

Statement of Case

0.0 Introduction

- 0.1 An Appeal is being filed for determination by the Planning Inspectorate of Application Ref 23469/APP/2022/144 submitted to the LB of Hillingdon. The application was for *“Erection of new 3 bedroom bungalow with dormers and rooflights serving accommodation in the roof on land to the front of existing dwelling.”* The location is on land to the front of 170 Harefield Road, Uxbridge, and is neither Listed nor in a Conservation Area. The property is located on the South-eastern side of Harefield Road, a road connecting residential districts to the North of Uxbridge Town Centre.
- 0.2 The Appeal is made for non-determination of the application by the Council. Validated on 18.01.2022 the application was assigned a target determination date of 15.03.2022. Correspondence between the Appellant's Agent and the planning officer Haydon Richardson provided in Appendix A demonstrates communications on 16-17 February, 2-3 March & 9-11 March. The last email from Mr Richardson on 10.03.2022 indicated that the Council was minded to refuse consent although this would need to be put to Committee due to receipt of a petition from interested parties. A further message from the Agent requesting clarification of the reasons for refusal was never answered and copies of the petition and any other objections from neighbours or statutory consultees have never been provided or uploaded to the Council's website. A further email requesting an update on the application from 10.05.2022 was never answered. Now 2 months overdue for determination the Appellant has been forced to refer the application for determination by the Planning Inspectorate.
- 0.3 Without an Officer's Report of Planning Determination the Appellant only has the “briefly summarised reasons” from Mr Richardson's email of 10.03.2022 to respond to in this Statement of Case. Equally, with no details of the petition or other representations the Appellant must rely upon supposition to respond to possible objections.
- 0.4 The first reason for refusal has been given as: *“The proposal is out of character and harmful to the areas (sic) appearance, it is also an overdevelopment of the site when taking into consideration the recent approval to the rear which is under construction. The proposal would also create the visual environment which policy DMH6 tries to avoid. i.e. rear properties (170 Harefield Rd and neighbouring semi) being larger in size and scale then (sic) frontage properties. Principle is therefore unacceptable.”*

- 0.5 A second reason for refusal has been given as: *“Residents of the new property would be the subject of overlooking and would have a rear garden/patio area with minimal privacy – despite landscaping attempts to the rear of the site.”*
- 0.6 A third reason for refusal has been given as: *“The design of the building fails to meet the requirements set out in Policy D7 of the London Plan (i.e. creation of an M4(2) compliant dwelling) and our Access officer has recommended refusal of the scheme.”* Self-evidently the Appellant has not seen the detail of the recommendation.
- 0.7 A final reason for refusal has been given as: *“Taking into consideration that the dwellings (sic) isn’t d7 compliant (in terms of its internal arrangements and has an obscure glazed rear elevation which creates a (sic) unfavourable environment for new residents, I would also argue that the property itself is of poor design, where NPPF and other relevant material considerations seek to achieve high quality design in new developments.”*
- 0.8 The Appellant will address these reasons for refusal and the policies listed therein in these Grounds for Appeal.

1.0 Aspects of the Scheme Deemed Acceptable

- 1.1 By absence of objection, we note that the Officer would appear to accept that the layout and internal design of the proposed dwelling would meet minimum requirements. The proposed private amenity garden space would also meet minimum requirements.
- 1.2 Equally the siting of the dwelling does not appear to raise objections for loss of light or overlooking of neighbouring properties.
- 1.3 From previous development of land to the rear of No. 170 the Appellant is aware of the close involvement of the Highways Office of LB Hillingdon as a statutory consultee. In the absence of noted objection, we presume that no grounds for refusal were provided by that department.

2.0 Impact of the Development – Character & Appearance

- 2.1 The first reason for refusal states that the proposal would represent overdevelopment of the plot, be out of character & harmful to the appearance of the context. The Design Statement submitted with the application provided a detailed assessment of the development of the local context over time and its conclusions stand. The local area provides a rich variety of housing types, scales and formats with widely divergent plot sizes and relationships to the street scene. It is precisely this variety of historical development which has resulted in so many subdivisions of properties being sanctioned by the Council.

