

DOCUMENT 5

EXTRACTS FROM FILE REFERENCE

**57234/APP/2002/865 GRANTING PLANNING
PERMISISON AT 4 LONGMEAD ROAD FOR
NEW DWELLING**



London Borough of Hillingdon, Civic Centre, Uxbridge, Middlesex UB8 3UW.

Environmental Services Tel: 01895 250111 Ext.

Fax: 01895 250830

Town and Country Planning Act 1990

GRANT OF PLANNING PERMISSION

Ref: 57234/APP/2002/865

To:

Aulia Birk Associates (ref. 0204)
55 The Green
Southall
Middlesex UB2 4AR

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above mentioned Act and Orders made thereunder hereby GRANT permission for the following development:-

Description of development:-	Erection of a single storey rear extension to existing dwelling and new three-bedroom attached dwelling
Location of development:-	4 Longmead Road, Hayes
Date of application:-	9 April 2002
Drawing/plan Nos:-	1:1250 scale location plan received 23 April 2002 and 0204-01 Rev A received 10 June 2002 and letter dated 8 June 2002

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

Signed: *P.E. Wilby*
Signed: R.V.K.1442
CORPORATE DIRECTOR ENVIRONMENTAL SERVICES GROUP

Date:- 18 June 2002

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



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Continuation Sheet No. 1

Ref: 57234/APP/2002/865

CONDITION 1

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

REASON

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

CONDITION 2

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority (LPA).

Any trees, hedges and shrubs being severely damaged during construction, seriously diseased or dying shall be replaced by one of a size and species to be agreed in writing with the LPA. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, felling or groundwork shall be agreed in writing with the LPA. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1: Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Such work or planting shall be completed within 8 months of the commencement of the development or such period as agreed in writing by the LPA.

REASON

The trees and other vegetation makes a valuable contribution to the amenity of the area and to comply with Section 197 of the Town and Country Planning Act 1990.

CONDITION 3

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

REASON

To ensure that adequate facilities are provided.



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Continuation Sheet No. 2

Ref: 57234/APP/2002/865

CONDITION 4

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

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building.

CONDITION 5

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

REASON

To prevent overlooking to adjoining properties.

CONDITION 6

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no extension to any dwellinghouse or garage shall be erected without the prior written permission of the Local Planning Authority.

REASON

To prevent overdevelopment of the site.

CONDITION 7

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no additional windows or doors shall be constructed in the walls of the development hereby approved facing No 6 Longmead Road.



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Continuation Sheet No. 3

Ref: 57234/APP/2002/865

REASON

To prevent overlooking to the adjoining property.

INFORMATIVES:

1. Your attention is drawn to the fact that planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner.
2. You are advised that this permission does not dispense with the necessity of obtaining approval or consent under the Building Regulations Building Acts and other relevant legislation or regulations. You should contact Building Control Services, Civic Centre, Uxbridge (Telephone 01895 250111) if you require further information.

