

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	<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. ADVERTISEMENT 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 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 checked. Interim Director of Planning, Regeneration & Public Realm can determine this application.

Case Officer
 Katherine Mills

Signature:

Date: 7th October 2022

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 Interim Director of Planning, Regeneration & Public Realm**

Address 181 EASTCOTE ROAD RUISLIP MIDDLESEX

Development: Erection of a single-storey side extension including the demolition and re-building of the garage into a side extension for home gym.

LBH Ref Nos: **58606/APP/2022/2359**

Drawing Nos: 1405/P/1 Rev A Existing & Proposed Floor Plans, Elevations, Site Plan & Location Plan

Date Plans Received: 22/07/2022 **Date(s) of Amendment(s):**

Date Application Valid: 22/07/2022

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a semi-detached dwelling located on the northern side of Eastcote Road. The property is attached to 179 Eastcote Road along the western site boundary whilst 183 Eastcote Road is located along the eastern site boundary. To the north, the rear of the site backs onto the rear gardens of 6 and 7 Oakfield Close. 160, 162 and 164 Eastcote Road are located to the south/south-east, on the opposite side of the road. The front and side of the application site falls within the Flood Map for Surface Water, as identified in the Surface Water Management Plan (SWMP) for Hillingdon. The application site also falls within the Ruislip Motte & Bailey Archaeological Priority Area.

1.2 Proposed Scheme

Planning permission is sought for the erection of a single-storey side extension including the demolition and re-building of the garage into a gym.

The proposed side extension would be 3.83m deep and be located directly behind the existing garage which would be demolished and re-built within the same footprint to provide a habitable room for use as a gym; the side extension would extend 1m from the side of the existing rear extension and would be set in 0.25m from the site boundary with 183 Eastcote Road. The rear of the side extension would be set back 3.15m from the existing rear building line. The proposed extension would have a 3m high flat roof. The existing garage door would be replaced with a new window and brickwork on the front elevation. The proposed materials would match the existing materials. The proposed side extension would be used as a utility room.

1.3 Relevant Planning History

58606/APP/2003/1792 181 Eastcote Road Ruislip Middlesex
ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION

Decision Date: 22-09-2003 Approved

58606/APP/2022/2746 181 Eastcote Road Ruislip Middlesex

Conversion of roof space to habitable use to include a rear dormer with Juliette balcony and 4 front roof lights (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date:

Comment on Planning History

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

FIRST ROUND OF NEIGHBOUR CONSULTATION - August 2022

Consultation letters were sent to 6 local owners/occupiers. One response was received:

i) This is not a conversion of garage but a complete replacement building.

PLANNING OFFICER RESPONSE:

It is noted that the original description of development did not reflect the development shown on the plans submitted with the application. The description of development has been amended to match the development shown on the proposed plans.

ii) The construction will be immediately over a very fragile clay drain which frequently blocks, and in itself needs replacement. Without replacement the drain may be damaged when new footings are constructed. The drain serves 4 individual houses and should be replaced as part of the construction.

PLANNING OFFICER RESPONSE:

Technical construction matters concerning foundations/footings and drainage are not a material planning consideration in determining this application. These technical construction matters would be addressed through the Building Regulations process

iii) The construction requires a pitched small roof on the front of the new building to blend in with neighbouring houses; neighbour had discussed this with the applicant.

PLANNING OFFICER RESPONSE:

Each individual scheme is assessed by its own merit and whether the proposed development complies with the policies set out in the Hillingdon Local Plan. The impact of the proposed development on the character and appearance of the street scene and surrounding area has been discussed in Section 5 of this report.

iv) Surface water runoff not shown.

PLANNING OFFICER RESPONSE:

Technical construction matters concerning drainage are addressed through the Building Regulations process. It is noted that the front and side of the application site falls within the Flood Map for Surface Water, as identified in the Surface Water Management Plan (SWMP) for Hillingdon, and so a drainage/water run off informative would be added to any consent granted.

v) 250mm gap shown on new construction makes it difficult to maintain garage gutters. The 250mm gap requires closing panel between the garages for security.

PLANNING OFFICER RESPONSE:

A separation distance of 0.25m between the side of a property and the site boundary is a typical arrangement for side extensions within the London Borough of Hillingdon; access for maintenance purposes is not considered a material planning matter. The installation of a fence panel for security purposes can be done without planning permission.

Ruislip Residents Association:
No response received.

SECOND ROUND OF CONSULTATION - September 2022

A second round of consultation was carried out following an amendment to the development description so to reflect the development shown on the proposed plans. This consultation period expired on 6th October 2022. Two responses were received and the comments were the same comments as those previously made during the first round of public consultation.

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.EM6 (2012) Flood Risk Management

Part 2 Policies:

- DMEI 9 Management of Flood Risk
- DMEI 10 Water Management, Efficiency and Quality
- DMHB 11 Design of New Development
- DMHB 12 Streets and Public Realm
- DMHB 18 Private Outdoor Amenity Space
- DMHD 1 Alterations and Extensions to Residential Dwellings
- DMT 6 Vehicle Parking
- LPP D6 (2021) Housing quality and standards

5. MAIN PLANNING ISSUES

The main planning issues are the design and impact on the character of the existing property, the impact upon the street scene and surrounding area, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden, car parking provision and flood risk.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires that new developments achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires all development to be designed to the highest standards and incorporate principles of good design, either complementing or improving the character and appearance of the area. Policy DMHB 12 of the Hillingdon Local Plan: Part

Two - Development Management Policies (January 2020) seeks to protect and improve the public realm, including streets.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

Part C of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that side extensions should not exceed half the width of the original property, appear subordinate to the main house and reflect the architectural style of the main building.

