

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:	12 DEERINGS DRIVE EASTCOTE PINNER	
Development:	Erection of a part single storey, part two storey wraparound extension to the side and rear, conversion of roof space to habitable use to include 1 x dormer to the front and 1 x roof light. Installation of patio.	
LBH Ref Nos:	41169/APP/2025/2200	
Drawing Nos:	1094/06/15-1 Rev v4 Location Plan, Existing Site Plan, Existing Ground & First Floor Plans, Existing Roof Plan and Elevations 1094/06/15-2 Rev v4 Location Plan, Proposed Site Plan, Proposed Ground & First Floor Plan, Proposed Roof Plan and Proposed Elevations Planning, Design and Access Statement	
Date Plans received:	15-08-25	Date(s) of Amendments(s):
Date Application valid	15-08-25	

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached dwelling located on the western side of Deerings Drive. No. 11 Deerings Drive is located along the southern site boundary and No. 13 Deerings Drive is located along the northern site boundary. To the west, the rear of the site backs onto a service road, beyond which are located the rear gardens of 47, 49 and 51 Mount Park Road. No. 19 Deerings Drive is located to the east, on the opposite side of the road. The application site is located within a Critical Drainage Area, as identified in the Surface Water Management Plan (SWMP) for Hillingdon.

1.2 Proposed Scheme

The application seeks permission for a part single-storey, part two-storey wraparound side and rear extension, together with a loft conversion incorporating a front dormer and rooflight, and the replacement of the existing garage doors with windows. The two-storey side extension would comprise a catslide roof form at the front and would extend the main roof form at the ridge and to the rear. The first-floor flank wall would be set approximately 1.1m from the side boundary, maintaining a separation distance of approximately 2.1-2.3m to No. 13.

A single-storey rear extension projecting approximately 4m with a maximum eaves height of 3m is also proposed. External materials would match the existing dwelling and existing on-plot parking would be retained.

1.3 Relevant Planning History

41169/B/91/0496

12 DEERINGS DRIVE EASTCOTE PINNER

Erection of a single storey rear extension

Decision: 14-05-1991

Prior Approval Req.

Comment on Planning History

The planning history is listed above.

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

Six neighbouring properties and Eastcote Residents Association were consulted on 1st September 2025. The consultation period expired on 22nd September 2025.

One objection was received from a neighbouring property on the grounds that the proposed two-storey extension would result in loss of light, overshadowing and an overbearing impact. Concerns are also raised regarding potential overlooking from a side-facing window. Concerns are raised regarding subsidence due to excavation near the boundary and consider the proposal to be out of keeping with the area and amounting to overdevelopment.

Officer response:

In terms of loss of light, overshadowing and overbearing impact, the below assessment concludes that, whilst the proposed two-storey extension would add built form at first floor level, the separation distance and relative set-down at ridge level would not result in a material loss of daylight or sunlight, nor an unacceptable sense of enclosure, to any neighbouring properties. The proposed first-floor side-facing window would be secured by condition to be obscure glazed and non-opening below 1.7m, thereby preventing harmful overlooking. Concerns regarding subsidence are matters covered by separate legislation and are not material planning considerations. For the reasons set out in the main body of this report, the proposal is not considered to represent overdevelopment or to be out of keeping with the character of the area.

Eastcote Residents Association: No response was received.

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:

NPPF12 -24	NPPF12 2024 - Achieving well-designed places
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
DMHD 1	Alterations and Extensions to Residential Dwellings
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMT 6	Vehicle Parking

5. MAIN PLANNING ISSUES

The main planning issues are:

- Principle of Development
- Impact on Character and Appearance
- Impact on Residential Amenity
- Impact on Highway Safety and Parking.

- Principle of Development

The application site resides within an established residential area wherein appropriate residential development is acceptable, in accordance with Policy BE1 of the Hillingdon Local Plan Part 1. The key considerations with respect to the proposed development relate to the impact on the character and appearance of the area, the impact on residential amenity and the impact on highway safety and parking.

- Impact on Character and Appearance

Paragraph 135 of the NPPF, Policy D4 of the London Plan, Policy BE1 of the Hillingdon Local Plan Part 1 and Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part 2 seek to ensure that new development harmonises with the surrounding area, and that new development respects adjoining properties and protects the public realm. Policy DMHD 1 of the Local Plan Part 2 seeks to ensure that alterations and extensions to residential dwellings do not result in an adverse cumulative impact on the character or appearance of the street scene, appear subordinate to the host dwelling, respect its original design and materials, and maintain appropriate visual separation between properties.

