

Mr Alex Fellows
Notcutts Garden Centre
Clay Lane
Booker Nr Marlow
Buckinghamshire

Application Ref: 33304/APP/2012/2777

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

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

Description of development:

Conservatory to rear

Location of development: 39 Norton Road, Uxbridge

Date of application: 16 November 2012

Plan Numbers: See attached Schedule of plans

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



Head of Planning & Enforcement

Date: 8 January 2013

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 33304/APP/2012/2777

SCHEDULE OF CONDITIONS

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

REASON

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

- 2 · The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2012/0251; 2012/0251B; 2012/0252; 2012/0253; 2012/0255 and Design and Access Statement.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the London Plan (July 2011).

- 3 · The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

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

SCHEDULE OF CONDITIONS

- 4 · 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.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. 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)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

- 5 · 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 trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES:

- 1 · On this decision notice policies from the Councils Local Plan: Part 1 - Strategic

SCHEDULE OF CONDITIONS

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

SCHEDULE OF CONDITIONS

Standard Informatives

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Policy No.	
BE4	New development within or on the fringes of conservation areas
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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

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

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

- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A

SCHEDULE OF CONDITIONS

completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - **Planning, Environment and Community Services**, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.
- B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
- C) The elimination of the release of dust or odours that could create a public health nuisance.

SCHEDULE OF CONDITIONS

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

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

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

END OF SCHEDULE

Address:

Planning, Environment and Community Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250400 / 250401
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref.No.: 33304/APP/2012/2777

SCHEDULE OF PLANS

2012/0251 - received 16 Nov 2012

2012/0252 - received 16 Nov 2012

2012/0251B - received 16 Nov 2012

Design and Access Statement - received 16 Nov 2012

2012/0253 - received 12 Nov 2012

2012/0255 - received 12 Nov 2012

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice
- Appeals must be made using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pes.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

- If either the local planning authority or the office of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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 Planning, Environment and Community 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 & Enforcement Services**Address** 39 NORTON ROAD UXBRIDGE**Development:** Conservatory to rear**LBH Ref Nos:** 33304/APP/2012/2777

Drawing Nos: 2012/0251
 2012/0252
 2012/0251B
 Design and Access Statement
 2012/0253
 2012/0255

Date Plans Received: 09/11/2012**Date(s) of Amendment(s):****Date Application Valid:** 16/11/2012**1. CONSIDERATIONS****1.1 Site and Locality**

The application site is located on the south side of Norton Road at the end of the cul de sac and comprises a 1930's two storey semi-detached house with a two storey side extension and a covered area and shed along the western side boundary, the subject of this application. The attached house, 37 Norton Road lies to the east and to the west lies open green space forming part of Brunel University. The street scene is residential in character and appearance and the application site lies within the Greenway Conservation Area, as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

Planning permission is sought for the erection of a rear conservatory to extend across the entire width of the site, projecting 3.6m in depth with a monopitched roof measuring 3.49 in height. The brick plinth is shown to be constructed of bricks to match the existing dwelling and the frame of the conservatory is proposed to be white upv.

1.3 Relevant Planning History

33304/APP/2010/2796 39 Norton Road Uxbridge

Single storey side / rear extension with 3 side rooflights and basement store below, involving demolition of existing covered area to side and garage to rear.

Decision Date: 01-02-2011 Refused

33304/APP/2011/1877 39 Norton Road Uxbridge

Single storey side / rear extension with 3 side rooflights and basement store below, involving demolition of existing covered area to side and garage to rear (Resubmission)

Decision Date: 29-09-2011 Refused

33304/APP/2011/1878 39 Norton Road Uxbridge

DEMOLITION

Decision Date: 29-07-2011 NFA

Comment on Planning History

Planning application reference 33304/APP/2011/1877 for a single storey side/rear extension with 2 side rooflights and basement store below was refused planning permission in August 2011. The application was refused on the grounds that the overall size and awkward shape would represent an incongruous and visually intrusive form of development which would have a detrimental impact on the Greenway Conservation Area. The application was however allowed at appeal as the Inspector considered that the extensions would not create any material harm to the conservation area. This scheme has not been implemented.

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

The adjoining property, Cleveland Road Residents Association and the Cleveland Road Neighbourhood Watch were consulted by letter dated 19.11.12. A site notice was also displayed which expired on 19.12.12. No responses have been received to date.

The Council's Design and Conservation Team comment as follows:

This is an attractive 1930s semi-detached property within the Greenway Conservation Area. The site already has a two storey side extension, approved in 1991.

A side and part rear extension has been approved by the Planning Inspector recently. The scheme now proposes a single storey conservatory to the rear. This generally accords with the guidance given in HDAS and as such there would be no objections to the same. No objections.

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

Part 2 Policies:

BE4	New development within or on the fringes of conservation areas
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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.

BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the proposal on the character and appearance of the original house, on the street scene and surrounding area, on the Greenway Conservation Area, and on residential amenity.

Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) is relevant to this application. Section 1 of this policy requires development to be of a high quality of design which enhances the local distinctiveness of the area and Section 2 requires that it makes a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties. Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks development which preserves or enhances the features which contribute to the special architectural or visual qualities of conservation areas. Policies BE13, BE15 and BE19 require extensions to harmonise with the original building and the street scene and to complement the amenity and character of the area.

Paragraph 3.3 of HDAS requires single storey rear extensions to properties that have a width more than 5m, to be a maximum of 3.6m deep, in order to protect the neighbouring occupiers from a loss of daylight and sunlight, which the proposed development complies with. Further the proposed development would not have any windows on the side elevations which would prevent overlooking and loss of privacy to adjoining occupiers. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development and that it would be in compliance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Section 3 of the HDAS also requires extensions to have a maximum height of 3.4m. The current proposal measures 3.49m in height which is less than the existing rear extension (to be removed) which measures 3.62m in height. It is considered that the height of the extension would be acceptable and would harmonise with the character and appearance of the host dwelling. Furthermore, the slight increase in height adjacent to the boundary would not result in an unacceptable impact on the residential amenities of the occupants of Number 37 due to the glazed nature of the upper section of the conservatory along the side elevation.

There are a number of trees along and adjacent to the western boundary of the site which are protected by their conservation status. The Council's Trees and Landscape Officer raised no objection to the previously allowed scheme which involved an extension adjacent to this boundary. As such, given that the current application proposed an extension further away from these trees, the proposal is considered acceptable subject to conditions TL2 and TL3.

The current proposal would not be apparent from public views, unlike the former extension which the Council had concerns about. The conservatory is considered to relate well to the existing dwelling and would have an acceptable impact upon the Greenway Conservation Area in accordance with Policy BE4 of the Hillingdon Local Plan: Part Two -

Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with Policy 5.3 of the London Plan (2011).

In terms of the garden area at least 100m² of rear private garden should be retained to provide adequate amenity space for a four bedroom dwelling. The proposal would be in accordance with Policy BE23 of the Hillingdon Local Plan Part 2.

The existing hardstanding frontage would provide ample parking for two vehicles. The proposal would be in compliance with Policy AM14 of the Hillingdon Local Plan Part 2.

The application is 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 2012/0251; 2012/0251B; 2012/0252; 2012/0253; 2012/0255 and Design and Access Statement.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 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 BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4 TL2 Trees to be retained

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.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree,

hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with

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REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

5 TL3 Protection of trees during site clearance and development

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 trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

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- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
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- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

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

- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A

completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

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

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior

approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

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

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

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

good

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

Contact Officer: Nicola Taplin

Telephone No: 01895 250230

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mrs	First name:	S	Surname:	Frankel		
Company name:							
Street address:	39 Norton Road			Country Code	National Number	Extension Number	
				Telephone number:			
				Mobile number:			
Town/City	Uxbridge			Fax number:			
County:	Middlesex			Email address:			
Country:							
Postcode:	UB8 2PT						
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Alex	Surname:	Fellows		
Company name:	Vale Conservatory Company Limited						
Street address:				Country Code	National Number	Extension Number	
	Notcutts Garden Centre			Telephone number:	07899938368		
	Clay Lane			Mobile number:			
Town/City	Booker Nr Marlow			Fax number:			
County:	Buckinghamshire			Email address:			
Country:	United Kingdom						
Postcode:	SL7 3DH			alexfellows@valeconservatories.com			

3. Description of Proposed Works

Please describe the proposed works:

Addition of a single storey conservatory to the rear elevation

Has the work already been started without planning permission? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	39	Suffix:	
House name:			
Street address:	Norton Road		
Town/City:	Uxbridge		
County:	Middlesex		
Postcode:	UB8 2PT		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	505567
Northing:	182877

Description:

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle
access proposed to or from
the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian
access proposed to or
from the public highway?

☐ Yes ☒ No

Do the proposals require any
diversions, extinguishment and/or
creation of public rights of way?

☐ Yes ☒ No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:					
Title:	Mr	First name:	Gareth	Surname:	Gwynne
Reference:					
Date (DD/MM/YYYY):	30/10/2012	(Must be pre-application submission)			

Details of the pre-application advice received:

Mr Gwynne advised that the dimensions of the proposed scheme would be considered acceptable and would be preferable to the side extension which was granted on appeal

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within
falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

11. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

Brick

Description of *proposed* materials and finishes:

Brick to match existing

Roof - description:

Description of *existing* materials and finishes:

Concrete tiles

Description of *proposed* materials and finishes:

Double glazed sealed unit glass roof

Windows - description:

Description of *existing* materials and finishes:

White PVCu

Description of *proposed* materials and finishes:

White PVCu

Doors - description:

Description of *existing* materials and finishes:

White PVCu

Description of *proposed* materials and finishes:

White PVCu

Boundary treatments - description:

Description of *existing* materials and finishes:

Timber fence

Description of *proposed* materials and finishes:

Unchanged

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Gravel Drive

Description of *proposed* materials and finishes:

Unchanged

Lighting - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

2012/0251 2012/0251b 2012/0252 2012/0253 2012/0255

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: First name: Surname:

Person role: Declaration date: ☒ Declaration made

12. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ☒

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:

Person role: Declaration date: ☒ Declaration Made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

07/11/2012

Proposed Conservatory:

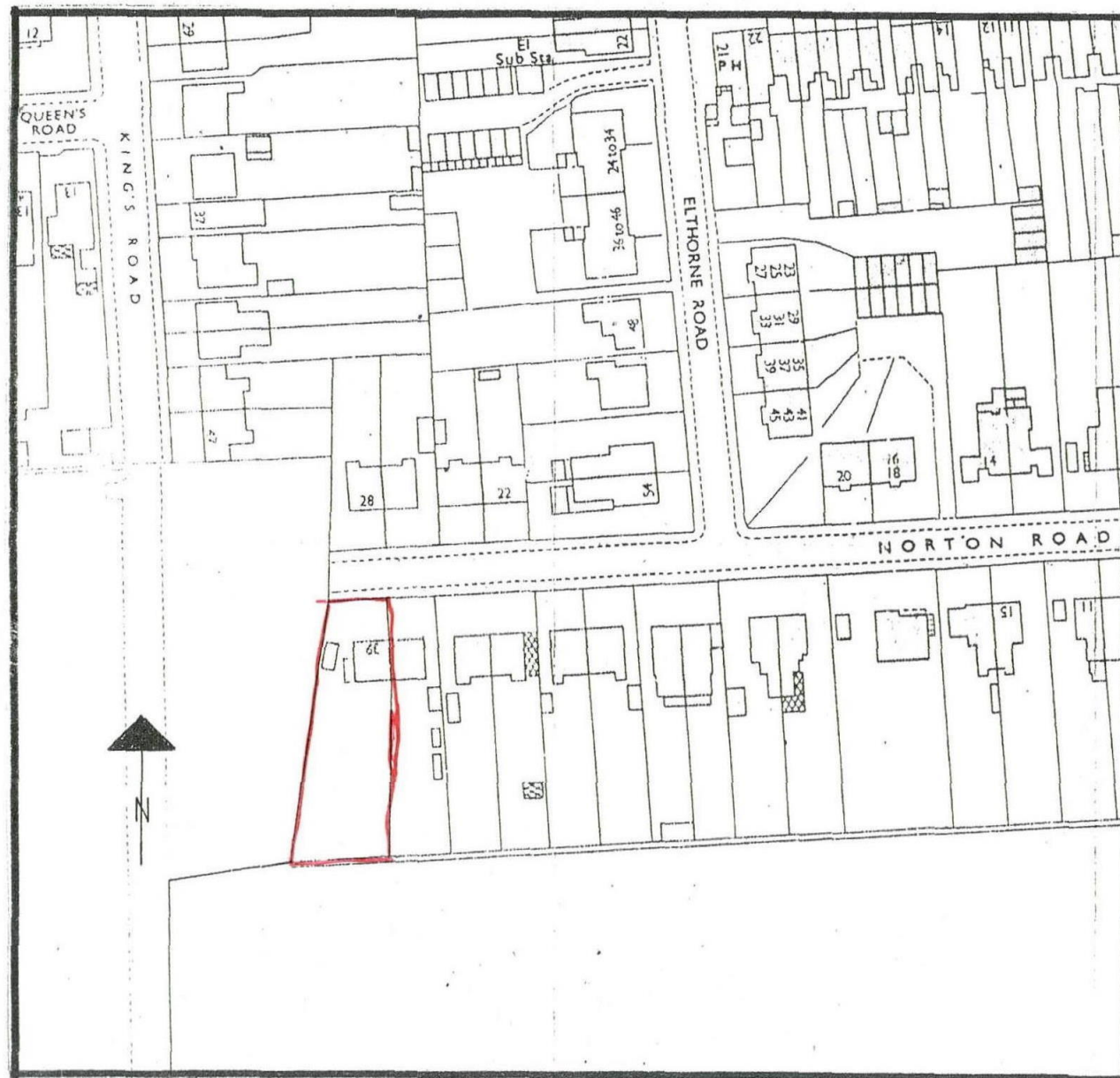
Mr. & Mrs. Frankel
39 Norton Road
Uxbridge
UB8 2PT

Agent

Vale Conservatory Co Ltd
Booker Garden Centre
Clay Lane, Booker
Nr Marlow Bucks SL7 3DH
Site Location Plan 1:1250
Block plan

Date:

November 2012
drawing no 2012/0253
PAPER SIZE A3



SITE LOCATION 1:1250

Alex Fellows
Vale Conservatory Co Ltd
Booker Garden Centre
Clay Lane
Booker Nr Marlow SL7 3DH

Erection of Rear 39 Norton Road Uxbridge UB8 2PT

Design and Access Statement

The property is a large semi detached house set to the front of the plot.

