

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 Option

- | | |
|--|--------------------------|
| 1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received | ☐ |
| 2. Application complies with all relevant planning policies and is acceptable on planning grounds | ☐ |
| 3. There is no Committee resolution for the enforcement action | ☐ |
| 4. There is no effect on listed buildings or their settings | ☐ |
| 5. The site is not in the Green Belt (but see 11 below) | ☐ |

REFUSAL RECOMMENDED: GENERAL

- | | |
|--|--------------------------|
| 6. Application is contrary to relevant planning policies/standards | ☐ |
| 7. No petition of 20 or more signatures has been received | ☐ |
| 8. Application has not been supported independently by a person/s | ☐ |
| 9. The site is not in Green Belt (but see 11 below) | ☐ |

RESIDENTIAL DEVELOPMENT

- | | |
|--|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | ☐ |
| 11. Householder application in the Green Belt | ☐ |

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 | ☐ |
| 13. Refusal of change of use from retail class A1 to any other use | ☐ |
| 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. | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | ☐ |
| 16. Certificate of Lawfulness (for existing use or Development) | ☐ |
| 17. Certificate of Appropriate Alternative Development | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 18. ADVERTISEMENT CONSENT (excluding Hoardings) | ☐ |
| 19. PRIOR APPROVAL APPLICATION | ☐ |
| 20. OUT-OF-BOROUGH OBSERVATIONS | ☐ |
| 21. CIRCULAR 18/84 APPLICATION | ☐ |
| 22. CORPSEWOOD COVENANT APPLICATION | ☐ |
| 23. APPROVAL OF DETAILS | ☐ |
| 24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval | ☐ |
| 25. WORKS TO TREES | ☐ |
| 26. OTHER (please specify) | ☐ |

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives 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 DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No.	Report of the Head of Planning, Sport and Green Spaces		
Address	56 GLEDWOOD DRIVE HAYES		
Development:	Single storey side/rear extension and first floor rear extension and alterations to roof to create a pitched roof		
LBH Ref Nos:	45922/APP/2015/4641		
Drawing Nos:	1339 P303 Rev. B 1339 P304 Rev. C 1339 P301 Rev. B 1339 P302 Rev. B		
Date Plans Received:	21/12/2015	Date(s) of Amendment(s):	21/12/2015
Date Application Valid:	24/12/2015		18/02/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the eastern side of Gledwood Drive and comprises of an end of terraced property set within a 10m wide plot. The site is on a corner plot between Gledwood Drive and Gledwood Avenue. The property has an original single storey rear addition which extends the full width of the site and is 0.9m in depth. The property is unusual in that unlike the other properties within the terrace it has a flat roof.

Within the rear garden there is a detached outbuilding which backs onto the side elevation of No. 1 Gledwod Avenue.

To the front of the site there is a small area of hardstanding which provides for up to three off-street parking spaces. The site is situated within a Developed Area as identified in the policies of the Hillingdon Local Plan (November 2012) where the prevailing character of the area is residential, comprising of mainly terraced houses.

No. 58, the adjoining property to the north east of the site has been extended by way of a single storey rear extension with a flat roof measuring approximately 3.8m deep.

There is not a significant difference in site levels.

1.2 Proposed Scheme

The application seeks planning permission for the erection of a single storey side/rear extension and first floor rear extension and alterations to roof to create a pitched roof.

1.3 Relevant Planning History

45922/APP/2003/133 56 Gledwood Drive Hayes

ERECTION OF A PITCHED ROOF OVER EXISTING FLAT ROOF AND CONVERSION OF ROOFSPACE TO HABITABLE ROOM WITH INSTALLATION OF REAR DORMER AND ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION

Decision Date: 11-03-2003 Refused

45922/APP/2007/1632 56 Gledwood Drive Hayes

INSTALLATION OF NEW PITCHED ROOF WITH REAR DORMER WINDOW TO PROVIDE ADDITIONAL FLOOR AND ERECTION OF TWO STOREY SIDE EXTENSION WITH PITCHED ROOF, SINGLE STOREY FRONT EXTENSION AND SINGLE STOREY REAR EXTENSION.

