory requirement to consult

neighbouring residents on Certificate of Lawful Development applications. The GPDO legislation stipulates that development is not permitted by Class E if- "the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)". The proposed development that is being considered as part of this current application, when combined with the outbuildings approved under application ref: 20905/APP/2021/2225, would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP D6 (2021) Housing quality and standards

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Character and Appearance:

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development will be required to be designed to the highest standards and incorporate principles of good design. Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extensions to dwellings should not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

With regard to side extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states, amongst other things, that: side extensions should not exceed half the width of the original property; and two storey side extensions should be set in a minimum of 1 metre from the side boundary.

With regard to rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states, amongst other things, that: single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth; any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level; and pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design.

With regards to roof extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states, amongst other things, that: roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof; and that the raising of a main roof above the existing ridgeline of a house will generally not be supported.

It is acknowledged that the proposed front dormers would not be strictly in accordance with Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). However, there are existing properties on Hamlin Crescent with front dormer extensions. Bearing this in mind, coupled with the modest size of the dormers, it is considered that these elements of the proposal would appear as sympathetic and subservient additions when viewed from the street scene on Hamlin Crescent. It is also worth noting that front dormers extension have already been approved under application ref: 20905/APP/2018/3259.

The proposal does seek to increase the overall ridge height of the host dwelling by 0.2 metres. Given that the street scene on Hamlin Crescent comprises a mixture of single storey and two storey dwellings of various sizes and scale, it is considered that the proposed increase to the height of the building would not appear out of keeping with the surrounding context of the site. Similarly, the proposed replacement of the hipped roof form on the existing two storey front projection with a front gable face would not appear at odds with the character of the area, given that the properties on Hamlin Crescent are individually characterised.

A single storey front infill extension is proposed in front of the existing garage. The scale, size and design of the proposed infill extension would be similar to that approved under application ref: 20905/APP/2018/3259. Furthermore, given its 1.6 metre set-back, it is considered that the proposed single storey front infill extension would appear as subservient addition to the original host dwelling. The proposed two storey side extensions would be of similar dimensions to the development approved under application ref: 20905/APP/2018/3259. The proposed two storey side extensions would be set-in from the respective side boundaries, thus ensuring that the rhythm and spacing between buildings is respected. The proposed single storey side extension on the north-west elevation would be set-back from the main front wall of the host dwelling and set-in from the side boundary. It is therefore considered that this element of the proposal would appear as a proportionate addition.

The size of the proposed part two storey/part single storey rear extension would be larger than that approved under application ref: 20905/APP/2018/3259. However, the proposed double hipped roof profile at first floor level and set-back from the single storey rear element helps to reduce the overall bulk and mass of the rear extensions. In addition to this, the generous size of the rear garden means that the proposed part two storey, part single storey rear extensions would sit comfortably within the plot. It is also noted that No. 6 Hamlin Crescent already benefits from a two storey rear extension.

On balance, it is considered that the proposed development would not cause harm to the character and appearance of the host dwelling and the surrounding area. Whilst not

strictly in accordance with all the criteria set out in Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), the proposal would comply with the overarching objectives of Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Residential Amenity:

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers. Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

No. 6 Hamlin Crescent is a two-storey property located to the south-west of the application site. The rear elevation of No.6 is orientated so that it splays away from the rear elevation of the application site. No.6 contains windows fitted in its side elevation which faces towards the application site. According to the planning records relating to No.6, the ground floor side windows are secondary windows that serve an open lounge (ref: 39014/APP/2016/4319). The first floor side windows at No.6 serves as principal windows to a bedroom and the stairway. No. 8

The proposed single storey side extension on the south-western elevation of the application property would have a modest eaves height of 2.8 metres, and would be set-away from the mutual boundary shared with No.6 by approximately 1 metre (at the closest point). The proposed single storey rear element would have a depth of 7 metres (7.4 metres including the conservatory dome), but would be set-away from the mutual boundary No.6 by approximately 6.9 metres (at the closest point). The proposed part two storey side/rear element would be set-away from the mutual boundary shared with No. 6 by between 1.1 metres and 6.9 metres (approximately). Although the proposal seeks to replace the hipped roof on the existing two storey front projection with a dual-pitched roof, its depth would remain the same as existing. Taking these factors into account, coupled with the orientation of No. 6, it is considered that the proposal would not have a dominating or overbearing effect on the occupiers at No.6 and their associated private amenity space.

