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Hillingdon Council

Planning - Development Control

Civic Centre - High Street - Uxbridge UB8 1UW

Date: 27/04/2025

Re: Conversion of roof space to habitable use to include rear dormer, side dormer, side roof light and 2 front roof lights PLUS conversion of existing integral garage to habitable use. Erection of a ground floor rear extension and lower ground floor rear extension with rear lightwell and patio. First floor part rear extension over ground floor rear extension to residential dwelling.

SITE: 102 GREEN LANE Northwood HA6 1AJ

Dear Sirs:

We are writing with respect to above application that on behalf of the applicant, we confirm that both the applicant & the agent are in agreement with Hillingdon Council's Planning Policies & Terms plus in agreement with Section 106 requirements local planning policies implemented for residential extension with associated works to single dwelling house.

The site is defined as a large single dwelling house with large drop level to garden from current patio level. The proposal to retain current garden level and make rear extension to premises by ground floor and lower ground level to form the playroom and gym of the family dwelling. Similarly the roof extension as part of loft conversion to create habitable bedroom and also first floor part rear extension designed as subordinate scheme to form additional residential habitable areas as a single dwelling family house.

The site is defined as a large single dwelling detached house and proposal for rear ground and lower ground level extension to set over current large drop garden area without impacting adjoining premises which was already granted under planning permission ref 17726/APP/2024/2968.

Subsequently the premises also had planning permission this year for roof extension as part of loft conversion and garage conversion with alteration to frontage as part of residential house under planning permission ref 17726/APP/2025/143.

The proposal to create residential rear ground and lower ground level extensions plus roof extension and part first floor rear extension to existing detached dwelling house is required compliance with Hillingdon Policies BH1 (Part One - Strategic Policies (2012),

Policies DMH 6, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D3 of the London Plan (2021) and the National Planning Policy Framework (2023)).

The proposal with associated amenity to form a rear patio area is assessed by planners under ref 17726/APP/2024/2968 and confirmed not impacting adjoining premises. Similarly the first floor rear extension is designed as less than ½ width of main house and set away from existing boundary without impacting adjoining premises living and light to meet Policies DMHB 11 and DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D3 of the London Plan (2021) and Paragraph 135f) of the National Planning Policy Framework (2023).

The scheme is designed in compliance with Planning Guidance plus allowance given for means of access to property and designed to match & complement the adjoining properties.

Please see attached copies of relative drawings with forms & fee for the proposed works. We hope the information provided is satisfactory and should you have any queries please do not hesitate to contact us.

Yours truly,



R. Lakani
Director

LOCATION:	102 GREEN LANE Northwood HA6 1AJ
PROPOSAL:	Conversion of roof space to habitable use to include rear dormer, side dormer, side roof light and 2 front roof lights PLUS conversion of existing integral garage to habitable use. Erection of a ground floor rear extension and lower ground floor rear extension with rear lightwell and patio. First floor part rear extension over ground floor rear extension to residential dwelling.

DESIGN ACCESS STATEMENT:

AMOUNT:

The site is defined as a large single dwelling house with large drop level to garden from current patio level. The proposal to retain current garden level and make rear extension to premises by ground floor and lower ground level to form the playroom and gym of the family dwelling. Similarly the roof extension as part of loft conversion to create habitable bedroom and also first floor part rear extension designed as subordinate scheme to form additional residential habitable areas as a single dwelling family house.

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Residential unit: Net internal floor area of current house:

Ground floor area: 114M-SQ

First Floor area: 101M-SQ

Total unit area: 215m-sq with overall site area noted as 671m-SQ

Proposed new self-contained end of terrace unit:

Net internal floor area:

Lower Ground area: 35M-SQ

Ground floor area: 142M-SQ

First Floor area: 110M-SQ

Loft floor area: 21M-SQ

Total unit area: 308m-sq with overall site area noted as 671m-SQ

All works to site by making back rear ground and lower ground level to form a rear patio level in same height to existing and new rear light well to form natural light to lower ground level to form residential unit with soft landscaping and hardstanding to ensure the premises has suitable means of surface water.

LAYOUT:

The proposal providing suitable room sizes to meet local policies with adequate means of light to each designated rooms. The overall ground floor level provides large open plan kitchen and dining area and a living reception room.