P. E. Willis

RWK/1442

CORPORATE DIRECTOR ENVIRONMENTAL SERVICES GROUP

18 June 2002

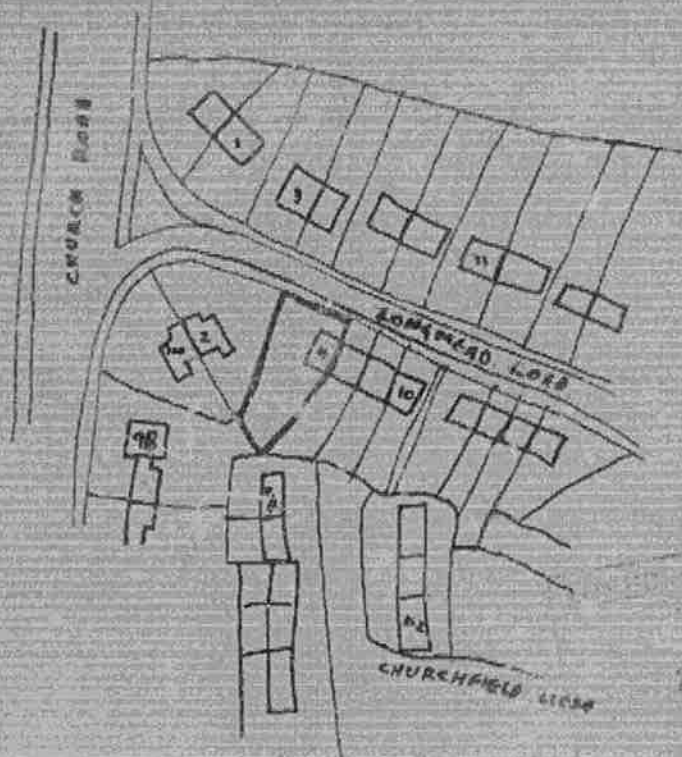


Scale = 1:1,750
Metres 20 40 60 80 100 120

Produced using Esri (UK)'s MapExplorer 2.0 - <http://www.esriuk.com>

INDISTINCT ORIGINAL

02/205



4 LONGMEAD ROAD, HAYES

SCALE 1:1250

Parking spaces

