

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

1.2 Proposed Scheme

The application seeks householder planning permission for the erection of a single storey rear extension, conversion of garage to habitable space, erection of raised decking to rear, conversion of roof space to habitable use to include a rear dormer with Juliette balcony and 3no. roof lights, and amendments to fenestration.

1.3 Relevant Planning History

16277/APP/2025/1916

61 ST LAWRENCE DRIVE EASTCOTE PINNER

Erection of outbuilding to rear garden (Application for a Certificate of Lawful Development for a Proposed Development)

Decision:

Approved

16277/PRC/2025/7

61 ST LAWRENCE DRIVE EASTCOTE PINNER

Erection of a single storey rear extension, conversion of garage and loft to habitable, and erection of an outbuilding to the rear garden.

Decision:

16277/PRC/2021/100

61 ST LAWRENCE DRIVE EASTCOTE PINNER

Conversion of garage to habitable use, rear extension and changing the roof space from hip to gable

Decision: 17-06-2021

Objection

Comment on Planning History

As outlined above

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: 17th September 2025

3. Comments on Public Consultations

7 neighbouring properties, Eastcote Residents Association (ERA) and internal officers were consulted by letter 14-08-25. Consultation expired on 05-09-25. Three comments were received.

External:

- Overdevelopment of bungalow in a conservation area and the rear extension exceeds the 4m limit that Hillingdon applies to all detached properties.

Internal:

Conservation and Urban Design Officer - It is recommended the chimney be retained and the roof lights removed as they are not necessary given the internal layout. Particularly, as the side roof elevation is visually prominent. No objection to the rear extension and incorporation of the garage to habitable space and alterations to the front elevation.

Highways: As on-plot parking is to remain on the frontage area, there are no envisaged highway related implications or demands imposed on this application.

Officer comments:

- The scheme has been assessed in line with policies as outlined below.
- Amended plans were sought in line with the conservation officer comments whereby the chimney was retained. This is all further assessed below.
- The current property has not been widely developed and therefore the current form of development is not considered overdevelopment,
- The rooflight on the side elevation was removed which would address the Conservation Officer concerns.

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

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMT 2	Highways Impacts
LPP D4	(2021) Delivering good design
DMHB 4	Conservation Areas
LPP HC1	(2021) Heritage conservation and growth
NPPF4 -24	NPPF4 2024 - Decision making

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene including Conservation Area and locality the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Character and Appearance:

The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the of the Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and

established street patterns; building lines and streetscape rhythm and landscaping. It should also not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

DMHB 4 also advises new development within or on the fringes of conservation areas will be expected to preserve or enhance the character and appearance of the area. It should sustain and enhance its significance and make a positive contribution to the local character and distinctiveness.

Policy DMHD 1 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.

With regards to rear extensions, Policy DMHD 1 states that:

- 1) Single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- 2) Single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- 3) Flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- 4) In Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- 5) Balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- 6) Two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- 7) Flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- 8) Pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
- 9) Full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

With specific regard to roof extensions, Policy DMHD 1 states:

- 1) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;
- 2) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;
- 3) raising of a main roof above the existing ridgeline of a house will generally not be supported;
- 4) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling; and
- 5) in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows.

The scheme is proposing the following: erection of a single storey rear extension, conversion of garage to habitable space, erection of raised decking to rear, conversion of roof space to habitable use to include a rear dormer with Juliette balcony and 3no. roof lights, and amendments to fenestration.

With regards to the rear extension, the proposal would measure 4.5m in depth and would project along the entire width of the house (10.54m). The extension would have a maximum height of 3.3m. Given the projection and position at the rear of the property, the proposed extension would not have an effect on the character and appearance of the residential area when viewed from public vantage points and therefore it is also acceptable. Although, the rear element is 0.5m more than the guidelines as outlined by Policy DMHD1 the rear element would only exceed the neighbouring building line to the East by 1m. Given this, the 1m set off on the West, combined with the modest height, the depth of the proposed extension would not cause any harm or negative impact to either of the immediate neighbouring properties and it is considered that the extension would have an acceptable impact on the existing dwelling and visual amenities with the surrounding area, complying with Policy DMHB11 of the Hillingdon Local Plan Part Two - Development Management Policies.

Chimneys are a unique feature in the area which must be retained. Given this, amendments were sought whereby this feature was retained. Although, the Conservation officers had recommended that the roof lights be removed, upon visiting the site and the wider area, the Planning officer could see that there was a need for rooflights to allow adequate levels of sunlight to penetrate the habitable spaces and there was also evidence of rooflights in the area. (21, 26 and 36 St Lawrence drive. The roof light that could be seen from the street scene was however removed and the 3 rear ones are retained.

The scheme is also proposing the change of use of the garage element to provide habitable space. This is a common change of use in the area and given that the property still has adequate parking at the front of the property, this change of use is acceptable. The scheme seeks to change the garage door to a window which is acceptable. Other examples of this include: 18, 12, 45 St Lawrence Drive.

With regards to the conversion of the roof space to habitable with the implementation of a rear dormer; this element is in accordance with Policy DMHD1 and is acceptable.

