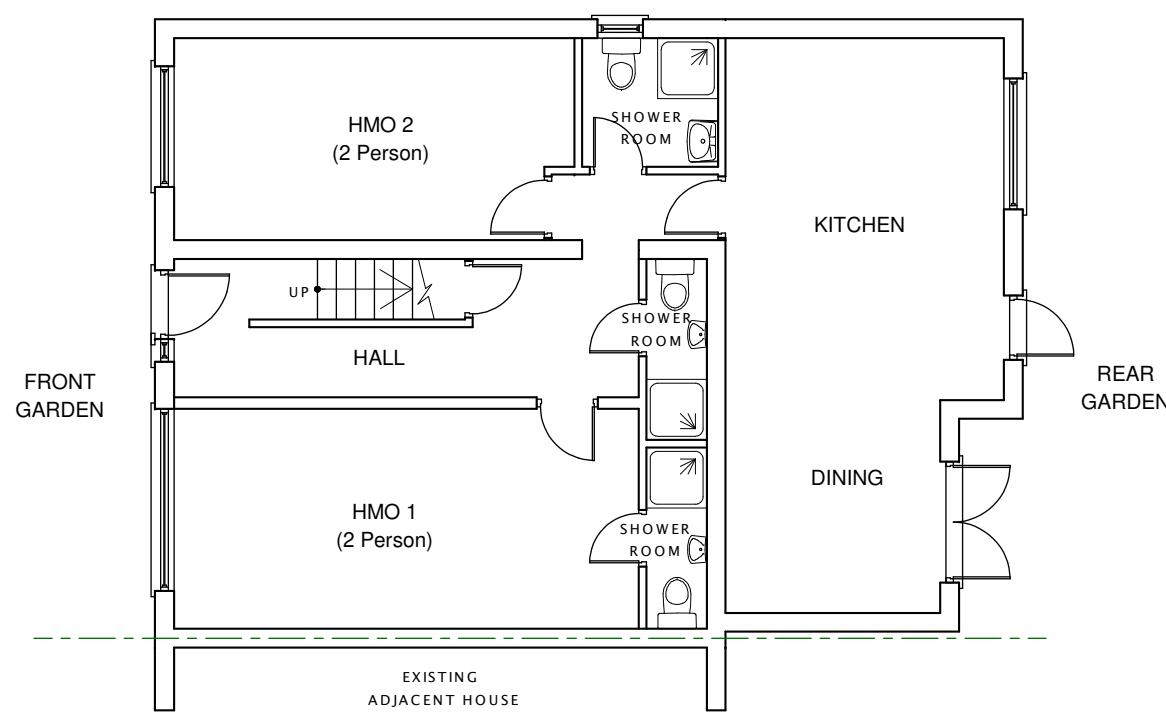
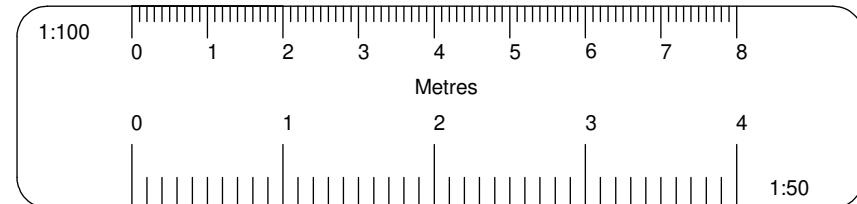
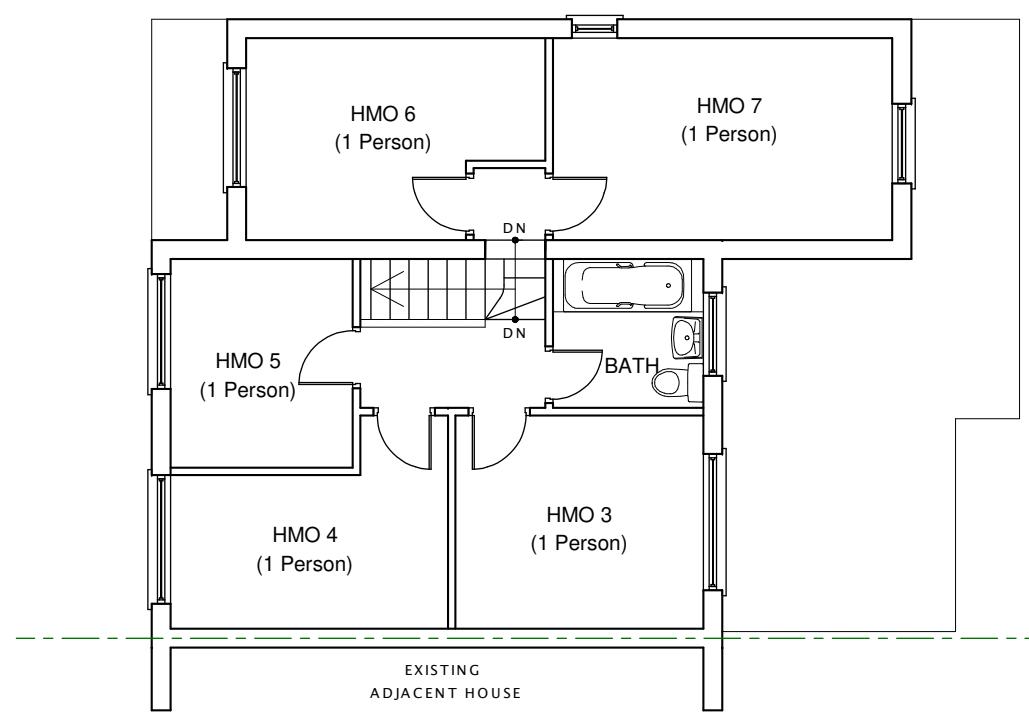