The proposal for rear light-well and basement structure to form new playroom and gym as ancillary use of a family unit accessible via internal stairs.

Proposal to carry first floor rear extension to create subordinate design set away from boundary. This element to have pitch subordinate roof over rear extension to create addition to new roof extension as part of already approved loft conversion.

The development would provide adequate residential amenity areas in keeping with Policies DMHB 11 and DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D3 of the London Plan (2021) and Paragraph 135f) of the National Planning Policy Framework (2023).

SCALE:

The proposal for internal headroom to new unit as demonstrated within proposed section at 2.5M clear internal headroom to meet London Plan policies.

LANDSCAPING:

The current premises defined as a large house which the ground floor already benefits from a rear garden area and also front waste collection amenity and parking areas.

The proposal for rear extensions to ground and lower ground level will still maintain the premises with large garden areas

APEARANCE:

The external appearance of the existing buildings will be altered from principal scale of the existing premises which were already approved by Hillingdon council under recent planning consent and main addition to the approved scheme to create subordinate first floor rear extension at less than $\frac{1}{2}$ width of main house plus infill ground floor extension to create uniform ground floor rear extension.

The site is defined as a row of residential dwellings and proposal for back extensions is designed subordinate to premises main character and avoids impacting residential house main impact to adjoining premises.

The objective will be to create better usage of existing premises whilst in keeping with adjoining premises and also match existing construction. All materials to the premises will match existing site constraints, with new windows to be in white frames & brick walls to match existing finishing and render to be matching existing finishing.

USE:

The existing site is used as large house defined as residential use. Under proposed scheme this element of site will remain unchanged for category of site definition and by carrying rear extension structure to form a larger single dwelling house as C3-use.

ACCESS:

The building will be designed with energy efficient electrical lights and also sufficient amount of internal insulation to be provided to give the thermal conductivity of the structure in compliance to Building Control Guidelines. All new windows to be double glazed and in compliance with Building Regulation for thermal capacity (Min U-Value to be 1.2 for windows). The doors to be fire checked and all designated areas to have smoke detectors that are connected to independent circuits. The structure will be constructed in compliance by Building Control, in order to enhance the life time of the building and also to retain a stable structure. The floors & entrance level will be designed to be in compliance for usage of ambulant person's accessibility under part-M.

SUSTAINABLE STATEMENT:

The proposed development designed to meet Local Plan Policies for Sustainable Design and Construction.

The residential building to have all new units benefit with new water meter designated to each unit as means of water efficiency measures. The proposal for single dwelling house renovation to have water filter allocated as part of heating system and also it will incorporate water saving measures to comply with Regulations 36(2)(b) of Part-G 2 of the building regulations in order to ensure that maximum of 105 litres of water is consumed per person per day.

The construction design to incorporate recycling surface water recycling by diversion of roof rain water to refill the toilets for flushing as means of water efficiency measures to meet Building Regulations Part-H.

The designated units will be constructed in compliance with Ambulant Accessibility. The ground floor flat to have level door threshold for access at main entrance and also leading to rear garden. The upper floor flats to have access via stairs with risers at 170MM and goings of 250MM to meet ambulant accessibility and to compliance with Building Regulations Part M4(2).

The residential unit will have carbon dioxide emission with reduction percentage of 25% in accordance with policies 5.2 and 5.3 of the London Plan (2015) and in compliance with Part-L.

The windows will be manufactured with a UPVC frame and double glazed clear unite, 4mm clear – 20mm worm edge spacer – 4mm Low E: (Soft coat) – Argon.