The scheme proposes a rear dormer with a Juliette balcony. The dormer on the rear would not go any higher than the highest section of the existing ridge and is in fact set down by 0.4m. Given this, and the fact that this feature is to the rear and would be seen from the front profile, this is acceptable and supported by officers. The rear dormer would be acceptable by reason that it sits comfortably on the roof profile. The dormer is 3m in depth, 2.6m in width and 2.8m in height and is acceptable as there are no side facing windows. The scheme proposes roof lights which are acceptable as well. The Juliette balcony proposed would have a similar outlook to a bedroom window and is therefore acceptable and raises no concerns. The proposed dormer would be appropriately set down from the roof's ridge line, up from the eaves, and in from the property's sides. The works would appear subordinate and subservient to the main dwelling and would not be an overly large roof extensions.

Given the nature of the properties in this area, a staggering patio is a common feature. The host dwelling as it currently sits has a patio feature on site. The rear patio along the boundary with No. 80 Rodney Garden will be increased in depth whereby it would be further out but the overall height would remain the same as existing. It is unlikely the increase in depth of the patio would adversely impact the neighbouring property especially as 1.7m screening will be provided. Furthermore, this

patio element would have a staggering nature whereby the 2m patio (above ground level) would go down to 1m and then 0m and given the limited depth of the patio before it reaches ground level, there is not enough depth at each level for it to be used to full capacity and given this, it is understood that the patio is merely a means to reach the garden. Given this, the patio is supported by officers.

The proposal is therefore considered acceptable and would not cause harm to the character and appearance of the host dwelling and the surrounding area. The proposal therefore accords with the objectives of Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHD 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Neighbouring Amenity Impact:

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 that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.

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

Number 80 Rodney Gardens is located to the East of the application site. Number 59 St Lawrence Drive is located to the West. Given the location of the proposal and the fact that no.80 Rodney Gardens has an existing rear extension; the development would not adversely impact on the living conditions of the neighbouring occupiers, in terms of daylight/sunlight, outlook and overbearing effect. This is further shown on the plans whereby the rear extension would only exceed the rear element by 1m and would maintain the modest height. Given this it is evident that the rear element would not impact the 45 degree angle.

With regards to No. 59; there does not seem to be any impacts on this property, given that the proposal would be set off the boundary by 1m and there are also no side windows proposed. The limited impact on this neighbour is further supported by this property facing away from the proposal site. Given this it is deemed to be a depth and height on the proposed single storey rear addition is limited. Therefore, it is considered that the proposal would not be overbearing or have a harmful impact on the residential amenity of adjoining properties.

In terms of the rear dormer, there would be limited impact on these neighbours as there are no side windows proposed.

It is noted that the proposal does not have windows on the the side extension or the rear extension and therefore, does not raise any privacy or overlooking concerns.

There have also been no objections from these two neighbours.

Although an objection was received from a local , property, the host dwelling does not seem to be overly developed in its current form. Also, given that the proposed form of development is common in the area, the proposal is seen as acceptable. This property has also been extended to the rear in 2017 whereby the building line has been altered. Based on this and for reasons outlined above (i.e. the rear element only exceeding the amended building line by 1m and maintaining a modest height), the scheme is recommended for approval.

Overall, the proposal would not adversely effect the amenities of neighbouring occupiers, in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Highways and Parking:

The parking provision would remain unaffected by the proposal.

Private Amenity:

Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires developments to provide good quality and useable private outdoor amenity space in accordance with the Council's standards (as per Table 5.2), whilst Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that proposals to extend dwellings retain adequate garden space.

A sufficient amount of rear garden space would be retained to meet the needs of a family sized house, in accordance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Conclusion:

The proposed development would not cause harm to the character and appearance of the host dwelling and would preserve and enhance the conservation area and the wider surrounding area. Furthermore, the proposed development would not unduly impact on the living conditions of neighbouring occupiers. The proposal would comply with the objectives of the Hillingdon Local Plan and London Plan (2021). The application is therefore 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 plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans numbered:

240068-PL-D 0011-Rev P3
240068-PL-D 0010-Rev P3
240068-PL-D 0009-Rev P3
240068-PL-D 0008-Rev P3
240068-PL-D 0007-Rev P3

240068-PL-D 0006-Rev P3
240068-PL-D 0005-Rev P3
240068-PL-D 0004-Rev P3
240068-PL-D 0002-Rev P3

REASON

To ensure the development complies with the provisions of the Local Plan: Part Two - Development Management Policies (2020) and the London Plan (2021).

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 DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

4. HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (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 of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

5. HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

To prevent overlooking to adjoining properties in accordance with policy policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

6. B14A Screen Fencing

A 1.8 metre high fence or imperforate wall shall be maintained on the boundary with 80 Rodney Gardens for the full depth of the patio hereby approved, and shall be permanently retained for so long as the development remains in existence.

REASON

To safeguard the privacy of adjoining residents.

INFORMATIVES

1. 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 (2016). 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.

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).

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.

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 Polices

PT1.BE1 (2012) Built Environment

Part 2 Polices:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

DMT 2 Highways Impacts

LPP D4 (2021) Delivering good design

DMHB 4	Conservation Areas
LPP HC1	(2021) Heritage conservation and growth
NPPF4 -24	NPPF4 2024 - Decision making

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 purposes 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 Department for Communities and Local Government.
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:

Sharon Singh

Telephone No: