

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: 18 COURT ROAD ICKENHAM

Development: Erection of an outbuilding to the rear and external rendering of dwelling house.

LBH Ref Nos: 32632/APP/2024/1885

Drawing Nos: 170494-A1-PA05
170494-A3-PA04 Rev A
170494-A3-PA03
170494-A1-PA02
170494-A3-PA04

Date Plans received: 12-07-24 **Date(s) of Amendments(s):**

Date Application valid 15-08-24

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a semi-detached dwelling on the westerly side of Court Road, Ickenham. The application site benefits from a front garden, area of hardstanding for off street parking and a rear garden.

The surrounding area is predominantly residential in character. Number 16 Court Road is located to the north of the application site and forms the adjoining semi-detached dwelling. Number 20 Court Road is located to the south of the application site.

The application site is designated within the Ickenham Village Conservation Area. The site does not contain any Listed Buildings. The application site is within a Tree Preservation Order. The site is not located within a Critical Drainage Area or a Surface Water Flood Zone.

1.2 Proposed Scheme

The application is seeking planning permission for the erection of a single storey outbuilding to the rear garden and the rendering of the elevations of the existing dwelling. The proposed outbuilding would have a width of 6.00m, a depth of 4.00m and would be characterised with a pitched roof with a maximum height of 2.45m and an eaves height of 2.30m. The outbuilding has a proposed use as a BBQ / Cooking area.

1.3 Relevant Planning History

32632/APP/2020/2056

18 COURT ROAD ICKENHAM

Variation of conditions 2 (Approved Plans), 3 (Materials) and 7 (Trees) of planning permission Ref: 32632/APP/2020/1005 dated 22/05/2020 (First floor side/rear extension and conversion of garage to habitable user) to allow for minor material amendments

Decision: 09-09-2020 Refused

32632/APP/2020/1673 18 COURT ROAD ICKENHAM

Non Material Amendment to Planning Permission reference: 32632/APP/2020/1005 dated 22/05/2020 (First floor side/rear extension and conversion of garage to habitable use) to allow for amendments to the fenestration of the building

Decision: 17-06-2020 Approved

32632/APP/2020/1005 18 COURT ROAD ICKENHAM

First floor side/rear extension and conversion of garage to habitable use

Decision: 22-05-2020 Approved

Comment on Planning History

No comment.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: 2nd October 2024

3. Comments on Public Consultations

Six neighbouring properties were consulted by letter dated 19-08-2024. The consultation period expired on 10-09-2024 and two neighbouring objections were received which can be summarised as follows:

- Render not in keeping with the character and appearance of the Conservation Area.
- Outbuilding may not comply with environmental regulations
- Fire safety concerns
- Impact on the surrounding trees

Conservation Officer Comments:

The existing dwelling is two storeys brick and roughcast render with a hanging tiled detail to the central bay semi detached property. It has a symmetrical neighbouring property which has later been extended. The proposal comprises of two parts the construction of an outbuilding and re-rendering the principle dwelling house. We would not object to the proposed outbuilding it is of a modest scale and would not harm the character of the conservation area. However we would object to the re-rendering of the main house. Part of the character of the conservation area is informed by the architecture and materials. Roughcast was used as it was felt to reflect the traditional arts and crafts techniques of village housing and can be seen in areas such as Hampstead Garden Suburb. As such when used in Ickenham it is in part to reflect the suburban village character the designers were hoping to create away from the crowded inner city. As such it is part of the character of the area. Its loss would cause harm and therefore we would object and recommend refusal.

Planning Officer Comments:

The above concerns raised are noted and the main planning issues, including impact on character and appearance, residential amenity and impact on trees will all be discussed in the main body of the report below.

4. Local Plan Designation and London Plan

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

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMHB 4	Conservation Areas
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMHD 2	Outbuildings
DMT 6	Vehicle Parking
NPPF4 -23	NPPF4 23 - Decision making
NPPF12 -23	NPPF12 23 - Achieving well-designed and beautiful places

5. MAIN PLANNING ISSUES

The main planning issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on visual amenities of the street scene / surrounding area, the impact on trees, the impact on the amenity of adjoining occupiers and the provision of acceptable residential amenity.

Policy Context:

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) 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 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires new development, including alterations and extensions to existing buildings to preserve or enhance the character or appearance of the area. Proposals should sustain and enhance its significance and make a positive contribution to local character and distinctiveness.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development will be required to be designed to the highest standards and

incorporate principles of good design.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure, amongst other matters, that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers

Policy DMHD 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that the Council will require residential outbuildings to meet the following criteria:

- i) the building must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers;
- ii) the developed footprint of the proposed building must be proportionate to the footprint of the dwelling house and to the residential curtilage in which it stands and have regard to existing trees;
- iii) the use shall be for a purpose incidental to the enjoyment of the dwelling house and not capable for use as independent residential accommodation; and
- iv) primary living accommodation such as a bedroom, bathroom, or kitchen will not be permitted.

Paragraph A1.34 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that as a general guide, an outbuilding should be no greater than 30 square metres and should not significantly reduce private amenity space or the landscape and ecological value of the garden. Outbuildings should respect neighbouring properties and should not result in the excessive loss of residential amenity, privacy, outlook and overshadowing/sunlight.