CONSTRUCTION METHOD STATEMENT FOR NEW DEVELOPMENT

- (a) The site parking is designated along the main front access via main Road with provision of off on site and private parking.
- (b) The designated storage of site material and plants are defined at side and rear court-yard which provides adequate access and at no disturbance to adjoining sites and set away from boundary lines.
- (c) The new construction to have protective scaffolding with sheeting as means of dust protection during the construction. All cutting of material (timber, bricks & etc.) to be within new development to avoid any disruption to Adjoining Sites.
- (d) The site do not require any significant demolition works and predominately site clearance of vegetation and debris and therefore has no significant noise pollution to adjoining sites. The Noise Pollution from general construction development anticipated between 40 to 38db within restricted working shifts, since the major works involved brick works and timber material. The working hours are restricted between 08.00AM till 18.00PM Mondays to Fridays and 09.00AM till 13.00PM on Saturdays. No construction works to be carried out outside these hours and no works to be carried out on Sundays or Public Holidays. All deliveries to be restricted between the agreed working hours stated as Main Construction Working Shifts and all works within Local Council's By-Laws.
- (e) Any pneumatic drills or noisy instruments should be muffled in order to keep the noise to a bare minimum.
- (f) Whole of the works referred to this Project shall be carried out in conformity with the regulations and requirements of the Building Regulations, and the requirements and Bye-Laws of all of any other properly constituted authorities, including the District Surveyor/Building Control Officer, and shall be executed in a proper and workmanlike manner in sound and suitable materials in accordance with the terms of this project, to the reasonable satisfaction of the District Surveyor and Planning Approval, in accordance with the current Brent Council Environmental Health Section Construction Site Guidelines. Provide wheel washing system by means of manual cleaning the vehicle tyre (all vehicles) prior to leaving site.
- (g) The site to be fully hoarded and fences provided with only single entrance gate into & out of site. Provide signage to the main entrance and also along the boundary fence to main road, defining the name of contractor and details plus all relevant contact numbers. The site to have staff portable cabin at rear court-yard of site as a single storey (2.5M) height as staff area and removed from site upon completion of works.

- (h) Provide main scaffolding with screen to the new development. The scaffolding is to be alarmed at all times when not in use and any ladders required should not be left unlocked at night. The scaffolding is to be removed as soon as works are completed so as not to cause any nuisance to the Adjoining Owners. The site to benefit from full-time security with 24-hours contact number stated at the main front signage. All first aid provided on site and all staff to be trained to comply with Construction Logistic and Health + Safety measures applicable to the development. Name and details of Construction Manager to be available as means of contact at all times (24-hours availability). All access and exit from site via single gates and approved by site security.
- (i) No material to be burnt on site and all skips and wastes to be allocated at designated part of site and collected and cleared from site when necessary within restricted working hours.
- (j) The development site must have adequate water supply at all time, so that any dust from site can be dampened down during dry periods.
- (k) The Main Contractor must ensure that all roads are to remain free from mud; debris associated with the construction site and should be cleaned via a road sweeper at all times.
- (l) Any waste or muck away Lorries leaving site to be sheeted. Cutting operations using grinders should have water suppressant either attached to the grinder or an operative is to use water and a hose pipe during cutting operations preferably away from existing buildings. The developer must ensure that they follow the Mayor of London's best practice guidance during construction & demolition in relation to dust.
- (m) The excavated soil will be collected by grab Lorries and removed from site. They will dispose the excavated soil onto approved sites. The site has no contaminations and confirmed as a historical residential site and therefore any excavated soil is NOT expected to contain any contaminants
- (n) All works for services to be carried out by licensed and approved contractors with certifications to be provided upon completion of works for all services in compliance with Building Regulations.

Planning Considerations

NPPF

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The National Planning Policy Framework (NPPF) was published on 27 March 2012. This is a key part of the Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

The Mayor's London Plan 2016

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2050. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

Highway-Policies

The current premises consisting of large residential dwelling and the existing premises have parking permits within existing off-street parking spaces and proposal to retain the current family unit to benefit from parking permit allocation whilst ALL other units to have Car-Free as part of section-106 agreement.

The proposed site amenity plan indicates allocated cycle stands to serve each designated unit to meet planning policies.

The site is around fifteen minutes' walk to high street and also further 25 minutes walk to main station as well as to high street, therefore it is justified to establish the premises is benefiting from easy access to public transports and commute. Subsequently the public park and high street where there is a neighbourhood centre offering a small range of shops and services. Whilst cycle storage provided as part of the proposal, thereby satisfying the requirements of London Plan (LP) Policy T5, to the residential units. The proposal provide appropriate living conditions for future occupiers of the proposed dwelling.

The front amenity areas to have allocation of parking spaces to serve each designated unit as demonstrated on proposed plans.