- 2.2 The character of Harefield Road as a relatively trafficked connecting road to Uxbridge Town Centre has resulted in the absence of landscaped amenity spaces facing onto it. Almost all of the properties facing onto Harefield Road utilise their frontages for parking with defensive boundary treatments and planting. Recently redevelopment of No. 178, one of the few properties with a front garden, was sited much closer to the road with land to the front devoted to private parking. The deep setback existing lawn to front of No. 170 which is exposed both to the road and the flanking, shared driveway provides neither amenity space nor visual enhancement to the context.
- 2.3 The Design Statement provides diagrams demonstrating that the siting of the proposed dwelling would be consistent with the predominant street walls on Harefield Rd and details the multiple, local precedents for dwellings sited both in front of and behind others in tiered fashion. With the exception of No.'s 168 & 170-172, all of the dwellings on this section of Harefield Road are situated close to the road and the proposed new dwelling would align with the consistent streetwall. In fact it is No.'s 168 & 170-172 which are out of character.



Diagram from Design Statement illustrating consistent streetwall of Harefield Rd

- 2.4 Policy DMH6 of the Hillingdon Local Plan is titled “Garden and Backland Development”. This proposal is not for backland development as the plot is a front garden adjacent to the main road. The only explicit reference to front gardens is in the explanatory text which refers to the Council’s Townscape Character Study (2013) which noted the contribution that they can make and specifically undertakes to assess the loss of such features in “certain character areas”. Our communication to the planning Officer of 11.03.2022 requested details of both this Study and the ‘character areas”, neither of which appears to be available for public consultation, but no information has been provided. Harefield Road is not located within an Areas of Special Local Character.

Policy DMH 6: Garden and Backland Development

There is a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases a limited scale of backland development may be acceptable, subject to the following criteria:

- i) neighbouring residential amenity and privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided;**
- ii) vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;**
- iii) development on backland sites must be more intimate in mass and scale and lower than frontage properties; and**
- iv) features such as trees, shrubs and wildlife habitat must be retained or re-provided.**

- 2.5 Policy DMH6 provides 4 criteria for assessment of proposals leading to the loss of gardens. The Council does not appear to consider i), ii) or iv) relevant and we would agree that they do not apply to the circumstances of the proposal. The reason for refusal specifically refers to Criteria iii), albeit in reverse, to contend that proposals for a structure to the front of an existing dwelling should be more prominent in mass and scale. This would be perverse in practice since the impact of such a proposal would almost invariably be unacceptable. The logic behind requirement for new backland developments to be partially hidden by the precedent dwelling is logical but the inverse is not equally so. The context features so many subdivided plots and differently oriented dwellings that glimpses of tiers of dwellings are frequently possible. The bungalow dwelling proposed is consistent with neighbouring structures including 172 & 174 Harefield Rd as well as the garage block to the front of 168, all of which are sited in front of larger buildings.