Pear

Ash

Attached new house

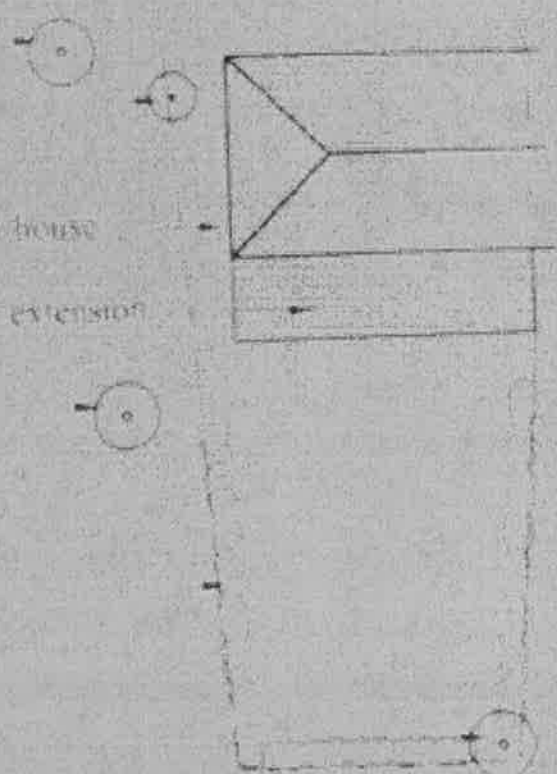
Single storey extension

Pear

Private Driveway

Island

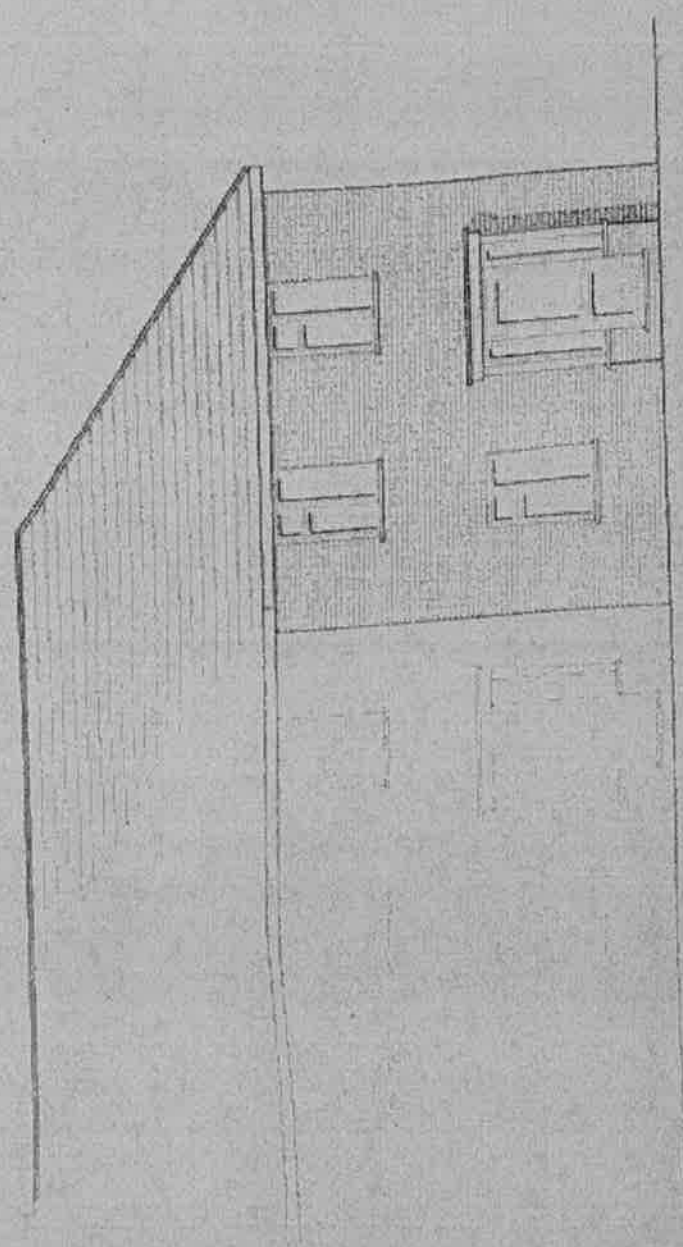
Site Plan 1:500



54234 / APR / 2002 / 12

Revisions:

A: Property reduced by 1 in. by 1 in.
bedroom removed and ash tree retained
07/06/02