The proposed conservatory we consider to be sympathetic to the existing building whilst creating quality living space for the owners and there family.

The materials used will be matched with the existing materials on the house.

The siting of the conservatory is at the rear of the property with no impact on the view from Norton Road or any other road

There will be no harm or impact caused to neighbouring properties and will not affect the character and amenities of the area.

The Scale of the conservatory doe not have a dominant effect and is subservient to the property.

The materials used will increase the insulation levels to the rear of the property to reduce environmental impact.

The design is appropriate to the locality and sits comfortable with the property.

Access into the conservatory from the house will be through existing doors from the Kitchen and the lounge

Access from the conservatory to the garden will be through French doors on the rear elevation

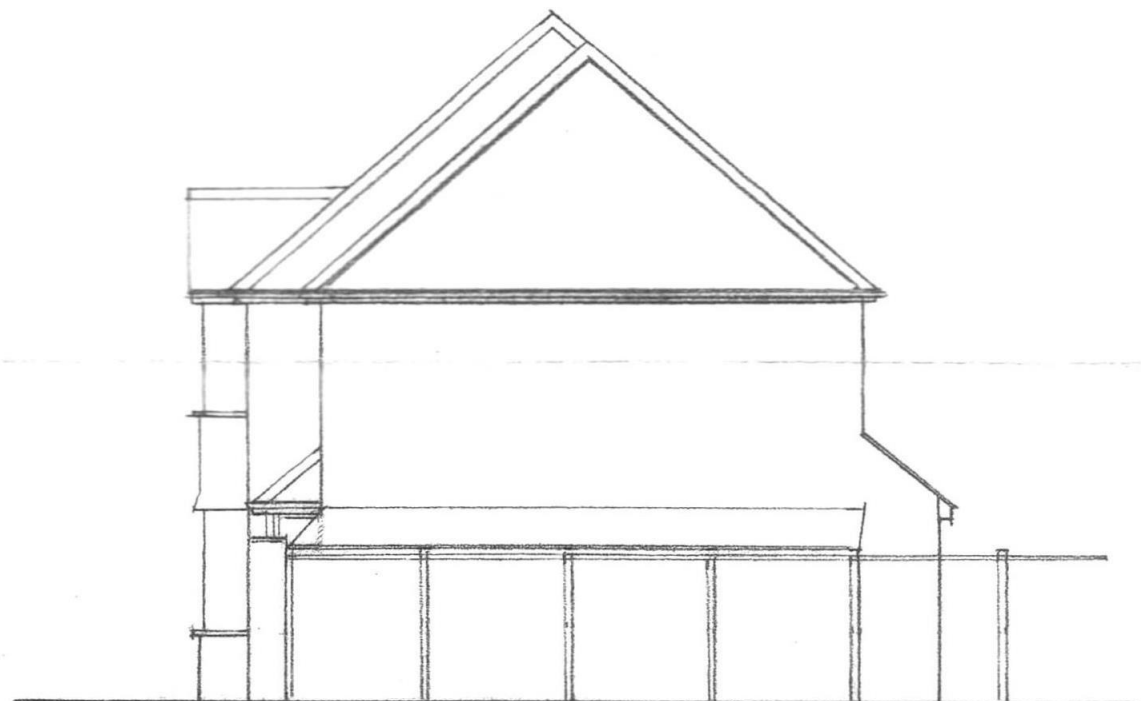
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A.M.Fellows

LOW BOROUGH COUNCIL
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GROUP



REAR VIEW



SIDE VIEW TO BOUNDARY

Proposed Conservatory:

Mr. & Mrs. Frankel
39 Norton Road
Uxbridge
UB8 2PT

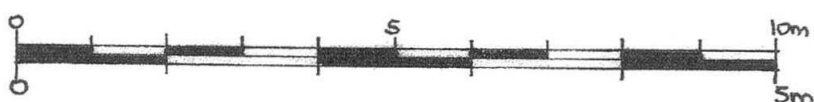
Agent

Vale Conservatory Co Ltd
Booker Garden Centre
Clay Lane, Booker
Nr Marlow Bucks SL7 3DH
Existing Elevations

SCALE 1:100

Date:

November 2012
drawing no 2012/0251
PAPER SIZE A3



Proposed Conservatory:

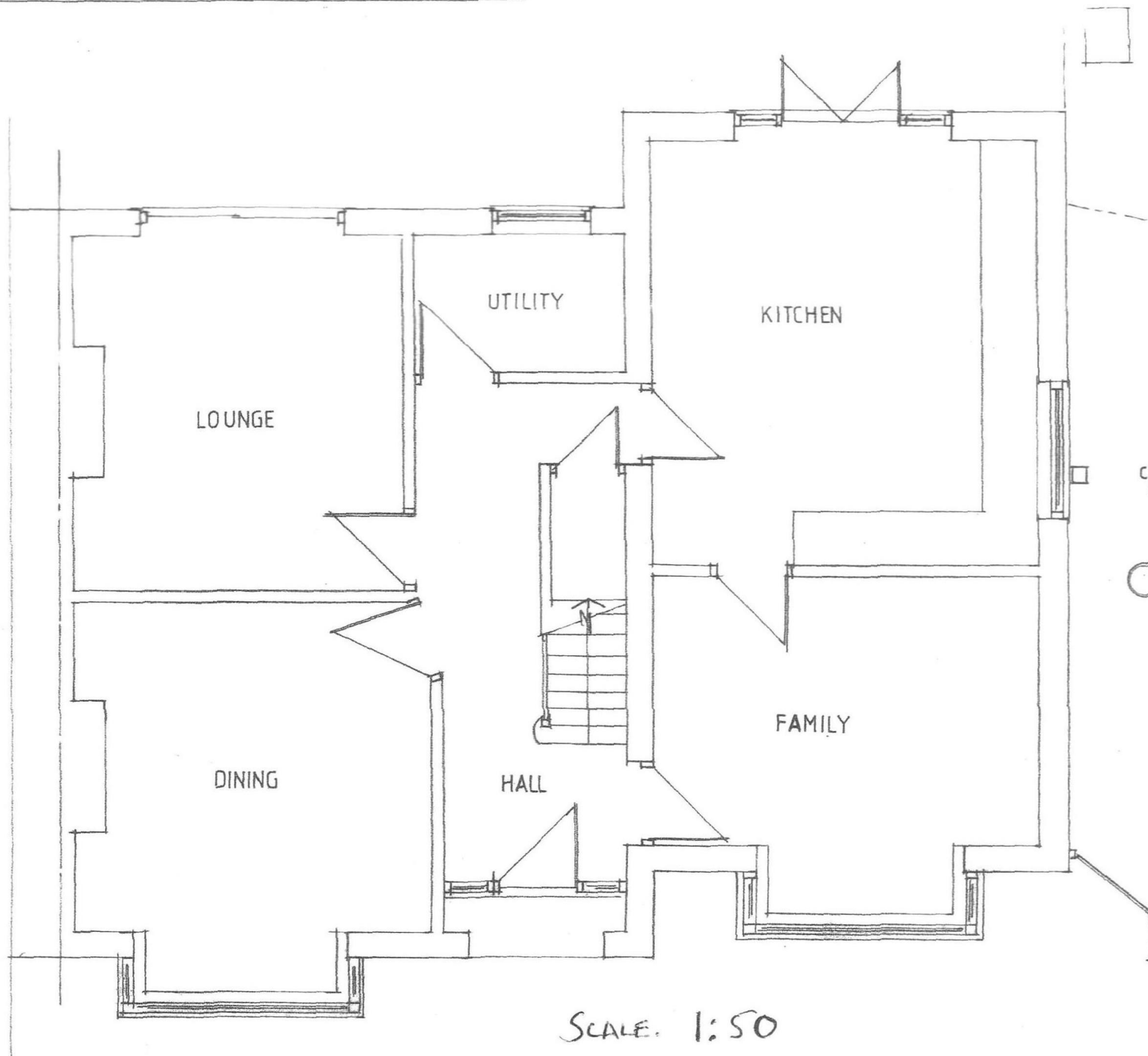
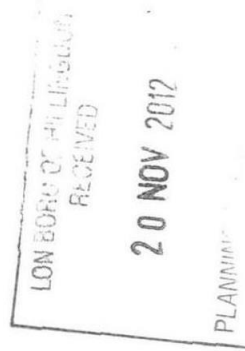
Mr. & Mrs. Frankel
39 Norton Road
Uxbridge
UB8 2PT

Agent

Vale Conservatory Co Ltd
Booker Garden Centre
Clay Lane, Booker
Nr Marlow Bucks SL7 3DH

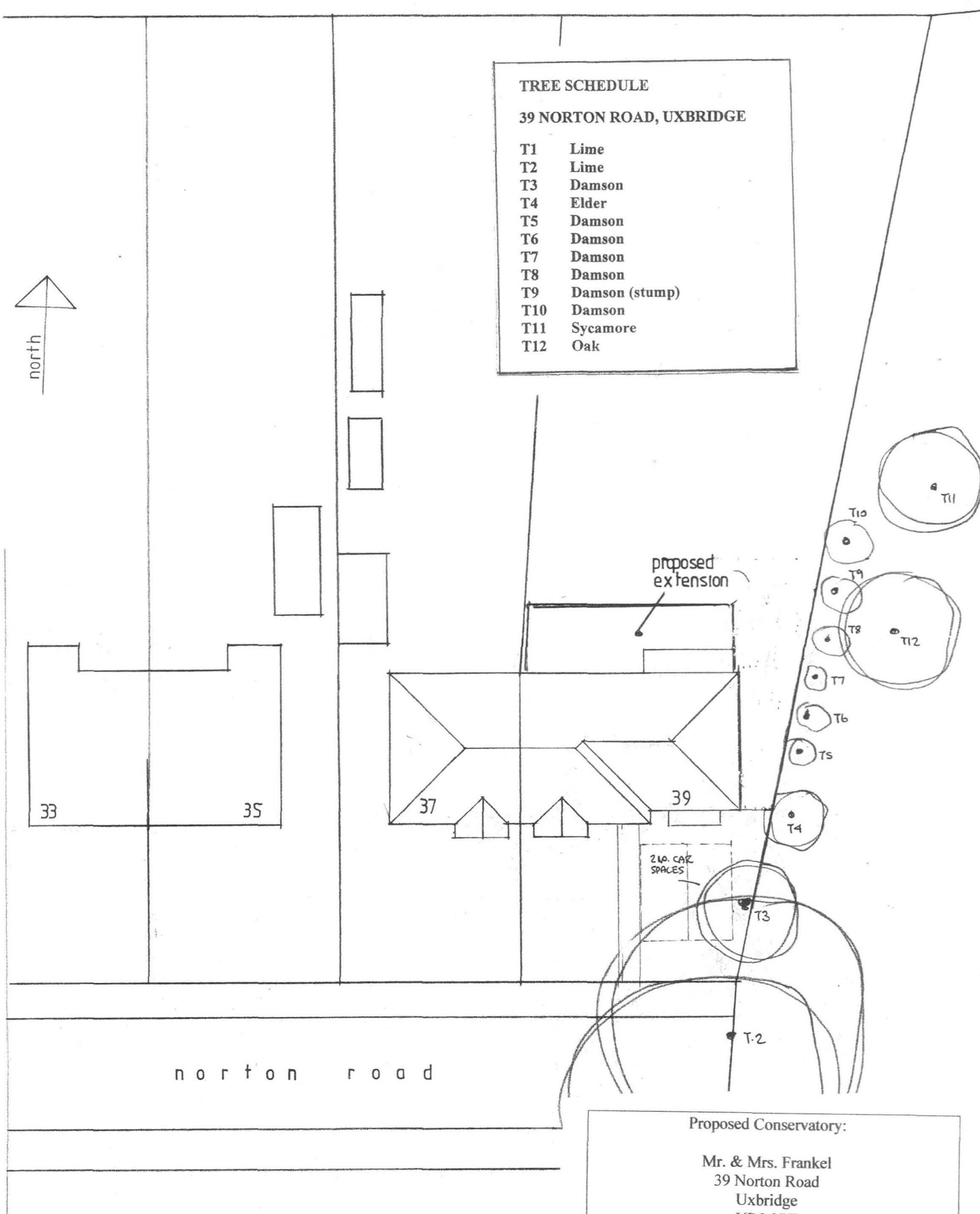
Existing Floor Plan

Date:
November 2012
drawing no 2012/0251B
PAPER SIZE A3



SCALE: 1:50

EXISTING GROUND FLOOR PLAN



TREE SCHEDULE	
39 NORTON ROAD, UXBRIDGE	
T1	Lime
T2	Lime
T3	Damson
T4	Elder
T5	Damson
T6	Damson
T7	Damson
T8	Damson
T9	Damson (stump)
T10	Damson
T11	Sycamore
T12	Oak

n o r t o n r o a d

BLOCK PLAN 1:200

Proposed Conservatory:
Mr. & Mrs. Frankel 39 Norton Road Uxbridge UB8 2PT
Agent Vale Conservatory Co Ltd Booker Garden Centre Clay Lane,Booker Nr Marlow Bucks SL7 3DH Block plan Date: November 2012 drawing no 2012/0255 PAPER SIZE A3