- 2.6 The reason for refusal cites the precedent decision to grant consent for a new bungalow to be erected to the rear of 170 Harefield (App Ref 23469/APP/2020/3612) as evidence of overdevelopment of the site. Such an argument cannot justify refusal if, as is true in this case, the complete redevelopment provides dwellings with accommodation, parking, garden amenity and detailed site relationships with adjoining plots which comply with local policies. The same argument could in theory have been applied to the previous consent based upon the prior subdivision of both 170 & 172 Harefield Rd to provide new dwellings at 170A & 172A. Numerous other plots in the context provide precedents for multiple subdivisions consented over time and under subsequent applications.
- 2.7 The site density following development of the proposed bungalow dwelling would be 30units/Ha, well below Hillingdon's Residential Density Matrix which is targeted at 35-50units/Ha. Equally, the proposed private amenity gardens for both the retained 4 bed No. 170 and the new 3 bed bungalow would comfortably exceed the minimum standards: 145m² for the former (100m²+) and 81m² for the latter (60m²+). The consented dwelling to the rear of 170 Harefield was set a similar distance away from its neighbours with the Council correctly assessing that the relevant factor was ensuring that windows to habitable rooms at 1st floor level - which are not naturally screened by site boundaries – would be separated by a minimum of 21M. The proposed new bungalow is designed so that all habitable rooms at 1st floor are provided with outlook and daylight to the front where they are set obliquely to neighbours across Harefield Road and separated by over 25M at the minimum. Openings to the rear which serve 2 bathrooms and the stairwell are proposed to be fitted with obscured glass, to ensure that privacy of adjoining owners would not be compromised.
- 2.8 In fact the Council insisted by imposing a Condition on the consent granted for the bungalow to the rear of 170 Harefield Road that a suite of dormer windows and rooflights were fitted with obscured glass. It is inconsistent and illogical for the Council to cite this same inclusion as a reason for refusal for the new proposed bungalow in the same context.
- 2.9 The local context defies easy characterisation with dwellings of 1, 2 & stories, detached, semi's and terraced on a wide variety of plots. The plot size for the proposed dwelling would be 262m² which is comparable in size to a significant number of other existing dwellings in the local context. This plot area is nearly identical to the 268m² effective size of the private plot for the new dwelling behind No. 170 Harefield Rd. The subdivision of the plot of No. 166 Harefield Rd to provide the new plot for 166A to the rear retained a plot for that 2 storey dwelling of 285m². The recently consented terraced dwellings to the rear of 15-17 North Common Rd (App Ref 61320/APP/2014/2505)

provided a minimum plot size of 270m² to the middle dwelling. Close by at 178B-E Harefield Rd - a terrace of 4 No. 3 bed dwellings - the typical plot size of 192m² is considerably smaller than that proposed in this application. Other 20C developments in the local context such as Salt Hill Close provide terraced 3 bed dwellings on even smaller plots of 140-170m².



*Aerial photos of context illustrating typical plot sizes (from top left):
166 Harefield Rd; Land rear of 15-17 North Common Rd; 178B-E Harefield Rd; Salt Hill Close*

3.0 Amenity for Future Dwelling - Overlooking

- 3.1 The Officer contends that the proposed new dwelling would suffer from overlooking from the existing dwelling at 170 Harefield Rd and discounts the potential for landscaping to ameliorate this condition.
- 3.2 The potential for overlooking the rear garden of the new property would not be materially different to that consented for the new dwelling to the rear of No. 170 Harefield Rd. That dwelling's private amenity garden adjoins not only No. 170 but also 172 & 170A from which it is protected with new boundary planting similar to that proposed for the new dwelling. In contrast the new proposal would only effectively enclose upon a single neighbouring property. There are also similar relationships at other precedent properties in the local context including the 2 storey dwelling at No. 166A Harefield Rd which was erected to the rear of No. 166 and has windows at 1st floor level which could overlook the retained private garden.
- 3.3 The Appellant has undertaken to proceed with boundary planting to demonstrate the efficacy of providing adequate screening between the adjoining properties. This will be open for inspection as part of a site visit to the property. A photo set has been attached at Appendix B.