The application is seeking planning permission for the erection of a single storey outbuilding to the rear garden and the rendering of the elevations of the existing dwelling. The proposed outbuilding would have a width of 6.00m, a depth of 4.00m and would be characterised with a pitched roof with a maximum height of 2.45m and an eaves height of 2.30m. The outbuilding has a proposed use as a BBQ / Cooking area.

The proposed outbuilding would have an external footprint of 24.00 square meters which is within the 30 square meters set out as a guide within Paragraph A1.34 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). Given this and the modest height of the outbuilding, the outbuilding would be considered acceptable in design terms and would not result in any harm to the character or appearance of the dwelling. The outbuilding would sit comfortably within the large rear garden and when viewed against the surrounding context, outbuildings of similar sizes are present within the surrounding area. The proposal would appear as suitably subordinate and would be considered acceptable.

The proposed use of the outbuilding is as a BBQ / Cooking Area. It is noted that a number of objections were raised with regards to the safety of the proposed cooking area. Despite this, it is considered that this would be considered acceptable and given the height and enclosed nature of the cooking facilities with chimney, it is considered that there would be no negative impact on safety. To ensure that the outbuilding is used for a purpose incidental to the enjoyment of the main dwelling house, in the event of an approval, it would be considered necessary to impose a condition ensuring that the outbuilding remains ancillary to the host dwelling.

The proposal also includes rendering to the dwelling with an off white render. It is noted that during the course of the application, the Council's Conservation Officer requested that the proposed render be removed from the proposal given the value of the existing roughcast which is characteristic of

the area. This was not agreed by the applicant and it is considered that the inclusion of render would not be a robust or reasonable reason for refusal in this instance given the precedent for render within the street scene, including white or cream render at neighbouring occupiers Numbers 12 and 14 Court Road, Ickenham. Officers have conducted a site inspection within the immediate area and have noted that there is a variance of materials including rough cast render, plain render, brick work and tiling. As the immediate area has a varied level of materials, Planning Officers are satisfied that the inclusion of white render would not cause harm to the overall character and appearance of the existing building and the attached neighbouring property. The variance of the material palette in this section of the conservation area is noticeable with no set precedent that dominates the street scene.

Given the neighbouring precedent for rendering which would be a similar colour and appearance to the proposed there is no less than substantial harm identified and therefore the render would be considered acceptable in this instance and would not result in any harm to the character or appearance of the dwelling, street scene or wider Conservation Area.

Overall, it is considered that the proposal would not have a harmful impact on the character and appearance of the host dwelling or the surrounding area, in accordance with Policies DMHB 11 and DMHD 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Residential Amenity:

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

The surrounding area is predominantly residential in character. Number 16 Court Road is located to the north of the application site and forms the adjoining semi-detached dwelling. Number 20 Court Road is located to the south of the application site.

Given the site context and location of the outbuilding it is considered that the proposal would not result in harmful noise, disturbance or loss of privacy for neighbouring occupiers.

It is therefore considered that the proposed outbuilding would not have an adverse impact on the living conditions of neighbouring occupiers, in accordance with Policies DMHB 11 and DMHD 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

External Amenity Space Provision:

The proposed development would still retain sufficient rear garden space. It is therefore considered that the proposal would not undermine the external amenity provision at the site, in compliance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Parking and Highway Safety:

The outbuilding, sited to the rear garden would not impact the parking provisions at the property,

therefore would be in accordance with DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Trees / Landscaping:

The application site is located within a Tree Preservation Order Area (TPO 5) according to the Council's GIS. Despite this, it is noted that there are no trees specifically protected under the Tree Preservation Order sited within the application site. It is also noted that the proposed outbuilding would be sited outside of the root protection zone (RPZ) of the closest neighbouring trees, and given the foundations are existing and no additional excavation or footings are required it is considered that there would be no negative impact on any trees. The proposal would therefore be considered to be in accordance with Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Conclusion:

The main body of the report demonstrates that on balance, the proposal complies with the relevant policy objectives set out in the Hillingdon Local Plan: Part One Strategic Policies (2012) and Part Two - Development Management Policies (2020). It is therefore concluded, taking all matters into account and all representations received, that planning permission should be granted subject to conditions.

6. RECOMMENDATION

APPROVAL subject to the following:

1. HO1 Time Limit

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

REASON

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

2. HO2 Accordance with approved plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on plan references:-

170494-A1-PA02

170494-A1-PA03

170494-A1-PA04 Rev A

170494-A1-PA05

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 main dwellinghouse building and shall thereafter be retained as such, unless agreed otherwise as shown on the approved plans.

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. RPD13 Restrictions on outbuildings

The outbuilding hereby approved shall only be used for the purpose(s) stated on the approved drawings, namely as a gym and/or play room. It shall not be used for purposes such as a living room, bedroom, kitchen, or as a separate unit of accommodation.

REASON

To avoid any future fragmentation of the curtilage or the creation of a separate residential or business use, so as to protect the amenity of adjoining residential properties in accordance with Policies DMHB 11, DMHB 18, DMHD 2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 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. Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-
 - A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.
 - B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.
 - C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.
 - D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

3. 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
PT1.HE1	(2012) Heritage

Part 2 Polices:

DMHB 4	Conservation Areas
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMHD 2	Outbuildings
DMT 6	Vehicle Parking
NPPF4 -23	NPPF4 23 - 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 proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM.
8. Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

9. Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

10. You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.

11. To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

12. You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer:

Becky Smith

Telephone No:

01895 250230