

PLANNING STATEMENT

21 MORFORD WAY RUISLIP HA4 8SL

Introduction:

This statement is submitted in support of a **Householder Planning Application** for the property at **21 Morford Way, Ruislip, HA4 8SS**, located within the **Morford Way Conservation Area** in the London Borough of Hillingdon.

Proposal:

Extension of the front porch and relocation of the front entrance door.

Context:

This planning application seeks permission for a modest and sympathetic alteration to the front elevation of 21 Morford Way. The property is a detached Arts and Crafts style home built in the 1920s, and it is located within the Morford Way Conservation Area, designated in 1988 due to its architectural and historical character.

Proposal Details:

The application includes:

- Extension of the existing front porch.
- Relocation of the main entrance door within the front elevation.

Planning and Conservation Considerations:

As the site falls within a designated Conservation Area, particular care has been taken to ensure that the design and appearance of the proposed alterations preserve and enhance the character of the area.

The proposal has been informed directly by **pre-application advice** received from the London Borough of Hillingdon's Conservation Department. In correspondence dated **13-05-2025**, the Officer advised that the proposed new front door design should **match the style shown in the reference image** provided and approved during the consultation.

Furthermore, the Conservation Officer **confirmed that they had no objection to the proposal** as outlined.

This advice has been fully adhered to in the final design proposal. Accordingly, the new front door design reflects the traditional detailing, proportions, and materials appropriate to the property and in keeping with the surrounding

Conservation Area. The scale and materials proposed for the porch extension are likewise carefully selected to match existing features, preserving the visual rhythm of the street.

Conclusion:

This proposal reflects a careful and informed design response to its heritage setting. It follows the guidance of the Conservation Officer as set out in the pre-application response and proposes a modest and well-integrated alteration to the property that will maintain and enhance the character of the Morford Way Conservation Area.

Appendix:

A copy of the **Pre-Application Request and Response** (dated 13-05-2025) is attached to this Planning Statement.



RE: 21 Morford Way, Ruislip, HA4 8SL (Request for Pre-Application Free Duty Planning Advice)-Small front alteration

2 messages

Heritage Conservation <heritageconservation@hillingdon.gov.uk>
To: Planning <planning@hillingdon.gov.uk>, "info@tricondesigns.com" <info@tricondesigns.com>

Tue, May 13, 2025 at 9:17 AM

Dear Sir

We would not object to the proposals in principle provided that the external materials and finishes match the existing dwelling.

We would however recommend that the door appears in keeping with the character of the dwelling. Perhaps solid with glazing above e.g



or

However other solutions may be possible

Kind Regards

Niel

From: TRICON DESIGNS <info@tricondesigns.com>
Sent: Friday, May 9, 2025 2:32 PM
To: Planning <planning@hillingdon.gov.uk>
Cc: Mahmoud Al-Akraa <ma.alakraa@gmail.com>
Subject: Re: 21 Morford Way, Ruislip, HA4 8SL (Request for Pre-Application Free Duty Planning Advice)

Dear Richard Buxton

Thank you for your email dated 08-05-2025.

Could you please confirm whether you have consulted with the conservation team and received their approval or confirmation of no objections regarding these proposed alterations?

Should you require any further information, please do not hesitate to contact us.