Aerial photo of context showing 166A Harefield Rd developed on backland of 166

4.0 Compliance with Approved Document M

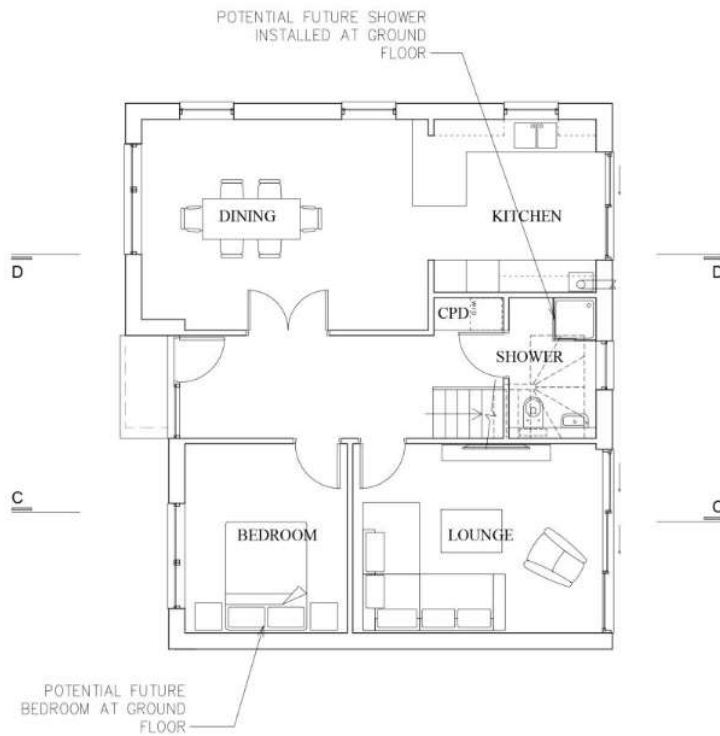
- 4.1 The Officer's outline reasons for refusal includes the contention by the Council's Access officer that the proposed dwelling would not meet the requirements of policy D7 of the London Plan which call for new dwellings to meet the requirements set out in Part M of the Approved Documents for an M4(2) compliant dwelling. These provisions cover "accessible and adaptable dwellings".

Requirement	
<i>Optional requirement</i>	<i>Limits on application</i>
Part M access to and use of buildings	
Category 2 – accessible and adaptable dwellings	
M4(2) optional requirement	Optional requirement M4(2)–
(1) Reasonable provision must be made for people to—	(a) may apply only in relation to a dwelling that is erected;
(a) gain access to; and	(b) will apply in substitution for requirement M4(1);
(b) use, the dwelling and its facilities.	(c) does not apply where optional requirement M4(3) applies;
(2) The provision made must be sufficient to—	(d) does not apply to any part of a building that is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.
(a) meet the needs of occupants with differing needs, including some older or disabled people; and	
(b) to allow adaptation of the dwelling to meet the changing needs of occupants over time.	

- 4.2 M4(2) compliance requires inclusion of level approach and access to the new dwelling including space for handicapped accessible parking and drop off. The dwelling should also allow adequate manoeuvring space without internal steps to enable use of living, kitchen and WC facilities at the entrance storey. All of these provisions must form part of the building at completion. However, other provisions including that of a bed space and washroom at ground level may be subject to some adaptation of the dwelling once those are required by the resident.
- 4.3 The dwelling as designed would readily comply with all these provisions and it remains unclear to the Appellant which details of M4(2) compliance have resulted in the Access officer's recommendation for refusal. This is particularly confusing since the arrangements are not dissimilar to those for the consented dwelling to the rear of No. 170 which were recently approved under the same principles. While that dwelling included a bedroom and shower room at ground floor level, these are the provisions of the code which can be subject to adaptation.
- 4.4 The Appellant has prepared a revised internal layout for the proposed dwelling which demonstrate how it can readily be adapted to provide for M4(2) compliance. This illustrates how this reason for refusal could readily have been resolved through discussion with the applicant during assessment of the application.

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1

PROPOSED GROUND FLOOR PLAN
1 : 100



Bchitecture
11A Beresford Road London N2 8AT
t 07932 796 407 e Bchitecture@gmail.com

LOCATION

Land to the Front of
170 Harefield Rd
Uxbridge UB8 1PP

DRAWING TITLE

PROPOSED GROUND
FLOOR PLAN

DATE

Jun 2022

SCALE

1:100
@A4

JOB NO

2009

DWG NO/REV

SK3/-

Revised internal layout demonstrating compliance with M4(2)

