APP/1790

Planning & Transportation
Development Control Team
Tel: 01895 250111
Fax: 01895 277595

Town and Country Planning Act 1990

GRANT OF PLANNING PERMISSION

To:

Paul Moschini
58 Neild Road
Hayes
Middlesex
UB3 1SG

Ref: 54116/APP/2005/456

LON BORO OF HILLINGDON
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25 JUN 2013
PLANNING & TR...

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above mentioned Act and Orders made thereunder hereby GRANT permission for the following development:-

Description of development:- Erection of a single- storey rear extension

Location of development 10 Barra Hall Road, Hayes

Date of application:- 9 February 2005

Drawing/plan Nos:- Location plan, scale 1:1250, 9906/14, 9906/15 received 09 February 2005

Permission however is given subject to the conditions listed on the attached schedule:-

Signed:- .....
HEAD OF PLANNING AND TRANSPORTATION SERVICE

Date:- 31 MAR 2005

NOTES:
(i) If you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
(ii) This decision does not purport to convey any approval or consent which may be required under any by-laws, building regulations, or under any enactment other than the Town and Country Planning Act 1990.

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Continuation Sheet No. 1 Ref: 54116/APP/2005/456

CONDITION 1

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

REASON

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

CONDITION 2

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with policy BE15 of the Hillingdon Unitary Development Plan.

CONDITION 3

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

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 Unitary Development Plan.

CONDITION 4

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows or doors shall be constructed in the walls or roof slopes of the development hereby approved facing 8 or 12 Barra Hall Road.

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Continuation Sheet No. 2 Ref: 54116/APP/2005/456

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan.

INFORMATIVES

1. 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.

2. 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.

3. 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 250804 / 805 / 808).

4. 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 of Bank Holidays. 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).

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5. 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 DETR, available free of charge from the Planning and Transportation Services Reception Desk, Level 3, Civic Centre, Uxbridge.

6. Your attention is drawn to the fact that 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.

7. 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 Acts.

8. 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 or Bank 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.

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Continuation Sheet No. 4 Ref: 54116/APP/2005/456

9. The decision to grant planning permission has been taken having regard to the policies and proposals in the Unitary Development Plan set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

BE13 Layout and appearance of new development
BE15 Design of new extensions
BE19 New development within residential areas - complementing and improving amenity and character of the area
BE20 Adequate daylight and sunlight
BE21 Siting, bulk and proximity of new buildings/extensions
BE23 External amenity space and new residential development
BE24 Design of new buildings - protection of privacy
AM14 New development and car parking standards
SPG: Residential extensions
A3 Impact of mass bulk and overlooking
A4 Visual impact
A5 Design of extensions/ materials
B3 Single storey and two storey rear extensions

HEAD OF PLANNING AND TRANSPORTATION SERVICE

31 MAR 2005

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Office of the Deputy Prime Minister under Section 78 of the Town and Country Planing Act 1990.

- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at 3/02 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0117 372 8428). Appeal forms can be downloaded from the Planning Inspectorate's website at: http://www.planning-inspectorate.gov.uk.

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Purchase Notices

- If either the Local Planning Authority or the Office of the Deputy Prime Minister refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.