

DELEGATED HOUSEHOLDER DECISION

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

APPROVAL RECOMMENDED: GENERAL

Select Option

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

REFUSAL RECOMMENDED: GENERAL

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

RESIDENTIAL DEVELOPMENT

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

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

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

CERTIFICATE OF LAWFULNESS

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

CERTIFICATE OF LAWFULNESS

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

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

Case Officer

Signature:

Date:

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

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

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

Item No.	Report of the Head of Planning, Sport and Green Spaces
Address	12 HARVIL ROAD ICKENHAM
Development:	Erection of a conservatory to the rear of the premises and a garage to the side.
LBH Ref Nos:	12371/APP/2015/4203
Drawing Nos:	12 Harvil Rd P00A Location Plan 12 Harvil Road GLA663-001-Tree Survey Plan 2015-772-P-02 Proposed site layout 2015-772-P-03 Existing ground floor 2015-772-P-04 Proposed ground floor 2015-772-P-05 Existing E and W elevations 2015-772-P-06 Existing N and S elevations 2015-772-P-07 Proposed N and E elevations 2015-772-P-08 Proposed S and W elevations Planning Statement 151115 GLA663A-Arboricultural Report 10.11.15-Rev.B GLA663A-004F- 30.10.15 TREE PROTECTION PLAN

Date Plans Received: 16/11/2015 **Date(s) of Amendment(s):**
Date Application Valid: 16/11/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached two storey dwelling located on the western side of Harvil Road and approximately 55m to the north of its junction with Highfield Drive. The area is characterised by a mixture of detached two storey houses and chalet bungalows on large plots of land which are set back from the road frontage and generally maintain an open character and appearance. No.11 Harvil Road located to the south of the application site is a two storey detached property and 13 Harvil Road to the north is a detached chalet bungalow. The western boundary of the application site abuts the rear gardens of Nos. 7 and 9 Highfield Drive.

The site is located within the Developed Area of the Borough as identified in the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012). Land to the east of Harvil Road is located within the Green Belt. The site lies within the area covered by TPO No 620.

There is a protected Oak, T4, in the rear garden.

1.2 Proposed Scheme

The application proposes a conservatory to the rear measuring 4.4m wide, 7.2m deep extending 3.35m beyond the lounge with a 3.3m high lean-to roof and set 1.35 m of the side boundary. The detached garage in the rear garden measures 2.91m high to the top of the pitched roof, 4.1m wide and 5.0m deep and set in 2m from the side boundary. Materials would match the existing house.

1.3 Relevant Planning History

12371/APP/2007/1822 12 Harvil Road Ickenham

ERECTION OF A TWO STOREY, SIX-BEDROOM DETACHED DWELLINGHOUSE WITH BASEMENT, REAR CONSERVATORY AND ACCOMMODATION IN THE ROOFSpace INCORPORATING 2 REAR AND 1 FRONT DORMER WINDOWS (INVOLVING DEMOLITION OF EXISTING HOUSE).

Decision Date: 18-09-2007 Refused

12371/APP/2007/3877 12 Harvil Road Ickenham

ERECTION OF A TWO STOREY, SIX-BEDROOM DETACHED DWELLINGHOUSE WITH BASEMENT, FRONT BALCONY AND ACCOMMODATION IN THE ROOFSpace INCORPORATING 2 REAR AND 1 FRONT DORMER WINDOWS (INVOLVING DEMOLITION OF EXISTING HOUSE).

Decision Date: 01-04-2008 Refused

12371/APP/2007/416 12 Harvil Road Ickenham

ERECTION OF TWO FOUR-BEDROOM HOUSES (INVOLVING DEMOLITION OF EXISTING DWELLINGHOUSE) (OUTLINE APPLICATION)

Decision Date: 30-03-2007 Refused

12371/APP/2008/1929 12 Harvil Road Ickenham

Erection of a two storey six-bedroom dwelling (involving the demolition of the existing dwelling)

Decision Date: 26-01-2009 Approved

12371/APP/2010/1521 12 Harvil Road Ickenham

Erection of a 6 bedroom detached dwellinghouse and erection of a detached garage in the rear garden (Part retrospective)

