

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:	DOWNSIDE KEWFERRY DRIVE NORTHWOOD	
Development:	Erection of part single storey, part double storey side and rear extensions following demolition of existing detached garage, conversion of roof space into habitable use to include 1 x rear dormer, 2 x rear facing roof lights, and 2 x front facing dormer windows, and amendments to fenestration and new porch structure together with associated excavation to create a rear outdoor patio.	
LBH Ref Nos:	2025/APP/2024/2399	
Drawing Nos:	24199-24-03 6193-PL001 - Rev F 6193- PL010 - Rev F 6193- PL011 - Rev F Site Location Plan 24199-24-02 6193PL012 - Long section	
Date Plans received:	05-09-24	Date(s) of Amendments(s):
Date Application valid	30-09-24	

1. CONSIDERATIONS

1.1 Site and Locality

This application site comprises a detached two-storey dwelling situated on the north-western side of Kewferry Drive. The building has a main house component and a side garage addition towards the east and is in essence made up of two components. The frontage is largely soft landscaped with an area of hardstanding which facilitates parking and leads up to the side/rear connected element with an internal garage at ground level.

The area is residential in character of which comprises large detached properties (some bungalows are noted) situated on similar sized plots especially the immediate stretch of properties along this side of the road - Greenacre (along the west) to Claremont (along the east) - 10 properties. The buildings all vary in their form, proportion and appearance and there is no uniformity or consistency seen along Kewferry Drive. Some architectural features are noted which includes central front gables and front dormers but these are not overly common features but seen in the context. The footprint and massing of properties vary. It is noted that the adjacent four properties to the right of the host dwelling (west) have similar shaped roof forms and all have front gable features, again of differing size. Properties in the street have been granted permission overtime for replacement dwellings or extensions to enlarge the built form which now result in varied architectural style.

The rear of the site is proposing to be landscaped. Kewferry Drive also drops meaning Glenwood (West) is situated slightly higher than the host dwelling. However, this does not impact the proposal of the site.

There are no other heritage or policy constraints on site.

1.2 Proposed Scheme

The application seeks householder planning permission for:

Erection of part single storey, part double storey side and rear extensions following demolition of existing detached garage, conversion of roof space into habitable use to include 1 x rear dormer, 2 x rear facing roof lights, and 2 x front facing dormer windows, and amendments to fenestration as well as landscaping.

During the course of the application, the following amendments were requested:

- 1.Redesign of the exterior of the building.
- 2.Set back of the side extension from the front elevation by a 1m

The changes are considered to be minor involving reductions and improvements to the overall design and therefore public re-consultation was not required.

1.3 Relevant Planning History

Comment on Planning History

N/A

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

EXTERNAL

Six neighbouring properties and the Northwood Residents Association (NRA) were consulted by letter dated 08-10-24. The consultation expired 29-10-24. The following comments were received:

1. The owner has started large scale ground excavations at the rear of the property during the past few months without any appropriate site protection measures or consent.
2. Concerns with regards to the proposed scheme and the works currently happening on site have resulted in dirt and debris on the street.

Officers comments:

- Whilst soil excavation was noted during the site inspections, it was not of significant level to be considered an engineering operation. The excavation works carried out at the time of the visit were

also sufficient distance away from the existing trees. No commencement of the development has occurred in relation to the proposed scheme and the applicant would be reminded of the need to comply with construction standards and keeping the site tidy and secure during the construction phase. Any application hereby approved would be subject to complying with other regulations including environmental and building control regs.

Kewferry Drive Residents Company Ltd (KDRCL)

In general, Kewferry Drive Residents Company Ltd (KDRCL) welcomes updating of properties by extension and/or redevelopment that are sympathetic in preserving the longstanding character of the road. With specific regard to this proposal we would request that LBH assesses the following:

- 1) A substantial 315 m2 of internal area is to be added - the proposed development should not be disproportionate, overly prominent nor unsympathetic to the existing character and appearance of the road and is in line with Policy BE1 of LBH Local Plan (2012) and Policies DMHD 1, DMHB 11 and DMHB 12 of the LBH Local Plan Part 2 (2020).

