

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 an 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 the 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 changed. Interim Director of Planning, Regeneration & Public Realm can determine this application

Case Officer:

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's 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 DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

Item No.	Report of the Head of Development Management and Building Control	
Address:	33 HAZELWOOD DRIVE PINNER	
Development:	Erection of a part single storey, part two storey side and a single storey rear extension together with associated parking and landscaping.	
LBH Ref Nos:	6342/APP/2024/1678	
Drawing Nos:	ND/HD/00 ND/HD/01 ND/HD/02 ND/HD/03 ND/HD/04 ND/HD/05 ND/HD/06 ND/HD/07 ND/HD/08 ND/HD/09 ND/HD/10 ND/HD/11 Flood Risk Assessment 2554	
Date Plans received:	26-06-24	Date(s) of Amendments(s):
Date Application valid	31-07-24	

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the south easterly side of Hazelwood Drive, Pinner and comprises a two storey end of terrace dwelling. The application site benefits from an area of hardstanding to the front for off street parking and a rear garden.

The surrounding area is predominantly residential in character. Number 35 Hazelwood Drive is located to the south of the application site and forms part of the adjoining terrace. Number 31 Hazelwood Drive is located to the north of the application site, across the highway.

The application site is not designated within a Conservation Area, nor an Area of Special Local Character. The site does not contain any Listed Buildings. The site does not lie within a Tree Preservation Area. The site lies partially within Flood Zone 2 and partially within Flood Zone 1 according to the Council's GIS.

1.2 Proposed Scheme

The application seeks planning permission for the erection of a part single storey, part double storey extension to the side and rear of the dwelling with amendments to fenestrations and front landscaping. The single storey rear extension would replace an existing rear extension, and would have a depth of 4.00m, a width of 9.63m and would be characterised with a pitched roof with a height of 3.40m. The single storey part of the side extension would have a width of 4.00m and a depth the full depth of the existing dwelling, wrapping around into the proposed rear extension. The first floor part of the side extension would have a width of 3.00m and a depth of 9.10m, including a depth of 2.80m to the rear of the dwelling. The first floor side extension would be characterised with a hipped roof set down from the original roof.

The proposal also includes the replacement of the close boarded timber fence with new and enhanced landscaping to the front garden, including additional planting of rose bush, white flowers and plants / shrubs.

1.3 Relevant Planning History

6342/APP/2022/596	33 HAZELWOOD DRIVE PINNER
Single storey side extension	
Decision: 03-05-2022	Approved
6342/APP/2020/1947	LAND ADJ. TO 33 HAZELWOOD DRIVE PINNER
Erection of a single storey 2 bed house with associated parking and amenity space	
Decision: 08-09-2020	Refused
6342/APP/2019/3796	33 HAZELWOOD DRIVE PINNER
Single storey, 3-bed dwelling house with associated parking and amenity space	
Decision: 30-01-2020	Refused
6342/APP/2014/1315	33 HAZELWOOD DRIVE PINNER
Single storey side extension	
Decision: 26-06-2014	Approved
6342/APP/2012/2632	33 HAZELWOOD DRIVE PINNER
Temporary use of land as a contractor site compound to include installation of 2 x welfare cabins	
Decision: 21-12-2012	Approved

Comment on Planning History

6342/APP/2022/596 - Planning permission was approved in 2022 for a single storey side extension the same as the proposed single storey element of the side extension within this proposal. This is considered to be a material planning consideration.

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

Six neighbouring properties and Northwood Hills Residents Association were consulted by letter dated 02-08-2024. The consultation period expired on 23-08-2024 and no neighbouring objections were received.

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

Part 2 Policies:

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
DMEI 9	Management of Flood Risk
LPP SI12	(2021) Flood risk management
NPPF12 -23	NPPF12 23 - Achieving well-designed and beautiful places
NPPF4 -23	NPPF4 23 - Decision making

5. MAIN PLANNING ISSUES

The main planning issues are the effect of the development on the character and appearance of the original building, the street scene and the level of impact on the residential amenities of the neighbours, parking/highway safety.

Character and Appearance:

The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area and accessible.

Policy DMHD 1 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 requires that there is no unacceptable loss of outlook to neighbouring occupiers.

With regards to two storey rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) states that:

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

With regards to two storey side extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) states that:

- i) side extensions should not exceed half the width of the original property;
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- iii) garages should reflect the size guidelines set out in Appendix C Parking standards;
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and
- vii) in Conservation Areas, single storey side extensions may be required to be set back.

The application seeks planning permission for the erection of a part single storey, part double storey extension to the side and rear of the dwelling with amendments to fenestrations and front landscaping. The single storey rear extension would replace an existing rear extension, and would have a depth of 4.00m, a width of 9.63m and would be characterised with a pitched roof with a height of 3.40m. The single storey part of the side extension would have a width of 4.00m and a depth the full depth of the existing dwelling, wrapping around into the proposed rear extension. The first floor part of the side extension would have a width of 3.00m and a depth of 9.10m, including a depth of 2.80m to the rear of the dwelling. The first floor side extension would be characterised with

a hipped roof set down from the original roof.

The proposal also includes the replacement of the close boarded timber fence with new and enhanced landscaping to the front garden, including additional planting of rose bush, white flowers and plants / shrubs.

The single storey rear extension, with a depth of 4.00m would be slightly in excess of the depth of 3.60m set out within Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). Despite this, given the replacement nature of the proposal and the surrounding context, it would be considered acceptable in this instance.