Decision Date: 21-09-2010 Refused

12371/APP/2012/619 12 Harvil Road Ickenham

Two storey x 4 bed detached dwelling with associated parking and amenity space

Decision Date: 24-05-2012 Refused

12371/APP/2013/3554 12 Harvil Road Ickenham

Erection of a two storey, 4 bedroom dwelling house with associated parking, amenity space landscaping and boundary treatments (Part-Retrospective)

Decision Date: 19-03-2014 Approved

12371/APP/2015/2608 12 Harvil Road Ickenham

Conservatory to rear and detached garage to rear

Decision Date: 22-09-2015 Refused

Comment on Planning History

Three applications for dwellings on this site were refused in 2007 and 2008. The Inspector commenting on ref: 12371/APP/2007/416 which proposed to subdivide the plot to provide two detached houses, considered that the narrow plot width distance of 1.5m between the two storey flank walls and plot boundaries would give rise to a cramped and unsatisfactory appearance.

The proposed house on the previous application (under ref: 12371/APP/2007/3877) extended across a substantial part of the width of the application site and it was considered that the overall size, bulk and proximity to the side boundaries of that house

resulted in an over dominant, incongruous and cramped form of development.

Planning permission was subsequently granted on this site for the erection of a single two storey six-bedroom dwelling (involving the demolition of the existing dwelling) under ref. 12371/APP/2008/1929 in January 2009.

However, the building at the site was not built in accordance with that permission and instead a materially different dwelling was constructed. An appeal against an enforcement notice issued by the Council on 16 March 2011 which required the demolition of the dwelling built or its alteration to conform to the approved scheme was subsequently dismissed.

Two further applications for modifications to the dwelling as approved were made, both of which were also refused and dismissed on appeal, in May 2011 and April 2013 respectively. The size, bulk and scale of the dwelling being the main reason in addition to lack of a tree survey and inadequate outlook from the roof space rooms which had potential for use as habitable rooms in the future.

12371/APP/2013/3554: This application seeks to make significant amendments to the roofs and front elevation of the house as currently built and for which the original planning permission no longer exists. Approved.

LBH Ref Nos: 12371/APP/2015/2608: Conservatory to rear and detached garage to rear

The application proposed a conservatory to the rear measuring 4.4m wide, 7.2m deep extending 3.35m beyond the lounge with a 3.3m high lean-to roof. The detached garage in the rear garden measures 4.561m high with a pitched roof, 5.5m wide and 6.35m deep and set in 1m from the side boundary. Materials would match the existing house.

Refused on 22-09-15 for the following reasons:

1. The proposed garage, by reason of its siting, size, scale, bulk and overall height would be detrimental to the character, appearance and visual amenities of the street scene and the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS:Residential Extensions.

2. In the absence of a Tree Survey, Tree Protection Plan and Arboricultural Method Statement, the application has failed to demonstrate that the development would safeguard existing trees on the site and further fails to demonstrate protection for and long-term retention of the trees. The proposal is therefore contrary to Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

Four neighbouring occupiers and the Ickenham Residents Association were consulted on 08-12-15. No responses received.

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:

AM14 New development and car parking standards.

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 3.5 (2015) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main planning issues are the effect of the extension and detached garage on the scale and form of the existing dwelling, their impact on the street scene and character of the area in general, the potential impacts on the amenities of adjoining occupiers and parking provision.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene.

Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires all alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building.

The Council's adopted SPD, the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008), contains design guidance on the form and dimensions that are acceptable for all types of extensions, which should always be subordinate in scale to the original building.

Paragraph 3.4 sets out the maximum size of single storey rear extensions, which should

be no more than 4 metres in depth and 3.4m in height (lean-to roof) for a detached house. The existing house has a staggered rear building line and whilst the overall depth of the proposed conservatory measures 7.225 metres, the conservatory would extend only 4 metres from the rear wall of the host property. The conservatory will support a lean to roof 3.3m in height, reducing to 2.9 metres at the eaves. The proposal therefore adheres to above the criteria in terms of depth and height sought by HDAS and would be in accord with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policies BE20 (daylight/sunlight), BE21 (bulk and proximity) and BE24 (privacy) of the Local Plan seek to safeguard neighbouring residential amenities.