Front Elevation



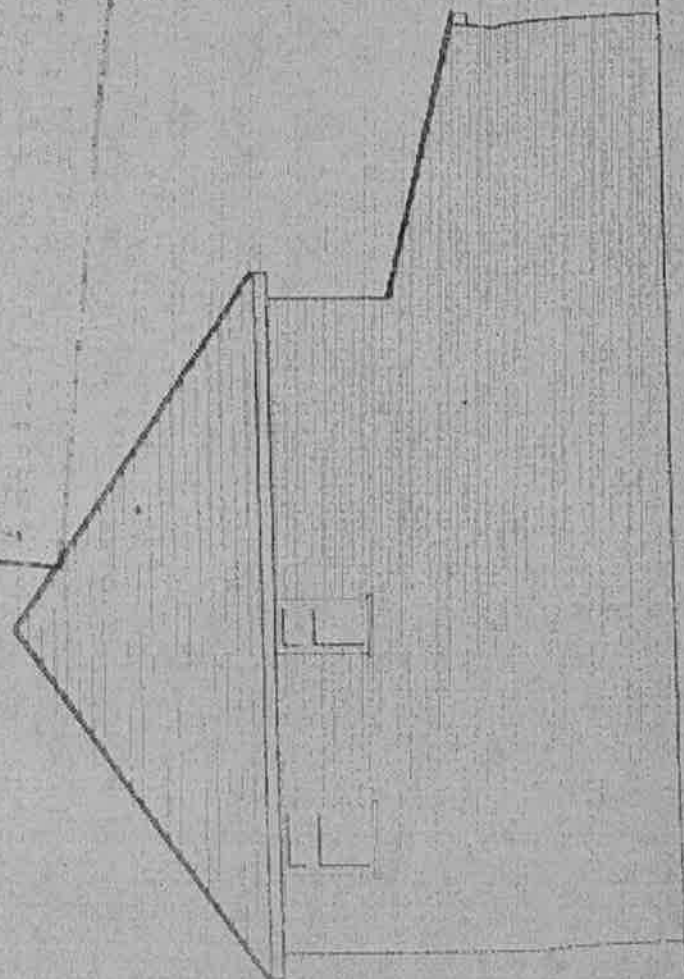
Rear Elevation



Front Elevation

Roof tiles to match
existing

Brickwork to match
existing



Side Elevation



Rear Elevation

Side Elevation



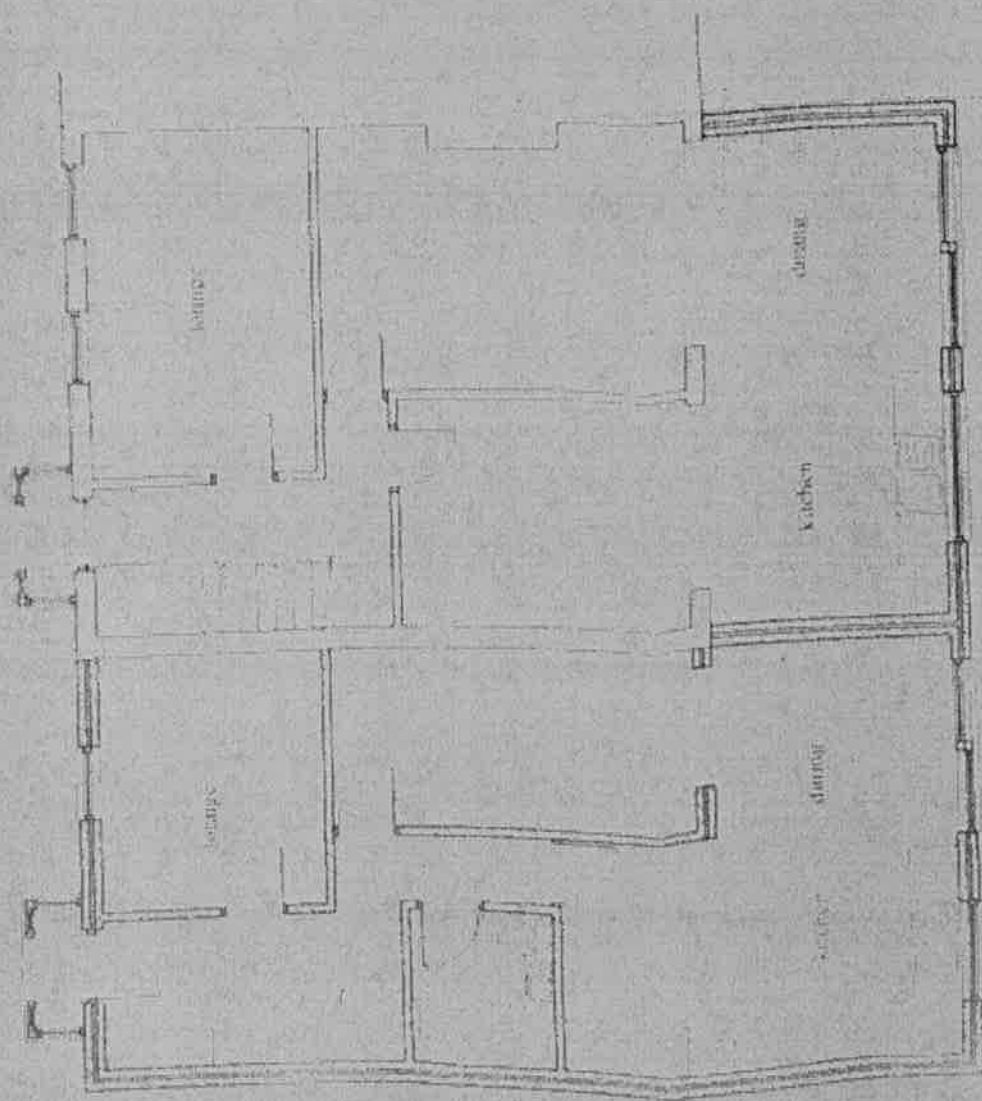
Rear Elevation

Aujla Birk Associates

email: ab@ajla.co.uk