- 2) Because of the size of additional area is it more accurate to term this as a new construction to be governed by Building Control?

- 3) The proposal requires significant excavation at the rear and given the topography of the land are there any risks to ground instability especially given the nature of the heavy clay soil and the lack of an independent Flood Risk Assessment as well as the construction being below existing ground level?

- 4) Other matters that may need to be considered given the size and scale of this proposal - restrict any further Permitted Development Rights; prohibit any (french doors) future access from the first floor to the roof space of the rear ground floor extension on grounds of impact on privacy for neighbours.

- 5) Lastly there was a lack of the appropriate planning site notice and there have been large excavation works taking place over the past few months without the appropriate Tree Protection Fencing or site screening boards at the front of the property that would normally be applicable under any Method Statement

Officers comments:

- 1) The assessment on the design and proportionality of the extension is addressed within the main section of the report below. Amendments have also been received during the course of the application to ensure the design is more acceptable to the prevailing character.

- 2) The application is for a domestic extension. If the application is approved, it would be subject to regulations outside the planning assessment which include the requirement of a building regs application.

- 3) The site does lie outside a Flood Risk Zone and a flood risk assessment would not be required in this instance.

- 4) This is addressed within the main section of the report. Conditions are also recommended in regards permitted development restrictions.

- 5) Whilst soil excavation was noted during the site inspections, it was not of significant level to be considered an engineering operation. The excavation works carried out at the time of the visit were also sufficient distance away from the existing trees. Trees conditions requiring tree protection measures have also been recommended. These details would require approval prior to commencement of the development. Currently there is no evidence that foundations have been undertaken related to the development.

INTERNAL

Internal Conservation, Tree and Design team and Highways officers were also considered. No comments were received from the highways team. The following comments were received from the Conservation, Tree and design team in the meeting held 10.12.2024 and 10.1.2025:

- The street has no consistency in design however, the proposed scheme required amendments to the front elevation as well as a set back to ensure that the scheme is more in line with Policy and so that the front elevation appears more flush.
- Concerns were raised with regards to the patio and its impact on the T1 Willow tree by the tree officers.

These amendments were requested and the applicant sent amended plans 16.12.2024 which addressed the concerns raised. Upon receiving these, in a meeting with the Urban Design team was held 20.12.2024, and they were happy with the proposed scheme. Amendments to the report which addressed the officers concerns about T1 willow and the patio were requested. An updated report was received 04.02.2025 which concluded that there the Willow T1 would not be impacted by the Patio expansion which would warrant a refusal and therefore, the proposed works are acceptable.

No further concerns were raised.

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 18 Private Outdoor Amenity Space

DMT 6 Vehicle Parking

LPP D6 (2021) Housing quality and standards

LPP G7 (2021) Trees and woodlands

LPP D5 (2021) Inclusive design

LPP D8 (2021) Public realm

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 and locality the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden, trees and landscaping, flood risk impact and car parking provision.

Principle of Development:

The proposal would demolish elements of the existing dwelling and roof to create a larger two-storey dwelling. The proposed floor plans demonstrate the extent of demolition and existing volume that would remain.

In particular from the front elevation, the proportions of the roof form would be similar but noting at a larger scale. The immediate and majority properties are much larger than the host dwelling. Given the overall size as well as the prevailing character which is noted for larger dwelling properties, the level of development is proportionate and acceptable.

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 Hillingdon 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 have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

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. It also requires that there is no unacceptable loss of outlook to neighbouring occupiers.

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

- 1) Alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;
- 2) Porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and
- 3) Notwithstanding the above, at least 25% of the front garden must be retained.

The proposal to the front of the existing dwelling would include a small porch area and alterations to the fenestration of the building. It would not materially alter the footprint of the existing dwelling (with exception of the porch) but rather amend the fenestrations, The glazed feature at first floor level would be centrally positioned. It is noted that there are several examples of glazed features on the properties within this stretch of Kewferry Drive and its overall design would not cause harm to the architectural integrity of the original building or impact the street scene given the variance of designs. Also, the proposed scheme ensures that the side addition does not dominant the front of the property, but rather remains subservient to the host dwelling, this is further reinforced with the proposed materials. This side element is discussed further below.

As mentioned in the site description, the varying architectural detailing and proportions of properties

in the street scape are noted. Whilst the fenestration and porch would visually alter the front of the dwelling, this would not be a dominating addition to the context nor would it disrupt the already varied character of the properties along this part of the road.

With regard to side extensions, Policy DMHD 1 requires:

- 1) side extensions should not exceed half the width of the original property;
- 2) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- 3) garages should reflect the size guidelines set out in Appendix C Parking standards;
- 4) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- 5) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- 6) where hip to gable roof extensions exist, a two storey side extension will not be supported; and
- 7) in Conservation Areas, single storey side extensions may be required to be set back.

The current dwelling to an extent is made up of two rectangular parts (when considering the footprint and scale) with the main dwelling and detached garage to the side. The detached garage would be demolished and replaced with a two-storey side extension attached to the side of the host dwelling.

It is considered that the side element would be proportionate to the dwelling when considered as an individual element. The existing roof and front form have been incorporated correctly into the proposed scheme whereby the roof element of the side addition, follows a similar design to the host dwelling and is subservient to the original roof form and is setback by 1m. Officers consider the removal of the existing set up with a more proportionate and structured set of extensions to the dwelling would improve the massing and proportions alongside respond to the character of Kewferry Drive.

An important feature of the overall Kewferry Drive Context is the large gaps between the properties, in particular towards one side of the boundaries. In this case, the side gap between the host dwelling to its neighbouring properties is wide enough whereby these additions to not impact them significantly. The neighbouring property to the west; Glenwood House, has also been extended under planning permission: 27657/APP/2021/1690

' furthermore, Anupam House has also been granted similar planning permission. The proposed side extensions would also not exceed half the width of the house of 12.9m, whereby the proposed width is 5.8m joining the rear extension to create a wrap around. As such, it is considered that the proposed extension would be appropriately sized and sited and would not be cramped within the setting of the site and relationship across Kewferry Drive.

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.

Turning to the rear, the proposal as includes a two-storey extension which would join the side element and create a wrap around. The ground element would be approx. 6m in total depth with the extension extending the full width of the property, with the 4 metres extending two-storeys. Whilst the extensions, in particular the ground floor element would be deep, the properties in the context are large and other properties in the area such as, La Chenaie have been granted planning permission (17614/APP/2021/3124) for a relatively larger sized rear extension towards the side of the host dwelling. Although the proposed extension is significantly larger than as outlined in the policy above, each planning permission is assessed on its own basis and given the street character, the proportions, of the rearward projections would be acceptable.

With regard to roof extensions, Policy DMHD 1 requires:

- 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 changes to the roof form would relate to the side extension as well as the roof from towards the rear of the property. The main roof would include a 2 front dormers which have been sensitively designed to appear subservient within the roof slope. It is noted that there are a number of properties within the area that include dormer to the front and as such, this would not impact the street scene given the set back from the highway. The larger roof form towards the rear whilst extensive in size would have limited visual impact from the front given the set back of these properties from the street. It is also noted that there are a large variation of roof forms constructed in recent that have evolved the overall character of these properties. Whilst the roof form changes would add some bulk, this overall scale would be acceptable given that it would be towards the rear and partially screened. On balance this addition is acceptable in the local context.

Overall, It is considered that the proposal would retain the unique features of the dwelling to the front thereby protecting the architectural composition of the original dwelling. The overall size and scale of the development would be in line with the prevailing character. The location of the extension ensures that they remain subordinate to the original dwelling whilst not dominating the visual amenities of the streetscene in a detrimental way. It is further noted that other substantial extensions and alterations to properties in the vicinity have been granted planning permission and the proposed development would be justified in this context.

As such, as each application is considered on its own merits, it is considered that the design of the proposal, would comply with the aims of Policies DMHD 1, DMHB 11, and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Neighbouring Amenity Impact:

The host dwelling is adjacent to Anupam (East) and Glenwood (West) both located on Kewferry Drive and comprise large detached two storey dwellings.