Specifically, in respect of two-storey side extensions, Policy DMHD 1 requires that they do not exceed half the width of the original dwelling, are set in from the side boundary by a minimum of 1m to retain visual separation, and are subordinate in scale and design. With regard to single-storey rear extensions to detached dwellings, the policy advises that they should not exceed 4m in depth, should not exceed 3m in height (where flat roofed), and should not give rise to unacceptable harm to neighbouring amenity, including compliance with the 45-degree guideline where relevant.

The application seeks a part single-storey / part two-storey wraparound side and rear extension, together with the conversion of the loft space to habitable accommodation including a front dormer window and rooflight and the conversion of the garage space to habitable accommodation. The existing dwelling is a detached two-storey property with an integrated double garage and forms part of a 1980s residential estate characterised by detached dwellings of consistent scale, varied brick /

render finishes and Tudor-style detailing.

The proposed two-storey side extension would be visible from the street. When viewed from the front elevation it would be a subordinate addition, incorporating a catslide roof form to match the existing roof. The front dormer would align with and match the proportions and detailing of the existing dormer, and the proposed rooflight would sit centrally within the roof plane. Replacement of the garage doors with windows would be proportionate to the front elevation and would not appear incongruous within the street scene.

The extension would be set approximately 1.1m from the common boundary with No. 13 Deerings Drive, maintaining a separation distance between properties of approximately 2.3m. This would ensure that a visual gap between dwellings is retained. The scale of the proposed extension is considered proportionate to the host dwelling and it would not dominate the street scene.

In response to concerns regarding overdevelopment, it is noted that the proposal remains within the established residential curtilage with adequate separation distances to boundaries. The property would remain as a single dwelling and would retain a substantial rear garden area and front parking provision, suitable to the size of the resultant dwelling. The cumulative scale and footprint of the extensions are proportionate to the plot size and comparable to other extended dwellings within the cul-de-sac. The development would not result in a cramped form of development or loss of spacing characteristic of the estate. As such, it is not considered to constitute overdevelopment of the site.

The proposed materials would match the existing dwelling in terms of brickwork, render and roofing. Overall, it is considered that the proposed development would respect the character and appearance of the host dwelling and the wider street scene. The proposal would thus accord with the above-referenced policies in terms of its impact on character and appearance.

- Impact on Residential Amenity

Paragraph 135 f) of the NPPF and Policy D3 of the London Plan outline the importance of planning in securing good standards of amenity for existing and future occupiers of land and buildings. Policy DMHB 11 of the Hillingdon Local Plan Part 2 seeks to ensure that new development does not result in a detrimental impact upon adjacent properties and their amenity space in terms of outlook, privacy and daylight / sunlight. The nearest neighbouring properties are located at Nos. 13 and 11 Deerings Drive, on either side of the application site and Nos. 47, 49 and 51 Mount Park Road to the rear. Owing to the separation distance of approximately 35m between the application property and the dwellings on Mount Park Road, it is not considered that the proposal would give rise to any significant or harmful effects in terms of outlook, privacy or loss of light to those properties. The impact on Nos. 11 and 13 Deerings Drive is discussed in detail below.

Outlook:

The proposed two-storey side extension would introduce built form closer to No. 13 Deerings Drive. It would be visible from the rear elevation and garden of that property, including from the conservatory. However, the proposed extension would be seen against the backdrop of the host dwelling. It is noted that there are no side-facing windows serving No. 13 facing the application site. The submitted plans and supporting information confirm that the ridge of No. 12 is set approximately 1m lower than that of No. 13 due to existing land level differences. This relationship would be retained, thereby reducing the perceived bulk and maintaining a satisfactory visual relationship. A separation distance of approximately 2.1-2.3m would remain between the flank walls of the two properties.

Whilst the dwellings are staggered in depth, with No. 12 extending further to the rear than No. 13, this relationship is not uncommon within the cul-de-sac and does not, in itself, result in harm. Given the retained separation distance and the lower ridge height of the application property, it is considered that the additional built form would not give rise to an unacceptable sense of enclosure or overbearing impact when viewed from No. 13's rear elevation, garden or conservatory. Overall, the outlook from No. 13 would remain acceptable.

With regard to No. 11 Deerings Drive, the two-storey element would be positioned on the opposite flank of the host dwelling and would not extend closer to this neighbouring property. The separation distance and overall relationship to No. 11 at first floor level would therefore remain unchanged from the existing situation. As such, the proposal would not give rise to any additional overbearing impact, loss of outlook or sense of enclosure to No. 11.

Privacy:

The proposal includes a first-floor side-facing window. As confirmed within the Design and Access Statement, this would be obscure glazed and restricted in opening. A condition requiring obscure glazing and non-opening below 1.7m above internal floor level is recommended to ensure there is no significant harmful overlooking towards No. 13 or its rear garden. There are no new windows proposed that would result in overlooking towards No. 11. Subject to the above condition, the proposal would not result in a detrimental loss of privacy.