Decision Date: 24-07-2007 Refused

45922/APP/2007/3783 56 Gledwood Drive Hayes

INSTALLATION OF 3 VEHICULAR CROSSOVERS.

Decision Date: 17-12-2007 NFA

45922/APP/2009/1366 56 Gledwood Drive Hayes

Single storey outbuilding at rear for use as gym (Application for a Certificate of Lawfulness for a proposed use or development).

Decision Date: 08-09-2009 Approved

45922/APP/2010/2105 56 Gledwood Drive Hayes

Single storey detached outbuilding to rear for use as gym (Retrospective application.)

Decision Date: 03-11-2010 Approved

45922/APP/2011/3109 56 Gledwood Drive Hayes

Part two storey part single story rear/side extension and installation of new roof to existing element

Decision Date: 28-02-2012 Refused

45922/APP/2012/833 56 Gledwood Drive Hayes

Part two storey, part single story rear extension and installation of new pitched roof over existing flat roofed property

Decision Date: 29-05-2012 Approved

45922/APP/2014/846 56 Gledwood Drive Hayes

Two storey, 2-bed attached dwelling with associated amenity space and part two storey, part single storey rear extension to No.56 involving demolition of existing outbuilding to rear

Decision Date: 28-05-2014 Refused

45922/APP/2015/2360 56 Gledwood Drive Hayes

Single storey side & part single storey rear extension

Decision Date: 13-07-2015 WD

45922/APP/2015/3116 56 Gledwood Drive Hayes

Part two storey, part single storey rear extension, single storey side extension and installation of pitched roof to main dwelling

Decision Date: 09-11-2015 Refused

Comment on Planning History

There is an extensive planning history at the site.

The most recent and relevant application was application 45922/APP/2015/3116 for the erection of a part two storey, part single storey rear extension, single storey side extension and installation of pitched roof to main dwelling which was refused for the following reason:

The proposed single storey side/rear extension, by reason of its size, scale, bulk, excessive height, width, design and projection forward of the recognised established return building line on Gledwood Avenue on this prominent corner site, results in an unduly intrusive and incongruous form of development detrimental to the open character of the corner plot and the visual amenities of the street scene and the wider area. The proposal would therefore be detrimental to the architectural composition of the existing properties and the visual amenity and character and appearance of the area in general in conflict with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

Application reference 45922/APP/2014/846 for a two storey, 2 bed attached dwelling with associated amenity space, part single part two storey extension to number 56 involving demolition of existing outbuilding to the rear was refused for the following reasons:

1. The proposal by reason of the size, scale, bulk, design and projection forward of the recognised established return building line on Gledwood Avenue on this prominent corner site represents an unduly intrusive and incongruous form of development detrimental to the open character of the corner plot and the visual amenities of the street scene and locality. The proposal would therefore would be detrimental to the architectural composition of the existing properties and the visual amenity and character and appearance of the area in general in conflict with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.
2. The proposed development fails to provide sufficient off street parking provision which meets the council's approved parking standards to service the proposed dwellings. The development would therefore lead to additional on street parking to the detriment of public and highway safety and is therefore contrary to Policies AM7 and AM14 of the Hillingdon Local plan:Part Two - Saved UDP Policies (November 2012) and the Councils adopted car parking standards.

An appeal was subsequently dismissed with the Inspector raising concerns that the extension would result in an incongruous form of development which would not preserve the openness of the corner plot and would fail to provide sufficient on site parking.

Application reference 45922/APP/2012/833 was approved for a part two storey, part single storey rear extension and installation of a new pitched roof over the existing flat roofed building.

Application reference 45922/APP/2011/3109 for a part two storey part single story rear/side extension and installation of new roof to existing element was refused for the following reasons:

1. The two storey side extension by reason of its excessive size and projection forward of the recognised established return building line on Gledwood Avenue on this prominent corner site represents an unduly intrusive and incongruous form of development detrimental to the open character of the corner plot and the visual amenities of the street scene and locality. The proposal is therefore contrary to policies BE13, BE15, BE19 and BE21 of the adopted Hillingdon Unitary Development Plan (saved policies September

2007) and Section 3.0 of the Hillingdon Design and the adopted Supplementary Planning Document HDAA: Residential Extensions.

2. The excessive width of the proposed two storey side extension would result in an extended property that would appear incongruous and out of keeping with the size and proportion of the adjoining properties detrimental to the appearance of the original house, the terrace and the visual amenities of the street scene and locality. The development is therefore contrary to policies BE13, BE15, BE19 and BE21 of the adopted Hillingdon Unitary Development Plan (saved policies September 2007) and Section 3.0 of the Hillingdon Design and the adopted Supplementary Planning Document HDAA: Residential Extensions.

3. The proposal fails to maintain adequate usable amenity space detrimental to the residential amenity of existing and future occupiers, contrary to policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

An appeal was dismissed as the Inspector considered the design, in close proximity to the footway to be out of keeping with the character of the area. This extension was sited 1m off the boundary of the site with the footway. The Inspector further had concerns about the scale and form of the roof.

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

6 neighbouring properties were consulted by letter dated 4.1.16 and a site notice was displayed to the front of the site which expired on 3.2.16.

No responses have been received.

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE22 Residential extensions/buildings of two or more storeys.

BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments
NPPF	National Planning Policy Framework

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

The same proposed first floor rear extension was considered acceptable in visual and residential amenity terms when recently considered under application reference 45922/APP/2015/3116. The critical issue therefore is whether the reduced side extension has overcome the previous concerns relating to its impact upon the character and appearance of the site and the locality. The extension has been reduced in both height and width over that which was considered previously unacceptable. The comments of the Inspector in the 2011 appeal are particularly relevant which state "In my eye, this scheme would fall down in terms of passing the test of good design because the bulk and shape of the building which is being sought, so close to the footway. The scheme would result in an unduly long, high, virtually unrelieved flank wall running too great a distance down the Avenue. Additionally there would no be a subtle approach to the roof. The bulk of this extension would be apparent from alongside but further down the Avenue. The impact would be increased by the overly sized and awkwardly shaped gable end facing the rear of the plot and thus the street. The scheme would simply be out of proportion to the existing dwelling and its plot having regard to its prominent position."

The current proposal seeks permission for a single storey side/rear extension which has been reduced in width and height, retaining 1.5m to the side boundary towards the rear and 2.1m separation to the front on this prominent corner position. It is considered that the reduced scheme, on balance, would respect the spacing of development within the vicinity and would not detract from the architectural integrity of the host dwelling. The width of the side extension appears subordinate to the host dwelling, not exceeding two thirds the width of the original property and would not exceed 3.4m in height in accordance with the advice contained within HDAS Residential Extensions. As a result it is considered that it would not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Given that the depth of the single storey rear extension would be no deeper than the

extension at No. 58, it is not considered that it would have a negative impact upon the amenity of nearby residents through loss of daylight. The proposed first floor rear extension would be set-in from the boundary with No.58 and would be 3.2m deep. When you apply a 45 degree angle from the centre point of the closest habitable room window at No. 58 to the end of the proposed first floor extension, it is evident that this extension would not impede upon the daylight to No.58. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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 Policy 3.5 of the London Plan (2011).

In terms of the garden area at least 60m² of rear private garden should be retained to provide adequate amenity space for a three bedroom dwelling. The resultant amenity space would be over 60sq.m which would be in excess of the paragraph 3.13 HDAS requirement. The proposal would be in accordance with Policy BE23 of the Hillingdon Local Plan Part 2.

The parking provision would remain unaffected by the proposal.

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 the submitted plans, numbers 1339 P303 Rev. B and 1339 P304 Rev. C.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

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 BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 **HO5** **No additional windows or doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

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 BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

- 1** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

- 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).

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 unlawful for the Council to act incompatibly with Convention rights, specifically 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 Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments
NPPF	National Planning Policy Framework

- 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. This planning permission is not valid for a development that results in any form of encroachment.
- 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 - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

- 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 ODP, available free of charge from the Planning, Environment and Community Services Reception Desk, Civic Centre, Uxbridge, UB8 1UW.

- 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: -

of 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.

prior 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 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: Nicola Taplin

Telephone No: 01895 250230