It can be clearly seen that there are wide gaps between the host dwelling and adjacent neighbours. No part of the extensions would project beyond the neighbouring properties. It is noted, as mentioned above that both the neighbouring properties have also been granted planning permission for extensions towards the side and rear of the host dwelling and as shown in the proposed site plan, the vegetation and trees will counteract any impact, as such no concerns would be raised to the neighbouring properties.

In terms of Glenwood, the proposed side and rear extensions would not impact the amenity of this neighbour given the overall set in from the boundary. The footprints of both these properties are staggered and the extension would therefore not breach the 45 degree line of the nearest windows for this neighbouring property. The side extension to that as proposed by Glenwood, this element of this neighbouring property is not in primary habitable use and there would be an approx. 11m from the closest rear facing habitable window. This is a substantial separation distance and there would be an improvement in terms of neighbouring impact to this occupier - in essence removal of the existing garage element that currently sits very closely to the boundary.

No side windows are proposed to the extensions to the dwelling. A new ground floor side door is proposed but given their siting, they would not cause undue overlooking to neighbouring occupiers.

There is landscaping proposed at the area to the rear of the extension but this would be natural and as such no further concerns of overlooking would be raised.

The front and rear dormers would give a sense of mutual overlooking, however this would be similar to existing windows at the property and would not result in undue harm.

As such, the proposal, on balance, would not be detrimental to the residential amenity of adjacent and surrounding occupiers in terms of terms of overdominance, outlook, sense of enclosure, visual intrusion, loss of daylight/sunlight and overbearing impact. Therefore, the proposal would comply with the requirements of Policies DMHD 1 and DMHB 11, DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Standards of Accommodation:

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan.

The proposal would retain over 100sqm of private amenity space as required by Policy DMHB 18 of the Local Plan.

Trees and Landscaping

It is noted that an outdoor patio area would be excavated into the rear garden. A sectional drawing has been provided during the course of the assessment and Officers are satisfied that the overall location of the patio would not cause harm to either neighbouring property. The Tree Officer has also examined the landscaping in the context of the existing trees. An Arb report and Tree Plan has accompanied the application. The Tree Officer initially raised some concerns regarding the impact on the Willow Tree to the rear. However following further details, the Officer now accepts the report subject to compliance with its details and tree protection measures. This has been conditioned as part of the application. A further condition is recommended if any tree is damaged during construction or removed, that replacement planting details be submitted. On the basis of both these conditions, the leafy character of the site would be maintained in compliance with Policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

Highways and Parking: No concerns would be raised from a highways perspective.

Flood Risk Impact: No concerns would be raised.

Conclusion:

The proposal, on balance, would be acceptable 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

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

Site Location Plan

- 6193PL001 REV F - Proposed Site Plan - Uploaded 07-01-25

- 6193PL010 REV F - Proposed Plans - Uploaded 07-01-25

- 6193PL011 REV F - Proposed Elevations - Uploaded 07-01-25
- 6193PL012 - Long section
- B.S. 5837 - Arboricultural Method Statement REV A
- Arboricultural Implications Assessment Rev A
- Tree Protection Plan

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. 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 slopes of the development hereby approved facing Anupam or Glenwood.

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. 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 other than that indicated in the Tree statement submitted to support this application. 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.

7. NONSC Compliance with the Arboricultural Report and Tree Protection

The development hereby approved shall comply fully with the details as set out within the Arboricultural Implications Assessment Rev A dated 05/01/2025 prepared by Merewood Arboricultural Consultancy Services as well as the accompanying Tree Protection Plan.

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 DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

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 (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.
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 18 Private Outdoor Amenity Space
DMT 6 Vehicle Parking
LPP D6 (2021) Housing quality and standards
LPP G7 (2021) Trees and woodlands
LPP D5 (2021) Inclusive design
LPP D8 (2021) Public realm
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3. You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
4. You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. 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:

Sharon Singh

Telephone No: