

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 an Option

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

REFUSAL RECOMMENDED: GENERAL

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

RESIDENTIAL DEVELOPMENT

10.	Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha	<input type="checkbox"/>
11.	Householder application in the Green Belt	<input type="checkbox"/>

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	<input type="checkbox"/>
13.	Refusal of change of use from retail class A1 to any other use	<input type="checkbox"/>
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.	<input type="checkbox"/>

CERTIFICATE OF LAWFULNESS

15.	Certificate of Lawfulness (for proposed use or Development)	<input type="checkbox"/>
16.	Certificate of Lawfulness (for existing use or Development)	<input type="checkbox"/>
17.	Certificate of Appropriate Alternative Development	<input type="checkbox"/>

CERTIFICATE OF LAWFULNESS

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

The delegation powers schedule has been changed. Interim Director of Planning, Regeneration & Public Realm can determine this application

Case Officer:

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's 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 DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

Item No.	Report of the Head of Development Management and Building Control	
Address:	23 LINKSWAY NORTHWOOD	
Development:	Installation of vehicle crossover including entry gates, hardstanding and associated works to existing dwelling frontage.	
LBH Ref Nos:	15845/APP/2024/3098	
Drawing Nos:	Location Plan 6177 PL100 PR1024.PP.001 Rev A Planting Plan Tree Survey BS5837:2012 Arboricultural Impact Assessment Rev B November 2024	
Date Plans received:	25-11-24	Date(s) of Amendments(s):
Date Application valid	25-11-24	

1. CONSIDERATIONS

1.1 Site and Locality

This application site comprises a detached two-storey dwelling located on the eastern side of Linksway, Northwood. The application site benefits from hardstanding to the front for off street parking, a landscaped area within the front garden and a rear garden.

The surrounding area is predominantly residential in character. Number 21 Linksway is located along the northern site boundary and Number 25 Linksway is located along the southern site boundary. Numbers 36 and 38 Linksway are located to the west, on the opposite side of the road. To the east, the rear of the site backs onto Northwood Gold Club which is designated as Green Belt land and forms part of the Haste Hill & Northwood Golf Courses & Northwood Cemetery Nature Conservation Site.

The properties along Linksway are relatively large with wide and deep plots, some of which are bungalows. Some properties have been granted permission over the years for replacement buildings. The context is varied in terms of architectural styles and proportions. The land levels appear to drop from the front (north) to the rear (south).

The application site lies within the Copse Wood Estate Area of Special Local Character, a designation which owes much to the verdant character of the area which features large gardens and mature trees. The application site is also located within TPO 392, an area order which protects all oak, hornbeam, birch, Scots pine, beech, cedar and cypress.

The immediate highway in front of the property falls within the Flood Map for Surface Water, as

identified in the Surface Water Management Plan (SWMP) for Hillingdon, although the application site does not form part of this.

1.2 Proposed Scheme

The application seeks planning permission for the installation of vehicle crossover including entry gates, hardstanding and associated works to existing dwelling frontage.

1.3 Relevant Planning History

15845/APP/2021/3506	23 LINKSWAY NORTHWOOD
Alterations to external landscaping works to include a drive through driveway and 2 vehicular accesses including gates.	
Decision: 10-11-2021	Refused
15845/APP/2021/731	23 LINKSWAY NORTHWOOD
Alteration to external landscaping works to include a drive through driveway and 2 vehicular access	
Decision: 30-04-2021	Refused

Comment on Planning History

A Tree Preservation Application (ref: 15845/TRE/2021/70) was submitted in March 2021 and sought to carry out tree surgery including a crown reduction by 25% to One Oak (T1 on application) and fell one Thuja (T3 on application) both within Area 1 on TPO 392. The application was determined on 17-05-21 with a Split Decision. Whilst the proposed removal of the Thuja (T3 on application) was approved, the proposed tree surgery including a crown reduction by 25% to the Oak (T1 on application) was Refused as the works were considered to be unnecessary, unjustified and would have a detrimental impact on the visual amenity and arboreal character of the local area given that the Oak tree has a high amenity value and significantly contributes to the amenity and arboreal / wooded character of the Copsewood Estate Area of Special Local Character.

A Planning Application (ref: 15845/APP/2021/731) was submitted in February 2021 for alteration to external landscaping works to include a drive through driveway and 2 vehicular access. The application was Refused on 30-04-21 as the location of the additional vehicular crossover would have resulted in a significant incursion into the root protection area of, and direct threat to the health and well-being of the protected Oak tree. The proposal therefore failed to preserve the long term health and vitality of the protected Oak tree which is of high visual amenity value. The proposal was therefore detrimental to the visual amenity of the street scene and the wider Copse Wood Estate Area of Special Local Character.

A Planning Application (ref: 15845/APP/2021/3506) was submitted in September 2021 for alterations to external landscaping works to include a drive through driveway and 2 vehicular accesses including gates. The plans submitted with the application were almost identical to the plans refused under application ref: 15845/APP/2021/731. The application was Refused on 10-11-21 as the location of the additional vehicular crossover would have resulted in a significant incursion into the root protection area of a protected Oak tree, resulting in a direct threat to the health and well-being of the protected tree. The proposal therefore failed to preserve the long term health and vitality of the protected Oak tree which is of high visual amenity value. The proposal was therefore

detrimental to the visual amenity of the street scene and the wider Copse Wood Estate Area of Special Local Character.

Since the refusal of the above mentioned planning applications, the Council's Tree Officer has confirmed that the Large Oak which was in the front garden of this property was removed under a TPO exemption as it was dead in 2023.

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

Three neighbouring properties and Northwood Residents Association were consulted by letter dated 10-12-24. The consultation period expired on 03-01-25 and no neighbouring objections were received during the consultation period.

Highways Officer Comments: There is no 'in-principle' objection to the proposal. Final designs in terms of scale, would be arranged post permission, and it should be noted that the crossing would need to be constructed to an appropriate council standard executed under S184 of the Highways Act 1980 (or suitable alternative arrangement) all at the applicant's/developer's expense.

Tree Officer Comments: No objection to the proposed tree removal and replacement trees.

4. Local Plan Designation and London Plan

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

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage
PT1.EM6	(2012) Flood Risk Management

Part 2 Policies:

DMHB 1	Heritage Assets
DMHB 5	Areas of Special Local Character
DMHB 6	Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking

LPP HC1	(2021) Heritage conservation and growth
LPP G7	(2021) Trees and woodlands
NPPF4 -24	NPPF4 2024 - Decision making
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF16 -24	NPPF16 2024 - Conserving and enhancing the historic environment

5. MAIN PLANNING ISSUES

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires that new developments achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.

Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that the Council will conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape (including locally and statutorily Listed Buildings, Conservation Areas, Areas of Special Local Character and Archaeological Priority Zones and Areas), and encourage the reuse, modification and regeneration of historic assets.

Policy HC1 of the London Plan (March 2021) seeks to conserve and enhance the historic environment and heritage assets. Development proposals affecting historic assets and their settings should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings, and avoiding harm.

Policy DMHB 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that the Council will expect development proposals to avoid harm to the historic environment and to prevent the loss of significance or harm to the character, appearance and setting of heritage assets (Listed Buildings, Conservation Areas, Scheduled Ancient Monuments and Areas of Special Local Character).

Policy DMHB 5 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that new development within Areas of Special Local Character reflects the character of the area and its original layout and respect the established scale, building lines, height, design and materials of the area. Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings. The replacement of buildings which positively contribute to the character and local importance of Areas of Special Local Character will normally be resisted.

Policy DMHB 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments within the Copsewood Estate, Northwood, Area of Special Local Character reflect the materials, traditional roof design, design features and architectural style predominant in the area. The policy also seeks to ensure that developments within the Copsewood Estate, Northwood, Area of Special Local Character preserve the mature trees including boundary planting to reinforce existing landscaping and Estate settings.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires all development to be designed to the highest standards and incorporate principles of good design, either complementing or improving the character and appearance of the

area. Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to protect and improve the public realm, including streets.

Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments retain and enhance existing landscaping and trees, particularly trees of merit, and requires landscape schemes to be appropriate to the character of the area.

Policy G7 of the London Plan (March 2021) states that development proposals should ensure that, wherever possible, existing trees of value are retained; this includes Category A, B and less category trees where these are considered by the local planning authority to be of importance to amenity and biodiversity, as defined by BS 5837:2012.

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

The surrounding area is characterised by large detached dwellings set within spacious plots. The site is within a Developed Area and within the Copsewood Estate Area of Special Local Character, which is defined by asymmetric houses within the woodland setting.

The Copsewood Estate Area of Special Local Character is characterised by large, mature trees (predominantly Oak and Hornbeam) set in large gardens. TPO 392 protects all oak, hornbeam, birch, Scots pine, beech, cedar and cypress within the area as these trees significantly contribute to the arboreal/wooded character of the ASLC and collectively have a high amenity value.

CHARACTER AND APPEARANCE:

The application seeks planning permission for the installation of new driveway, vehicle crossover including entry gates, hardstanding and associated works to existing dwelling frontage. The proposal would result in a loss of trees and soft landscaping. The proposal in terms of the impacts on trees and landscaping will be discussed in more detail later in the report.

The proposal would involve the installation of additional hardstanding to the front of the dwelling. It is noted that at least 25% of the front garden would be retained in accordance with Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). It is also noted that there are a number of properties within Linksway that have two vehicle crossovers and so a second vehicle crossover at the application property would be in keeping with the character and appearance of the immediate street scene and the surrounding Copse Wood Estate Area of Special Local Character. The proposed gates would be considered to match the design and height of the existing gates and therefore would be considered acceptable in design terms.

The proposed tree planting which will be discussed later in the report ensures that there is no material harm to the character and appearance of the street scene in terms of loss of greenery within the street scene, particularly given the setting of the dwelling within the Copsewood Estate Area of Special Local Character. The proposal is therefore considered to be acceptable in design terms.