Adjoining neighbour benefits from a rear extension with an approximate depth of 3.20m and there are also other examples of extensions with depths up to 4.00m in the surrounding area along Hazelwood Drive, including at Number 29 Hazelwood Drive, approved in 2017 under application reference 31726/APP/2017/149 and at Number 21 Hazelwood Drive, approved in 2012 under application reference 14099/APP/2012/2205. It is therefore considered that the single storey rear extension would appear as suitably subordinate addition to the host dwelling and would not result in any undue harm to the character or appearance of the street scene or wider area.

The single storey part of the side extension, with a width of 4.00m would be in excess of half the width of the original dwelling, contrary to Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). The first floor element of the side extension, with a width of 3.00m, would also be in excess of half the width of the original dwelling. Despite this, given the site context, the size of the plot, the proposed side extension would be considered acceptable in this instance.

Neighbouring property Number 31 Hazelwood Drive benefits from a two storey side extension, which exceeds half the width of the original dwelling and would appear similar in appearance to the proposal. The extension has been in existence since before 2008 and is therefore considered to be lawful. Given the precedent, the width of the proposed extension it is not considered to be a robust or reasonable reason for refusal in this instance. The roof of the side extension, which is set down from the main ridgeline of the roof, and the set in from the side boundary, ensure that the extension appears as suitably subordinate to the host dwelling and would not result in harm to the character or appearance of the host dwelling or wider street scene.

In addition, it is noted that planning permission was approved in 2022 for a single storey side extension the same as the proposed single storey element of the side extension within this proposal. This is considered to be a material planning consideration.

The proposal also includes fenestration changes including a replacement fence to replace existing. This would be considered acceptable. The proposal also includes additional soft landscaping to the front garden. Given this enhancement to the soft landscaping, when compared to the existing, this would also be considered acceptable.

The proposed two storey extension, combined with the proposed single storey rear extension, would result in extensions that are substantial, but still remain suitably subordinate to the original dwelling. The extensions would not result in any undue harm to the character or appearance of the host dwelling or wider street scene. Whilst not being compliant with Hillingdon's Policy, the proposal would therefore be acceptable on balance in design terms.

Residential Amenity:

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The surrounding area is predominantly residential in character. Number 35 Hazelwood Drive is located to the south of the application site and forms part of the adjoining terrace. Number 31 Hazelwood Drive is located to the north of the application site, across the highway.

Number 35 Hazelwood Drive benefits from a single storey extension with a depth of approximately 3.20m. Given this, the proposed extension would protrude 0.80m further than the extension at No 35. Due to this modest projection, it is not considered that the proposal would negatively impact the amenity of this neighbour, in terms of daylight, sunlight, outlook or overbearing effect.

Number 31 Hazelwood Drive benefits from a large side and rear extension and is separated from the application site by the highway Woodford Crescent. Given the large separation distance and existing extensions, it is not considered that the proposal would negatively impact the amenity of this neighbour, in terms of daylight, sunlight, outlook or overbearing effect.

Overall, it is considered that the proposed development would not adversely impact the residential amenities of neighbouring occupiers, in accordance with Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHB 11 and Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Light and Outlook:

It is considered that all the resulting habitable room, and those altered by extension, maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

External Amenity Space Provision:

A sufficient amount of private amenity space will be retained to meet the minimum standards set out in Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development Management Policies (2020). The proposal, therefore, would not undermine the provision of external amenity space, in accordance with Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Parking and Highway Safety:

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires that new development will only be permitted where it accords with the Council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

With driveway parking for two spaces retained the proposal accords with the parking standards set out in Appendix C: Table 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) which inherently reduces the potential for undue on-street parking displacement,

therefore, the proposal is in accordance with Local Plan: Part 2 Development Plan Policies DMT 1, DMT 2 & DMT 6.

Flooding:

The application site lies partially within Flood Zone 2 according to the Council's GIS. A proportionate Flood Risk Assessment has been submitted as part of the application which sets out the assessment of flood risk, and proposed mitigation measures including recommended finished floor levels, flood resilient measures, flood warning and evacuation measures and surface water management plan. The report concludes that the development will not give rise to backwater effects or divert water towards other properties. It also concludes that the proposal will be safe, in terms of flood risk, for its design life and will not increase the risk of flooding elsewhere.

Assuming that the proposal is built out in accordance with the specifications of the submitted Flood Risk Assessment, the proposal would be considered to be acceptable in terms of flooding and drainage and therefore in accordance with Policy DMEI 9 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Conclusion:

The main body of the report demonstrates that the proposed development broadly complies with the relevant policies set out in the Hillingdon Local Plan: Part One Strategic Policies (2012) and Part Two - Development Management Policies (2020). It is therefore concluded, taking all matters into account, that planning permission should be granted subject to conditions.

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 plan and document references:-

ND/HD/00

ND/HD/07

ND/HD/08

ND/HD/09

ND/HD/10

ND/HD/11

Flood Risk Assessment 2554

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (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 2 (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 or roof slopes of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

INFORMATIVES

1. On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2021). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.
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).

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.

3. 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.

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 for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

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 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 Local Plan Part 1 (2012) and Part 2 (2020) 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 Polices

PT1.BE1 (2012) Built Environment

Part 2 Polices:

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
DMEI 9	Management of Flood Risk
LPP SI12	(2021) Flood risk management
NPPF12 -23	NPPF12 23 - Achieving well-designed and beautiful places
NPPF4 -23	NPPF4 23 - Decision making

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. 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 - 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.

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: -
 - 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.

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.

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: Becky Smith **Telephone No:** 01895 250230