PLANNING OFFICER TO NOTE:

- THE PROPERTY HAS BEEN USED AS A HMO SINCE AROUND YEAR 2012 WITH AN OFFICIAL HMO LICENCE, HOWEVER, WAS USED FROM APPROXIMATELY YEAR 2008 AS A HMO.
- THE CURRENT HMO LICENCE ALLOWS FOR A MAXIMUM OCCUPANCY OF 9 PERSONS, AS DID THE PREVIOUS HMO LICENCES.(FROM 2012)
- THE LAYOUT DEPICTED IS THE CURRENT ARRANGEMENT OF THE PROPERTY, WITH HMO 1 & HMO 2 HAVING 2 PERSONS RESIDING AND THE 1 PERSON OCCUPANCY PER ROOM.
- THERE ARE 3 NO. OFF STREET PARKING SPACES TO THE "MAIN" FRONTEAGE WITH ADDITIONAL PARKING SPACE FURTHER A FIELD WHICH FORMS PART OF THE APPLICATION SITE.



- THE APPLICANT CONFIRMS THAT THERE HAVE BEEN NO REPORTS OF ANTI-SOCIAL BEHAVIOUR OR EXCESSIVE NOISE / DISTURBANCE BY ANY NEIGHBOURS OR THE COUNCIL'S HMO TEAM.
- THE SHARED AMENITY SPACE TO REAR IS APPROX 80SQM. THERE IS PUBLIC OPEN SPACE WITHIN A MINUTE WALK OF THE SITE.



All dimensions verified on site.
All work to comply with British Standards, Code of practice.
All internal works to be in accordance with client instructions.
All external surfaces to match existing.
All work to be to the satisfaction of the local authority-building surveyor.
Builder to serve building notice and comply fully in all respects.
Owner responsible for compliance with 1. Party Wall etc Act 1996. 2. Thames water Build Over Agreement.
Builder to ensure all work in compliance with Build Over agreement as approved by Thames Water
All proprietary materials to manufacturers recommendations
Works to boiler/Gas to be carried out by Gas Safe registered installer and to Gas Safe recommendations

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671:2001 (2004), the 17th edition Wiring Guidance and Building Regulation Part P (Electrical Safety) by a competent person registered with an electrical self-certification scheme, (BRE, BSI, ELECSA, NAPIT, or NICEIC), authorised by the Secretary of State
The competent person is to send a self-certification certificate to the Local Authority Building Control Department within 30 days of completion of the electrical works. The client must receive both a copy of the self-certification certificate and a BS 7671:2001 (2004) Electrical Installation Test Certificate and forward copies to the Local Authority Building Control Dept.

Upgrade doors to minimum 20mins. fire rated.
 Smoke detection provided throughout complying with requirements of BS5839 part-6.

DATE	REVISION
COPYRIGHT:	
JOB TITLE: 32A PINGLESTONE CLOSE, HARMONDSWORTH.	
DRAWING TITLE: PROPOSED FLOOR PLANS AND BLOCK PLAN	
SCALE : 1:100	
DATE: 17/09/2024 DRAWN BY:	
DRG. NO.	REV.
2024/32A/PSCH/103	