5.0 Poor Design

- 5.1 The Officer's final reason for refusal of the application states that the proposal would provide a poor quality of design for future occupants. This judgment is based on two factors: the lack of compliance with the M4(2) standard for accessible and adaptable homes; and the provision of obscured glazed openings at 1st floor level to the rear of the property.
- 5.2 Section 4.0 above addresses the compliance of the scheme with the provisions of Part M of the Approved Documents to provide an accessible dwelling. On this basis the Appellant does not agree that the proposal represents poor design.
- 5.3 The inclusion of obscured glass openings on the upper storey of the dwelling is consistent with application of policy from the Council to the consented dwelling to the rear of No. 170 Harefield Rd. Condition 7 of that consent (App Ref 23469/APP/2020/3612) was imposed requiring that rooflights and windows be fitted with permanently obscured glass to the West & South elevations of the dwelling. These provisions clearly were intended to safeguard the adjoining neighbours at 168 Harefield Road and 18, 21 & 22 North Common Road from overlooking. The 2 habitable bedrooms at first floor of this dwelling retained clear glazed openings on the East and North elevations. It is not clear how the current proposal differs fundamentally from this precedent, except that the bedrooms do not overlook the rear garden space. That aspect of the design of the proposed dwelling would not in itself represent a poor quality of design, particularly as the primary habitable living spaces at ground floor level all overlook and provide surveillance of the private garden.

6.0 Conclusion

- 6.1 The proposed bungalow dwelling would provide an acceptable standard of accommodation exceeding the space standards in both the London Plan and Hillingdon's Local Plan. In a highly variegated local context, the proposal would reinforce the scale and character of the local street scene without prejudicing the outlook, light or privacy of existing neighbouring dwellings. The carefully considered design of the dwelling would provide a high standard of accommodation which would also ensure an acceptable provision of amenity and privacy. There are sufficient regional and local policies supporting the creation of new housing to support local need which would favour the development in this location.

7.0 Appendix A

Email trail between Jim Biek (Agent to Applicant) and Haydon Richardson (LB Hillingdon Planning Officer)

From: bchitecture@gmail.com
Sent: 10 May 2022 12:28
To: 'Haydon Richardson'
Subject: RE: 170 Harefield Rd - App Ref 23469/APP/2022/144

Dear Haydon

It has been 2 months since we received your preliminary feedback on this application but we have not had a Committee date confirmed. Can you please provide an update on where this application stands?

Kind regards
Jim Biek

b c h i t e c t u r e

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e bchitecture@gmail.com
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From: bchitecture@gmail.com <bchitecture@gmail.com>
Sent: 11 March 2022 16:10
To: 'Haydon Richardson' <HRichardson@hillington.gov.uk>
Subject: FW: 170 Harefield Rd - App Ref 23469/APP/2022/144

Dear Haydon

While I appreciate that it would seem unlikely that additional evidence or arguments from the applicant would sway the overall conclusion of your review of the scheme, I would ask you to clarify several of the details you set out below. The applicant will not be withdrawing the application and will very likely be minded to refer it to the Planning Inspectorate and so it would be desirable to understand more fully the basis of some of your conclusions.

The question of overdevelopment of a site would surely need to address – as has the case put forward with this application – whether the proposed and retained accommodation would meet current policies which they would. Policy DMH6 does mention a Townscape Character Study from 2013 which assessed contribution that front gardens can make to local character, but I have not managed to find a copy of that study on the Council's website - would you please forward this link? At any rate Harefield Rd does not appear to fall within any of the Areas of Special Local Character referred to in that paragraph. With regard to the proposed private amenity space, this would not appear to be materially different to the situation at other existing local properties including No.'s 168 & 174 Harefield Rd or indeed of the new dwelling under construction to the rear of No. 170. There are examples as well (such as No.'s 166 & 166A Harefield Rd) where rear properties are larger than the street facing ones.

Your comments regarding compliance of the design with M4(2) have caused some confusion since we believe that the accommodation can provide the full scope for future alterations to comply with the requirements – a principle allowed under the Approved Document where bedroom and shower spaces at ground floor level are not part of the original development. Handicap parking, level thresholds and other provisions already form part of the design. The point about the rear elevation being obscure glazed relates only to the 1st floor accommodation which provides

glazing to the stairwell and 2 wash rooms with 3 bedrooms to the front all clear glazed. It is not clear how lack of visual connection from these spaces would result in a dwelling of poor design.