Tel: 020 8574 3535

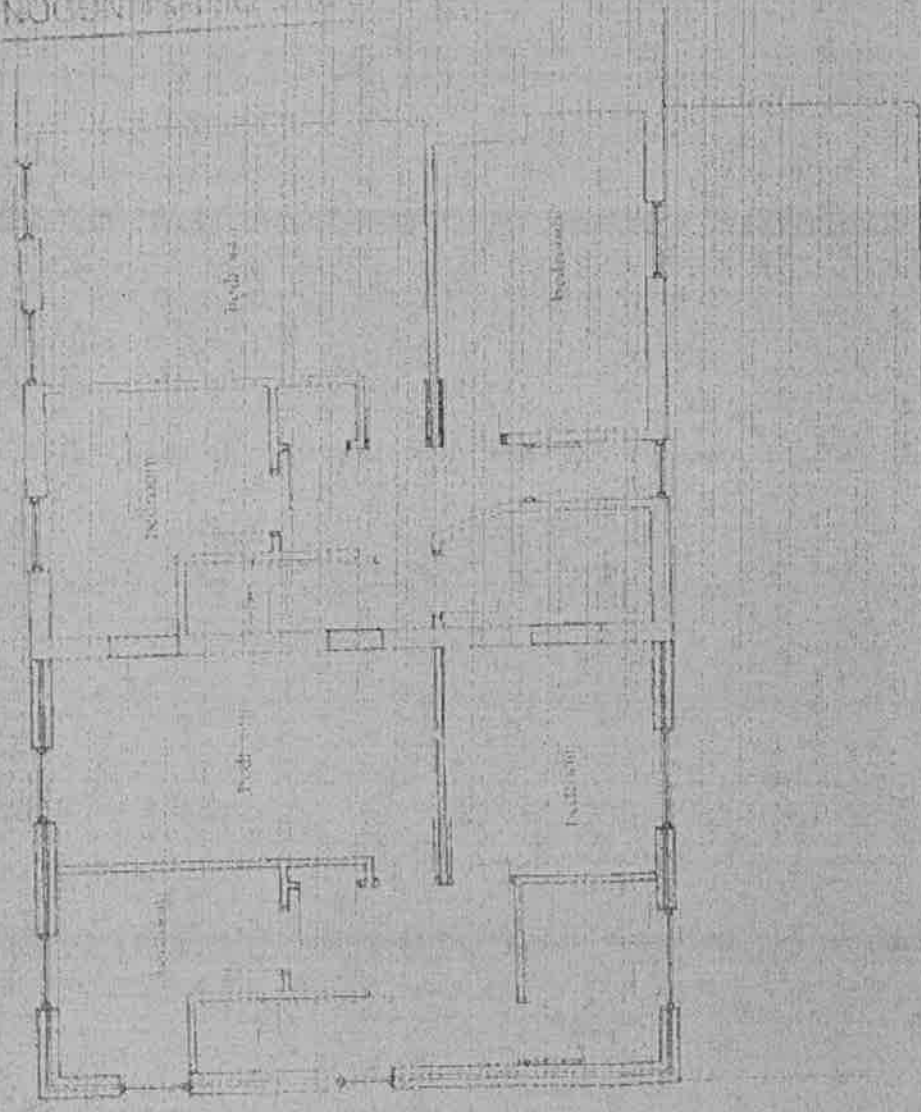
85 The Green, Southall, UB2 4AR

scale 1:100	title Single storey rear extension and attached new house	
date 16/01/02		
drawn	rev	site 4 Longmead Road, Hayes
0204-01	A	



Proposed Ground Floor

NOT FOR CONSTRUCTION
DATE: 11.11.2002



Proposed First Floor