Daylight / Sunlight:

The application property lies due south-east of No. 13. As such, there is potential for some additional overshadowing during the morning. However, any such impact would predominantly fall to the side (south-east facing) elevation of No. 13 rather than directly across the principal rear elevation, which is south-west facing. The submitted drawings demonstrate that the proposed extension clears a 45-degree line taken from the centre of the nearest ground floor rear habitable room window of No. 13. Compliance with the 45-degree guideline, together with the retained separation and the lower ridge height of No. 12, indicates that there would not be a significant loss of daylight or sunlight to habitable rooms or the main private amenity space. Given the position of the two-storey extension away from No. 11, there would not be any material daylight or sunlight impact to that property.

Residential Amenity Conclusion:

Overall, having regard to the scale, separation distances, orientation and level differences between the properties, it is considered that the development would not result in a harmful impact on the residential amenity of neighbouring occupiers. The proposal therefore accords with Paragraph 135 f) of the NPPF, Policy D3 of the London Plan and Policy DMHB 11 of the Hillingdon Local Plan Part 2.

- Impact on Highway Safety and Parking

The parking provision would be unaffected by the proposed development and it is therefore considered that the proposal would not significantly exacerbate the demand for street parking or prejudice highway safety, in accordance with DMT 6 of the Hillingdon Local Plan Part 2.

- Flooding Risk/Critical Drainage Area

Policy DMEI 9 requires all new development to adequately manage flood risk. Policy DMEI 10

requires all new development proposals within Critical Drainage Areas to be designed to reduce surface water run-off rates to no higher than the pre-development greenfield run-off rate.

The application site is located within Flood Zone 1, which represents the lowest probability of river flooding. However, the property is identified as falling within a Critical Drainage Area, meaning that the area is susceptible to localised surface water flooding during periods of heavy rainfall. Development must ensure that additional hard surfacing or built form does not exacerbate surface water run-off.

The proposal involves an increase in building footprint to the rear and side of the dwelling as well as a new rear patio. There would be an increase in hard surfacing to facilitate the extended patio, however the submitted Design & Access Statement confirms that permeable block paving and a rear garden soakaway would be used to ensure no increase in surface-water runoff. Given that the proposal includes areas of new hardstanding within the rear garden and the site lies within a Critical Drainage Area, a condition is recommended requiring the use of permeable materials or drainage to a permeable area within the curtilage in order to ensure satisfactory surface water management. Subject to the above condition, and given the scale of development, it is not considered that there would be a significant increase in surface water run-off, thus it would not increase flood risk associated with its location within a Critical Drainage Area and is therefore compliant with Policies DMEI 9 and DMEI 10 of the Local Plan Part 2.

Conclusion:

The application is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1. HO1 Time Limit

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

REASON

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

2. HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on Drawing Refs:

1094/06/15-2 Rev. v4

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), and the London Plan (March 2021).

3. HO4 Materials (Matching)

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 or surrounding area in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

4. HO6 Obscure Glazing

The first floor side-facing window in the north-west elevation of the extension hereby approved, as shown on drawing no. 1094/06/15-2 Rev. v4, shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.7 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

5. DRC2 Surface Water Drainage

The new hardstanding hereby approved shall be constructed using permeable materials or shall drain to a permeable area within the curtilage of the site and shall thereafter be retained as such.

REASON

To ensure satisfactory surface water drainage and to reduce the risk of flooding in accordance with Policy DMEI 10 of the Hillingdon Local Plan Part 2 (2020).

INFORMATIVES

1. 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.

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.

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 Policies

PT1.BE1 (2012) Built Environment

Part 2 Policies:

NPPF12 -24 NPPF12 2024 - Achieving well-designed places
LPP D3 (2021) Optimising site capacity through the design-led approach
LPP D4 (2021) Delivering good design
DMHD 1 Alterations and Extensions to Residential Dwellings
DMHB 11 Design of New Development
DMHB 12 Streets and Public Realm
DMT 6 Vehicle Parking

3. You are advised this permission is based on the dimensions provided on the approved

drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4. You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control that is considered to cause harm to local amenity.
5. Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).
6. You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
7. The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner purposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in 'The Party Walls etc. Act - 1996 - Explanatory Booklet' published by the Department for Communities and Local Government.
8. Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
9. Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should

ensure that the following are complied with: -

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

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

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

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

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

10. You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
11. To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
12. You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer:

Sally Robbins

Telephone No:

01895 250230