Kind regards
Jim Biek

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From: Haydon Richardson <HRichardson@hillingdon.gov.uk>
Sent: 10 March 2022 11:32
To: bchitecture@gmail.com
Subject: RE: 170 Harefield Rd - App Ref 23469/APP/2022/144

Dear Jim,

Thanks for your patience on this one.

I have recently looked over the scheme and have also discussed it with my manager.

We are both of the opinion that the scheme should be refused for the following briefly summarised reasons:

- 1) The proposal is out of character and harmful to the areas appearance, it is also an overdevelopment of the site when taking into consideration the recent approval to the rear which is under construction. The proposal would also create the visual environment which policy DMH6 tries to avoid. I.e rear properties (170 Harefield Rd and neighbouring semi) being larger in size and scale then frontage properties. Principle is therefore unacceptable.
- 2) Residents of the new property would be the subject of overlooking and would have a rear garden/patio area with minimal privacy – despite landscaping attempts to the rear of the site.
- 3) The design of the building fails to meet the requirements set out in Policy D7 of the London Plan (i.e creation of an M4(2) compliant dwelling) and our Access officer has recommended refusal of the scheme
- 4) Taking into consideration that the dwellings isn't d7 compliant (in terms of its internal arrangements and has an obscure glazed rear elevation which creates a unfavourable environment for new residents, I would also argue that the property itself is of poor design, where NPPF and other relevant material considerations seek to achieve high quality design in new developments.

There is no scope for altering the scheme, as the principle is unacceptable and there are too many issues to overcome.

The scheme will be recommended for refusal, unless withdrawn and I will be taking it to committee with a refusal recommendation (in line with petitioners recommendations) as soon as possible.

Please let me know how you wish to proceed.

Kind regards,

Haydon Richardson *MRTPI*
Principal Planning Officer
Residents Services
London Borough of Hillingdon

Civic Centre (3N/02)
Uxbridge
UB8 1UW

The advice given in this email represents the officer's opinion and is given in the spirit of helpfulness, without prejudice. It does not bind the Council to a particular outcome regarding any planning matter.

From: bchitecture@gmail.com <bchitecture@gmail.com>
Sent: 09 March 2022 11:56
To: Haydon Richardson <HRichardson@hillingdon.gov.uk>
Subject: RE: 170 Harefield Rd - App Ref 23469/APP/2022/144

Dear Haydon

Thank you for your reply to my email last week. I was away for a few days so am just catching up on correspondence. I understand that you have not had the opportunity to look at the details of this proposal and so will await your response. I hope that when you have a chance you will be able to share the redacted contents of the petition and any other letters so that we can understand the grounds on which the petitioners have objected and consider a response.

You may be aware that the application which my clients submitted to erect a new bungalow dwelling to the rear of No. 170 also received a negative response from neighbours although Hillingdon Planners were generally supportive throughout given that the proposal met all relevant planning criteria and the historical development in the context demonstrated a clear pattern for responsible densification. The existence of this new petition is, unfortunately, not unanticipated given the vociferous reaction of neighbours both to the previous application and ongoing unwarranted references to Planning Enforcement. In this respect it may be useful for you to contact your enforcement officer, Desmond Adumekwe, whom I believe will confirm that none of the multiple complaints raised to date have been upheld on inspection. It's also worth noting that the petition raised against the previous application included several non-relevant and factually incorrect objections.

We understand that neighbours seldom support the principle of new dwellings built nearby, but we sincerely consider the new application proposal to be less contentious than the preceding one with less potential for overlooking or impact on neighbours.

My clients are locally based developers with considerable experience of small scale residential developments. Working closely with local policy and planners, they have demonstrated considerable dedication to providing modest family homes meeting local need.

Once you have had a chance to more fully consider this application we would welcome the opportunity to discuss the scheme in greater detail.

Kind regards
Jim Biek

bchitecture

11a Beresford Road London N2 8AT
t 020 3074 1002 m 07932 796 407

From: Haydon Richardson <HRichardson@hillingdon.gov.uk>
Sent: 03 March 2022 10:59
To: bchitecture@gmail.com
Subject: RE: 170 Harefield Rd - App Ref 23469/APP/2022/144

Dear Jim,

Thanks for your email.

Firstly I would like to flag that I have not yet come to a recommendation on the scheme, I will be looking over it late next week.

I cannot look at it sooner as I am presenting at committee on Wednesday.

Secondly a petition has been received against the scheme with 29 signatures. The scheme therefore cannot be decided under delegated powers and will have to go to committee. The next available committee is May, as the April agenda is full at the moment. If an item falls off perhaps this application can be seen sooner.

I will be in touch next week.

Thanks for your patience.

Kind regards,

Haydon Richardson MRTPI
Principal Planning Officer
Residents Services
London Borough of Hillingdon
Civic Centre (3N/02)
Uxbridge
UB8 1UW

The advice given in this email represents the officer's opinion and is given in the spirit of helpfulness, without prejudice. It does not bind the Council to a particular outcome regarding any planning matter.

From: bchitecture@gmail.com <bchitecture@gmail.com>
Sent: 02 March 2022 09:40
To: Haydon Richardson <HRichardson@hillingdon.gov.uk>
Subject: RE: 170 Harefield Rd - App Ref 23469/APP/2022/144

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It's been a few weeks since we last corresponded and you mentioned that the consultation period would close in early March so perhaps imminently. From contact with neighbours the applicants expect that some may have raised objections which we would be keen to address if possible. The target date is 2 weeks from today so we appreciate that time is now getting tight and would appreciate any feedback you can provide.

Kind regards
Jim Biek

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From: bchitecture@gmail.com <bchitecture@gmail.com>
Sent: 17 February 2022 16:07
To: 'Haydon Richardson' <HRichardson@hillingdon.gov.uk>
Subject: RE: 170 Harefield Rd - App Ref 23469/APP/2022/144

Dear Haydon

Thanks for your confirmation and I fully understand that we are a bit early in the process for feedback. I look forward to picking this up closer to the relevant dates.

Regards
Jim Biek

b c h i t e c t u r e

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From: Haydon Richardson <HRichardson@hillingdon.gov.uk>
Sent: 17 February 2022 14:52
To: bchitecture@gmail.com
Cc: Fiona Rae <FRae@hillingdon.gov.uk>
Subject: RE: 170 Harefield Rd - App Ref 23469/APP/2022/144

Dear Jim,

I can confirm that I am dealing with the application and that enquiries should be directed toward me (you no longer have to cc Fiona into emails).

Having just looked at the application I can see that the consultation period expires in early march and that the decision is due on 15/03/22.

I will be in touch closer to the deadline (when the consultation period has expired and I have had a chance to thoroughly review the application).

Thanks

Kind regards,

Haydon Richardson MRTPI
Principal Planning Officer
Residents Services

London Borough of Hillingdon
Civic Centre (3N/02)
Uxbridge
UB8 1UW

The advice given in this email represents the officer's opinion and is given in the spirit of helpfulness, without prejudice. It does not bind the Council to a particular outcome regarding any planning matter.

From: bchitecture@gmail.com <bchitecture@gmail.com>
Sent: 16 February 2022 13:43
To: Haydon Richardson <HRichardson@hillingdon.gov.uk>
Cc: Fiona Rae <FRae@hillingdon.gov.uk>
Subject: 170 Harefield Rd - App Ref 23469/APP/2022/144

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I was checking on the Hillingdon website just now to see whether any public comments had been posted and noted instead that the case appears to have been reassigned from Ms Rae to Mr Richardson? I would be grateful if you would confirm who is the appropriate party handling this as I would not want to unnecessarily direct any queries.

I believe if memory serves correctly the officer Nesha Burnham - who dealt with a preceding application at this address – supplied redacted copies of consultation comments so that we could respond to any specific points where relevant. I note that the website lists the consultation period ending on 2nd March.

If we can answer any particular concerns regarding the proposed scheme please let me know.

Kind regards
Jim Biek

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8.0 Appendix B

Photo set illustrating planting screen to existing plot



Photo looking from plot toward No. 's 170=172 Harefield Road



Photo looking onto plot from ground floor of No. 170 Harefield Road

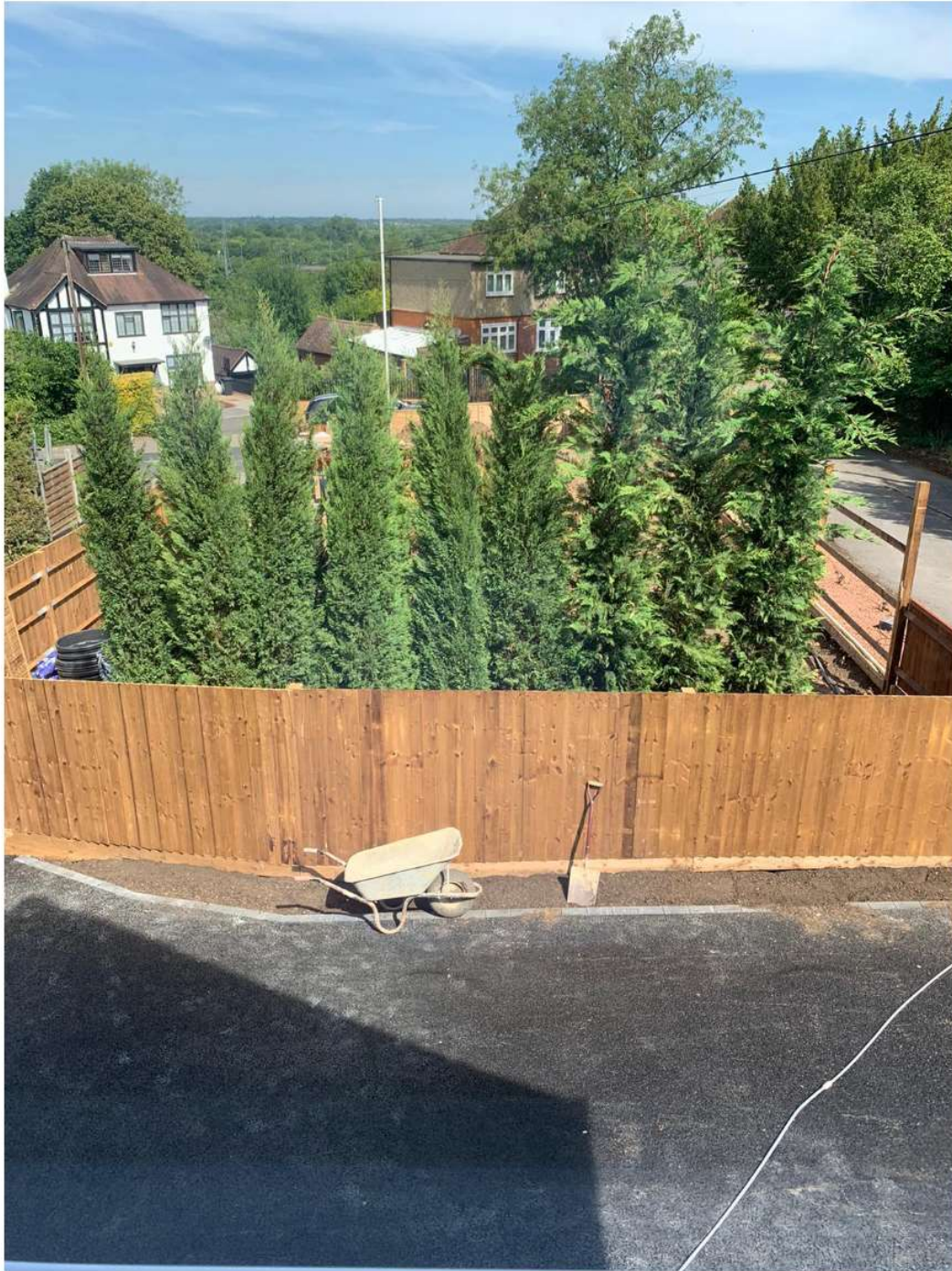


Photo looking onto plot from first floor of No. 170 Harefield Road