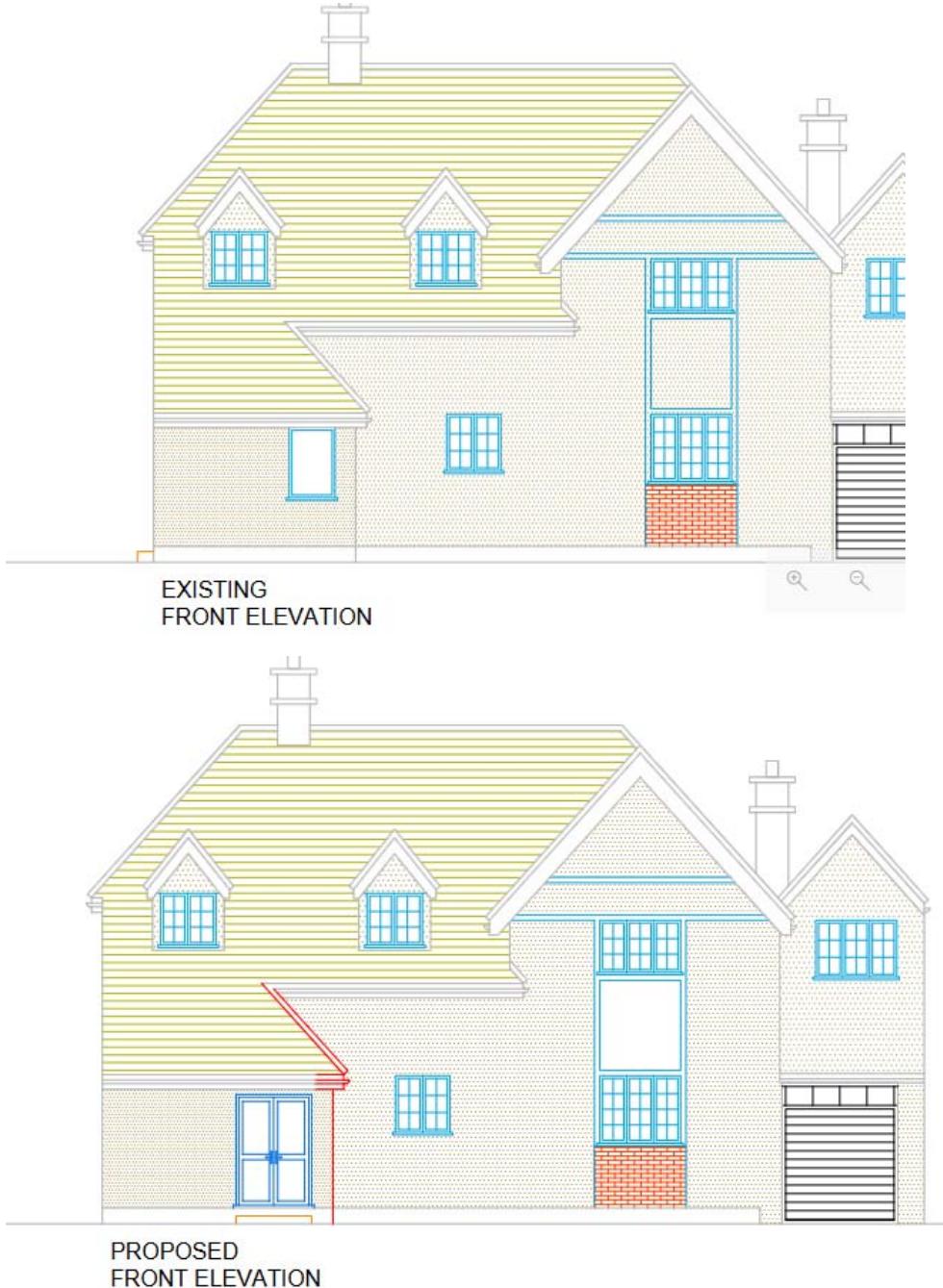
Kind Regards

Tricon Designs

On Thu, May 8, 2025 at 10:29 AM Planning <planning@hillingdon.gov.uk> wrote:

Homam,

Thank you for your e-mail and attachments indicating alterations to the front porch area:-



I can confirm that the alterations will require planning permission-though relatively minor in nature.

I would suggest going straight for an application though I will ask our Conservation Team if they are happy with the design of the front door as they may well have some other ideas.

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

Regards

Richard Buxton

BA (Hons) Dip TP

Planning Information Officer

Planning and Sustainable Growth

Place Directorate

Hillingdon Council

From: TRICON DESIGNS <info@tricondesigns.com>

Sent: Tuesday, May 6, 2025 2:47 PM

To: Planning <planning@hillingdon.gov.uk>

Cc: Mahmoud Al-Akraa <ma.alakraa@gmail.com>

Subject: 21 Morford Way, Ruislip, HA4 8SL (Request for Pre-Application Free Duty Planning Advice)

Dear Planning Team,

We are writing to request a telephone appointment under the Council's Free Duty Planning Advice service regarding a proposed development 21 Morford Way, which is located within the Morford Way Conservation Area.

The proposal comprises "**Extension to the front porch with replacement and relocation of the entrance door to the front**". We are keen to seek initial feedback before preparing a formal application.

We would be grateful if you could confirm a suitable time for a telephone appointment with a duty planning officer. Please see the attached drawings, location plan and site images.

The contact of the details are as follows:

Applicant Name: Homam kezelbash

Contact Number: 07743488986

Should you require any further information, please do not hesitate to contact us.

Kind Regards

Tricon Designs

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TRICON DESIGNS <info@tricondesigns.com>
To: Mahmoud Al-Akraa <ma.alakraa@gmail.com>

Wed, May 14, 2025 at 2:42 PM

Dear Sir

Please see the below email from the conservation department of the council.

Additionally, see the attached draft plans before submission. Please provide us with your views and let us know if you are happy to proceed with submission.

Should you require any further information, please do not hesitate to contact us.

Kind Regards
Tricon Designs

[Quoted text hidden]

8 attachments

 **304-ELEVATION.pdf**
346K

 [305-ROOF PLAN.pdf](#)

308K

 [306-ROOF PLAN.pdf](#)

303K

 [307-SITE PLAN.pdf](#)

409K

 [308-SITE PLAN.pdf](#)

239K

 [303-ELEVATION.pdf](#)

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