It is not considered that the proposed conservatory would result in significant loss of daylight, sunlight or visual intrusion to the nearest properties at No. 11 and 13. Given the separation distance the extension would be unlikely to be intrusive in terms of their daylight and sunlight or dominate their outlook, given that the proposal would not impinge on the 45 degree line of sight from the nearest habitable room window on both properties. The proposal is therefore considered to comply with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

With regard to privacy, the proposed conservatory would be glazed to the side and rear, above a brick base. It is therefore recommended that a 1.8 metre high fence or imperforate wall be maintained along the party boundary with No. 11 Harvil Road, for the full depth of the conservatory, to avoid overlooking into the adjoining property. This can be secured by condition.

Subject to this condition, it is considered that there would be no loss of privacy to adjoining occupiers, in compliance with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed garage would be sited between the large gap between the host property and the adjoining property (No 13 Harvil Road). Compared to the recently refused scheme, the proposed garage has been reduced in size. Given the location of the proposed garage, which is set back from the front of the host property, its overall height, size, scale and siting, it is not considered that it would be prominent from the street or detract from the visual amenities of the surrounding area. As such, the proposal would be in accord with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed detached garage would provide parking for one vehicle. There is also ample parking on the existing parking to the front of the house. The proposal would, thus, be in compliance to Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed garage would be approximately set in 2m from the shared boundary with No.13 Harvil Road, which has no habitable windows along the side of the property facing the proposed garage. Nevertheless, a condition is recommended preventing any windows to be installed in the flank wall of the proposed garage facing No 13 Harvil Road, to avoid any potential loss of privacy to occupants of that property.

Accordingly, it is considered that the proposed garage would constitute an unneighbourly form of development and would be in compliance with Policies BE20 (daylight, sunlight),

BE21 (bulk, proximity) and BE24 (privacy) of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

There is a large, mature, protected Oak in the rear garden. The proposed buildings are likely to be within the tree's RPA's. However, the applicant has demonstrated, by the submission of an arboricultural statement and tree survey that subject to conditions, this scheme makes adequate provision for the protection and long-term retention of the valuable protected Oak tree in the rear garden, in compliance with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Over 100sqm of private amenity space would be retained which is considered to be adequate for the application property and would be in compliance with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Accordingly, it is recommended that permission be granted.

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

P00A Location Plan

GLA663-001-Tree Survey Plan

2015-772-P-02 Proposed site layout

2015-772-P-04 Proposed ground floor

2015-772-P-07 Proposed N and E elevations

2015-772-P-08 Proposed S and W elevations

GLA663A-Arboricultural Report 10.11.15-Rev.B

GLA663A-004F- 30.10.15 TREE PROTECTION PLAN

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

3 HO4 Materials

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 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) 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 (or after) 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 3998:2010 'Tree work - Recommendations' 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 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 RES8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. 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.

Thereafter, the development shall be implemented in accordance with the approved details. 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:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e 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 can and will be retained on site and 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).

6 NONSC Boundary Fencing

A 1.8 metre high close boarded fence or imperforate wall shall be maintained on the boundary of No.11 Harvil Road, for the full depth of the rear conservatory hereby approved, for so long as the development remains in existence.

REASON

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

7 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the garage hereby approved facing No. 13 Harvil Road.

REASON

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

8 HH-RCU3 Loss of Garage(s) to Living accommodation (Not Garage Courts

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990, the garage(s) shall be used only for the accommodation of private motor vehicles incidental to the use of the dwellinghouse as a residence.

REASON

To ensure that adequate off-street parking to serve the development is provided and retained, in accordance with policy AM14 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 September 2007), the London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

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

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

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

Standard Informatives

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
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 3.5	(2015) Quality and design of housing developments

- 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.

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

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

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

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

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

Contact Officer: Karl Dafe

Telephone No: 01895 250230