As mentioned above, No. 6 has a bedroom window that is being solely served by windows fitted in its side (north) elevation. The outlook from these bedroom windows are already restricted as they currently face towards the existing two storey flank wall of the application property. It is acknowledged that the flank wall of the proposed development would be positioned closer to the mutual boundary shared with No.6 than the existing situation. However, given the aforementioned separation distances and orientation of No.6, it is considered, on balance, that the proposal would not undermine the level of outlook and light for the occupiers at No.6 to such a significant extent to justify a reasonable ground for refusal on this basis.

No.8 Hamlin Crescent is a detached bungalow located to the north-east of the application site. The rear elevation of No.8 is orientated so that it splays away from the rear elevation of the application site. No.8 contains ground floor side windows which face towards the application site. According to planning records, these side windows serve non-habitable rooms (refer to application ref: 10449/APP/2021/2124). The proposed single storey front

infill extension would contain a catslide roof profile with an eaves a height of 2.7 metres. The single storey front infill extension would be set-away from the mutual boundary shared by approximately 1.6 metres, and would not project beyond the front building line of No.8. The proposed part two storey side/rear element (with front dormer extensions) that is positioned along the north-eastern boundary would be set-away from No.8 by approximately 1.6 metres, i.e. the same separation distance as the existing two storey flank wall of the host dwelling (albeit the proposed two storey side/rear element would be approximately 1.2 metres to 2.5 metres deeper. The proposed single storey rear element would project an additional 4 metres (4.4 metres including the conservatory dome) beyond the existing single storey rear addition, and would have a modest eaves height of 2.9 metres. Given these circumstances, it is considered that the proposed development would not result in an unreasonable loss of light, outlook or overbearing effect upon the neighbouring occupiers at No.8.

The submitted elevations includes an annotation stating that all the side facing windows would be obscure glazed and non-opening up to 1.7 metres. However, if this application was approved, a standard condition would be secured requiring the side windows to be obscure glazed and non-opening up to 1.8 metres. The proposed side windows would serve non-habitable rooms and an office (measuring 5.4 square metres). It is therefore considered that a condition of this nature would not prejudice the overall quality of internal accommodation for the occupiers at No.7 Hamlin Crescent. Also, a condition would be secured requiring for the details of the balcony privacy screen along the north-eastern boundary to be submitted to the Council for consideration. Subject to these conditions, it is considered that the proposal would not give rise to a loss of privacy or overlooking for neighbouring occupiers.

The objections received from neighbouring residents have been duly noted. However, having regard to the above, it is considered that the proposal would not cause undue harm to the living conditions of neighbouring occupiers, in compliance with Policy DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

External Amenity Space Provision:

Table 5.3 of the Hillingdon Local Plan Part 2: Development Management Policies (2020) requires four bedroom (plus) dwellings to have at least 100 square metres of private amenity space. There would be more than a sufficient amount of private amenity space retained as part of the development to comply with this requirement. This is even accounting for the proposed outbuildings approved under application ref: 20905/APP/2021/2225. The proposal would therefore not undermine the provision of external amenity space, in accordance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Parking and Highway Safety:

The proposal would result in the loss of the garage as well as part of the existing drive. However, sufficient space would be retained to provide on-site parking for at least two cars in accordance with the car parking standards set out in Appendix C, Table 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). It is therefore considered that the proposal would not significantly exacerbate the demand for street parking or prejudice highway safety, in accordance with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Conclusion:

On balance, it is considered that the proposed development would not cause harm to the character and appearance of the host dwelling and the surrounding or adversely impact on the living conditions of neighbouring occupiers. It is therefore recommended that the application be approved, subject to conditions.

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 PL-01, PL-02 and PL-03.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

3 HO4 Materials

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 DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 6 or 8 Hamlin Crescent.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

5 HO6 Obscure Glazing

Notwithstanding the details on the approved drawings, all the ground and first floor side windows facing number 6 and 8 Hamlin Crescent shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

6 HO7 No roof gardens

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

REASON

To prevent overlooking to adjoining properties in accordance with policy policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

7 NONSC Non Standard Condition

Prior to the commencement of works above damp proof course level, details of the privacy screen along the the north-eastern elevation of the first floor balcony as shown on drawing number PL-03 shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the height, material and obscurity level. The approved details shall be implemented prior to the first occupation of the flats hereby approved and shall be retained thereafter. Unless otherwise agreed in writing by the Local Planning Authority.

REASON

To safeguard the amenity of existing occupiers in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020).

INFORMATIVES

- 1** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.
- 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.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development
DMHB 12 Streets and Public Realm
DMHB 18 Private Outdoor Amenity Space
DMHD 1 Alterations and Extensions to Residential Dwellings
DMT 6 Vehicle Parking
LPP D6 (2021) Housing quality and standards

- 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 may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control that is considered to cause harm to local amenity.
- 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: -

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.

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

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).

Contact Officer: Nesha Burnham

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