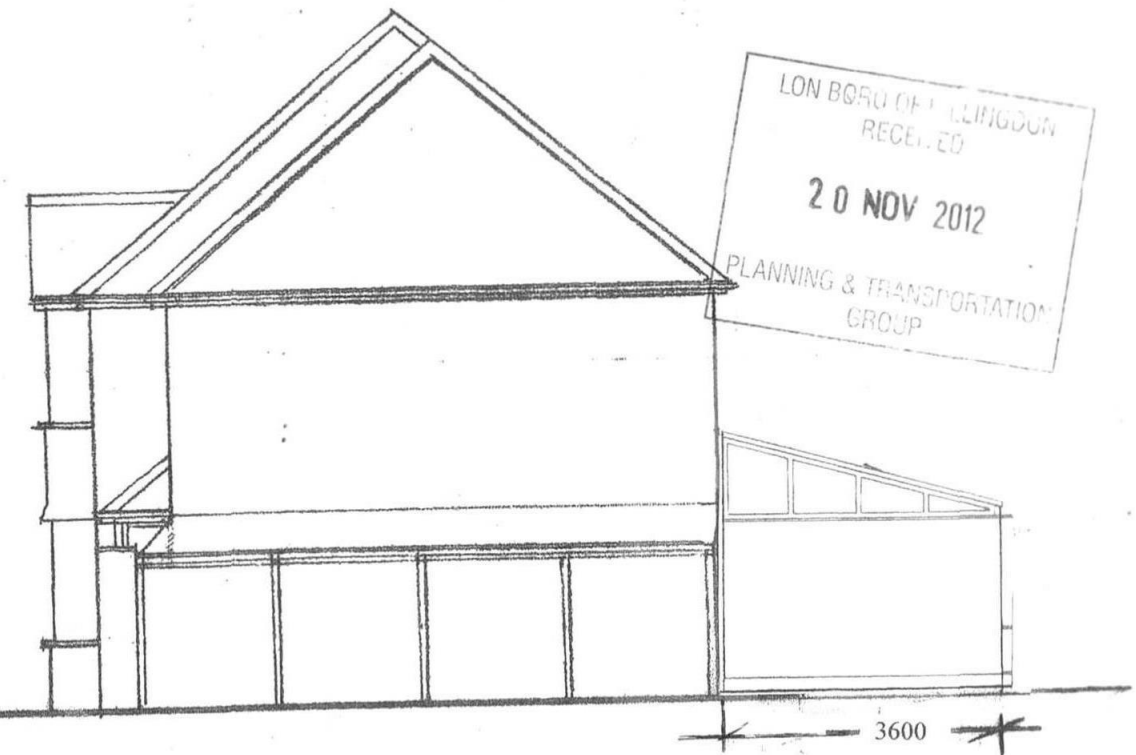
12 NOV 2012
PLANNING
2012 NOV 12

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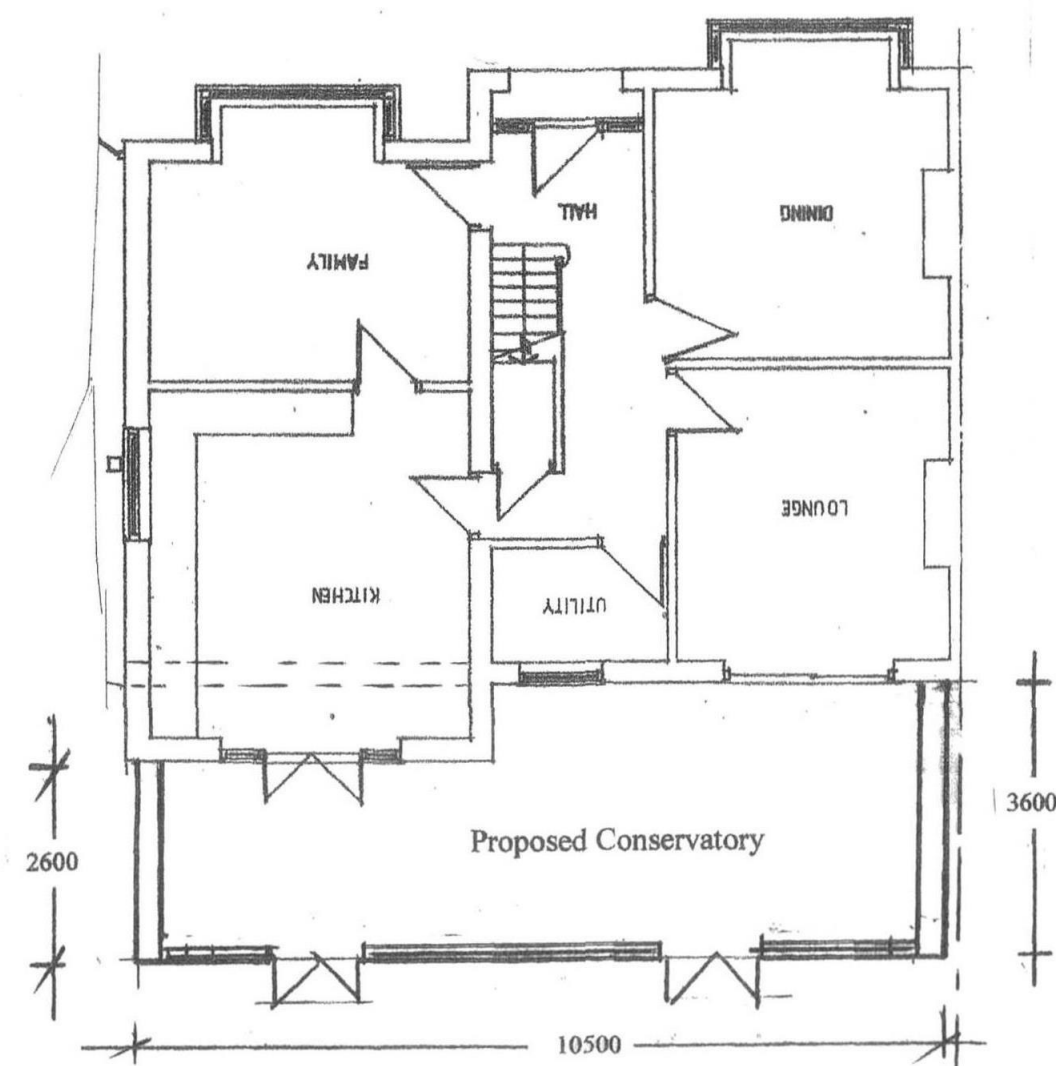
LON BORO OF ULLINGDON
RECEIVED
20 NOV 2012
PLANNING & TRANSPORTATION
GROUP