The proposal would therefore comply with BE1 and Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 5, DMHB 6, DMHB 11, DMHB 12, DMHB 14 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management

Policies (January 2020) and Policies HC1 and G7 of the London Plan (March 2021).

TREES / LANDSCAPING:

A protected Oak Tree was previously located within the front garden; the Oak tree has now been removed from the site as discussed in the Planning History section of this report. Given the Oak tree has been lawfully removed in 2023, it does not form part of the consideration of this planning application, apart from the fact that the replacement tree planting proposed within this application includes replacement for the previously lost Oak tree, as agreed previously with the Council's Tree Officer.

In addition to the previously removed Oak tree, two additional trees are proposed for removal, specifically a Category C1 Magnolia Tree and a Category C1 Cherry Tree as highlighted on the submitted Tree Survey. The Council's Tree Officer has been consulted on the proposal and has confirmed that there is no objection given the proposed tree planting.

The submitted Planting Schedule confirms that the following trees would be planted to replace the lost Oak, Magnolia and Cherry trees, and has been agreed by the Council's Tree Officer:

- One Magnolia grandiflora tree
- One Prunus avium tree
- One Querus robur tree
- Eleagnus ebbingei hedge
- Flowering lawn

A condition has been added to this report to ensure that the proposed tree / hedge planting is carried out within the first planting season to ensure that the proposal would comply with Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

On the basis of the above, the proposed tree removal and planting is considered to be acceptable and given the replacement planting there would be no harm to the application site in terms of loss of trees or landscaping. On this basis, the proposal would be considered to be in accordance with Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

NEIGHBOURING AMENITY:

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure, amongst other matters, that: ii) a satisfactory outlook to neighbouring occupiers.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks, amongst other things, to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Given the scope, siting and scale of the proposed works to the front curtilage of the dwelling, it is not considered that there would be any impact to neighbouring occupiers, in terms of loss of daylight, sunlight, outlook or overbearing effect.

The proposal is therefore considered to accord with the requirements of Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

HIGHWAYS

Policies DMT 2 and DMT 5 of the Hillingdon Local Plan: Part 2 (2020) states that development proposals will be required to ensure that safe, direct and inclusive access for pedestrians.

Policy DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) requires that proposals comply with the Council's parking standards in order to facilitate sustainable development and address issues relating to congestion and amenity.

The proposed second crossing had been previously refused in 2021 under application reference 15845/APP/2021/3506 on policy grounds (the Council's 'Domestic Vehicle Footway Crossover' (DVFC) Policy - 2019 guidance), this policy was revised in 2022 which means this no longer applies. The proposal is now compliant and therefore considered acceptable. Final scale of the second crossing would be determined post permission in-line with the DVFC Policy (2022).

The proposed alterations would not cause harm to parking provision within the front of the site and provided the proposed vehicle crossover complies with the recommended dimensions set out in the Council's 'Domestic Vehicle Footway Crossover' (DVFC) Policy (2022), it is considered that the proposed alterations would allow safe entry/exit to and from the site.

The Council's Highways Officer has also been consulted on the proposal and has raised no objection in terms of impact on the highways network / highways safety along Linksway. It is noted that the proposed vehicular crossover would be subject to an application for a Dropped Kerb and that the crossing would need to be constructed to an appropriate council standard executed under S184 of the Highways Act 1980 (or suitable alternative arrangement) all at the applicant's/developer's expense.

The proposal therefore accords with the overarching objectives of policy DMT 2, DMT 5 and DMT 6 of the Hillingdon Local Plan Part 2 Development Management Policies (2020).

CONCLUSION:

The proposal is recommended for approval, subject to conditions.

6. RECOMMENDATION

APPROVAL subject to the following:

1. HO1 Time Limit

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

REASON

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

2. HO2 Accordance with approved plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on Drawing Numbers:

Location Plan
6177 PL100
PR1024.PP.001 Rev A Planting Plan
Tree Survey BS5837:2012
Arboricultural Impact Assessment Rev B November 2024

REASON

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

3. NONSC Tree Planting

The planting scheme hereby approved under plan reference 'PR1024.PP.001 Rev A Planting Plan' 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 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 street scene in accordance with Policies DMHB 5, DMHB 6 and DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4. 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 development, including driveway and gates 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 street scene in accordance with Policies DMHB 5, DMHB 6 and DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

5. 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 DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

INFORMATIVES

1. You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.
2. The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.
3. On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2021). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.
4. The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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

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

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

5. 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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) 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.

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 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 Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Policies

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage
PT1.EM6	(2012) Flood Risk Management

Part 2 Policies:

DMHB 1	Heritage Assets
DMHB 5	Areas of Special Local Character
DMHB 6	Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts

DMT 6	Vehicle Parking
LPP HC1	(2021) Heritage conservation and growth
LPP G7	(2021) Trees and woodlands
NPPF4 -24	NPPF4 2024 - Decision making
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF16 -24	NPPF16 2024 - Conserving and enhancing the historic environment

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. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control that is considered to cause harm to local amenity.
5. Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).
6. You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
7. The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice

is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM.

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: Becky Smith **Telephone No:** 01895 250230