Part D of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street.

Character and Appearance

The proposed side extension would be 3.83m deep and be located directly behind the existing garage which would be demolished and re-built within the same footprint to provide a habitable room for use as a gym; the side extension would extend 1m from the side of the existing rear extension and would be set in 0.25m from the site boundary with 183 Eastcote Road. The rear of the side extension would be set back 3.15m from the existing rear building line. The proposed extension would have a 3m high flat roof. The existing garage door would be replaced with a new window and brickwork on the front elevation. The proposed materials would match the existing materials.

The demolition and re-building of the existing garage as a habitable room within the same footprint and the replacing of the existing garage door with a new window and brickwork to match the existing materials would be acceptable in design terms and would be in keeping with the immediate street scene and surrounding area where other properties have replaced garages with habitable use and front facing windows. The proposed side extension behind the garage would not extend beyond the existing side and rear building lines of the application property and would appear as a subordinate addition to the application property. Therefore, the size and scale of the proposed side extension is considered to be acceptable and would not cause harm to the character and appearance of the application property, street scene and surrounding area.

Although the proposed roof would be higher than the existing 2.35m high flat roof, given the proposed flat roof would not exceed 3m in height, this is considered to be acceptable. In terms of design, comments were raised during the public consultation that the proposed roof should have a front pitched roof to match neighbouring houses; whilst there are examples of garages and side extensions with front/side pitched/dummy pitched roofs, there are also examples of garages and side extensions with flat roofs along the street scene. Therefore, given the existing flat roof design of the existing garage (to be demolished and re-built as a habitable room) and other flat roofed garages and side extensions along the street scene, it is considered that the proposed flat roof design of the proposed side extension would be acceptable in this instance and would not cause harm to the character and appearance of the application property, street scene and surrounding area.

The proposal thereby complies with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Residential Amenity

The proposed side extension would be set back 3.15m from the existing rear building line of the application property and would not extend beyond the existing front building line, and so would not be visible from the attached property, 179 Eastcote Road. The proposal would therefore not impact on the residential amenity of 179 Eastcote Road.

The proposed development would provide a new side extension behind the existing garage which would be demolished and re-built as a habitable room within the same footprint. The proposed side extension would be set in 0.25m from the site boundary with 183 Eastcote Road. Given the orientation and positioning of the application property and the neighbouring property, the set in from the side boundary and that the proposed side extension would not face onto any side windows of 183 Eastcote Road, it is considered that the proposal would not have an adverse impact on the residential amenity of 183 Eastcote Road in terms of loss of light, outlook or privacy.

Therefore, it is considered that the proposed development would not cause harm to the residential amenity of neighbouring properties, thereby complying with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Other Matters

It is considered that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (March 2021).

Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires developments to provide good quality and useable private outdoor amenity space in accordance with the Council's standards (as per Table 5.2), whilst Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that proposals to extend dwellings retain adequate garden space.

The application property has a rear garden of over 130sq.m. The proposed side extension and replacement of the garage with a gym would not impact on amenity space provision and so would comply with Policies DMHB 18 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments provide acceptable levels of car parking in line with the Council's Parking Standards (Appendix C Table 1).

The existing attached garage would be replaced with a habitable room for use as a gym. Whilst there would be a loss of the existing garage, the application property has a driveway and a parking area for two vehicles at the front of the property. Therefore, it is considered that acceptable parking provision would be provided on the site, in accordance with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Policy DMEI 9 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments provide appropriate management of flood risk.

The application site falls within a Critical Drainage Area, as identified in the Surface Water Management Plan (SWMP) for Hillingdon. An informative advising the applicant that water run off should be directed to a soakaway, tank or permeable surface shall be added to any consent granted.

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 Ref:

1405/P/1 Rev A Existing & Proposed Floor Plans, Elevations, Site Plan & Location Plan

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

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 DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (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 of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

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 DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

INFORMATIVES

1 The application site is located within the Flood Map for Surface Water, as identified in the Surface Water Management Plan (SWMP) for Hillingdon. All developments in this area must contribute to managing the risk of flooding from surface water by reducing surface water runoff from the site. Therefore the applicant should minimise the water from the site entering the sewers. No drainage to support the extension should be connected to any existing surface water sewer, other than as an overflow. Water run off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, which must be permeable or be collected and directed to a permeable area, otherwise it would need an additional permission. A water butt should be incorporated.

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 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 - The spatial development strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.EM6	(2012) Flood Risk Management

Part 2 Policies:

DMEI 9	Management of Flood Risk
DMEI 10	Water Management, Efficiency and Quality
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D6	(2021) Housing quality and standards

- 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 may 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 - Residents Services, 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, available free of charge from the Planning 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 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: Katherine Mills

Telephone No: 01895 250230