Proposed Rear Elevation



Proposed Right Elevation

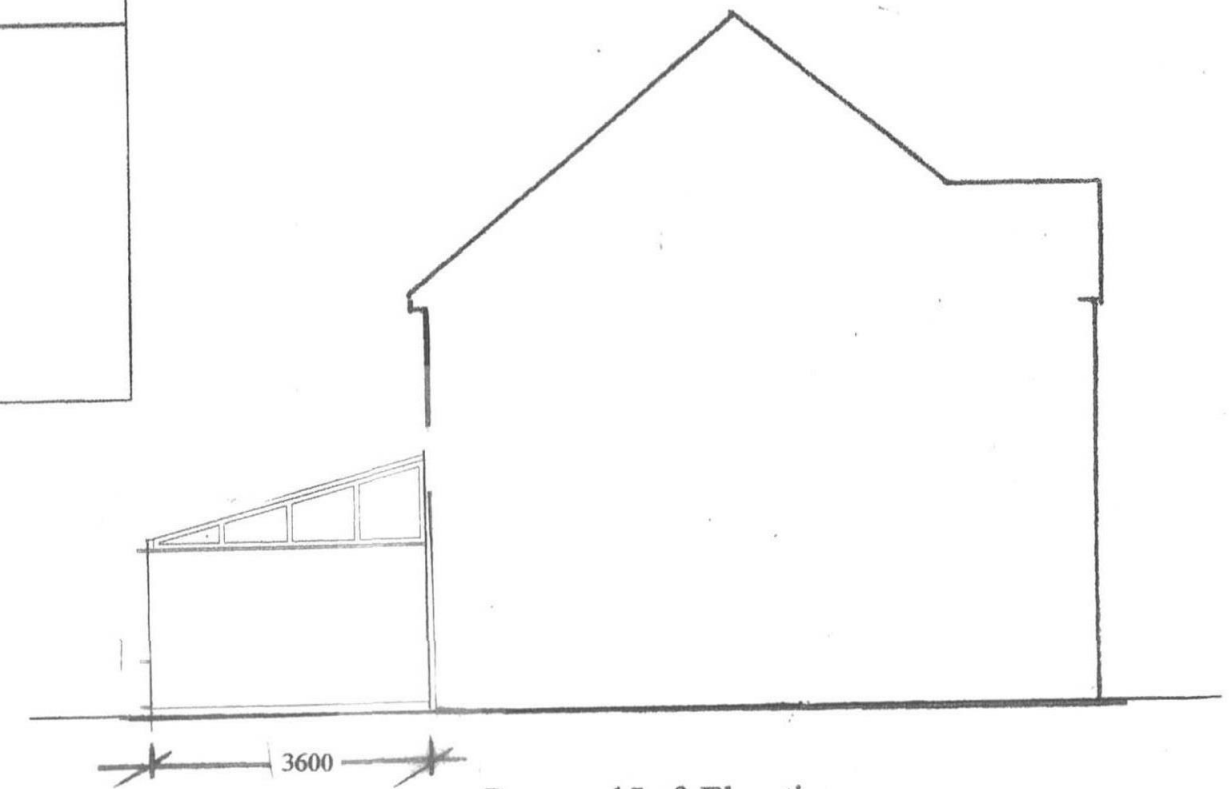


Proposed Floor Plan

Proposed Conservatory:

Mr. & Mrs. Frankel
39 Norton Road
Uxbridge
UB8 2PT

Agent
Vale Conservatory Co Ltd
Booker Garden Centre
Clay Lane,Booker
Nr Marlow Bucks SL7 3DH
Proposed Elevations
Proposed Floor Plan
Date:
November 2012
drawing no 2012/0252
PAPER SIZE A3



Proposed Left Elevation

SCALE 1:100

V A L E