

SUPPORTING STATEMENT

90 Halford Road, Ickenham, Uxbridge UB10 8QA

This planning support statement has been prepared in support of a Full Planning Application for the above-mentioned address, following an onsite meeting and advice received from Mr Ihab Elhabak, Enforcement Officer at the London Borough of Hillingdon. The application seeks to regularise and lawfully the necessary works undertaken in relation to the rebuilding of structural elements previously approved under application reference 30932/APP/2025/543. These reconstruction works became unavoidable due to serious and unforeseen structural deficiencies identified on site, which rendered parts of the existing building unsafe and non-compliant with current building regulations.

Structural assessment

A site visit was undertaken following the removal of the existing glazing, internal floors, and roof structure. The primary objective was to assess the structural integrity of the existing 9-inch flank wall and front wall. By this stage, excavation works for the new rear foundations had been completed, directly adjoining the flank wall and exposing the original foundations beneath it. In addition, the foundations for the approved side extension had also been dug, running adjacent to the front wall and revealing the condition of its underlying structure.

The condition of both the flank and front walls, along with their supporting foundations, was assessed by a qualified structural engineer. It was determined that the existing foundations were structurally inadequate and incapable of supporting the proposed new first floor and roof loads. With the walls now acting as partially freestanding elements, they exhibited visible signs of instability — the flank wall in particular showing noticeable lateral movement. Based on the engineer's professional advice, the walls were deemed to pose a significant health and safety risk to site operatives and were therefore considered unsuitable for retention.

Proposal

The full planning application proposes to rebuild both the existing **flank wall** and **front wall**, supported by newly designed foundations and constructed using a modern cavity wall system that complies with current building regulations. Both replacement walls will be positioned inward of the original external walls, ensuring that no part of the new construction projects beyond the existing footprint. This approach maintains the original external envelope of the dwelling while addressing structural deficiencies and meeting current regulatory and safety standards.

CIL Application forms

The approved application, reference **30932/APP/2025/543**, comprised a roof conversion and extensions to the existing property, with the understanding that **only the left-hand side boundary wall and a portion of the front wall** would be retained and incorporated into the proposed scheme. This limited retention formed part of the original design strategy and supported the treatment of the proposal as a **residential extension**, rather than a new build.

However, during demolition and excavation works — including the formation of new rear and side foundations — substantial structural deficiencies were uncovered. The existing retained walls were found to be unstable, inadequately founded, and non-compliant with current building regulation standards. As a result, **none of the original structural walls could be safely retained**, and the development had to be **fully reconstructed** on structural and safety grounds.

Due to this change, the works being carried out on site **may now constitute new construction**, although the scale, residential use, and footprint remain consistent with the previously approved scheme. To avoid delay in the validation and processing of the revised application — and in line with advice received from **Mr Ihab Elhabak** (Enforcement Officer, London Borough of Hillingdon) — both relevant **CIL exemption forms** have been submitted:

- **Form 1 – Residential Extension Exemption**, and
- **Form 7 – Self-Build New Dwelling Exemption**.

It remains to be determined whether the proposal will be formally treated as a **new build** or continue to qualify as a **residential extension**, considering that the full reconstruction resulted from **unforeseen structural constraints** rather than from any change to the original design intent or planning strategy.