

**Fw: 178 Aylsham Drive Ickenham**

Martin Doe <doey58@hotmail.com>

Tue 04/05/2021 20:31

**To:** Hasmukh Patel <hashpatel@live.co.uk>

Hi Hash

Please see below the e-mail trail I had with the council when enquiring about planning permission.  
Can this be used for the application?

Thanks

Martin

Sent from [Outlook](#)

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**From:** Richard Buxton <richardb@hillingdon.gov.uk>

**Sent:** 22 April 2021 08:01

**To:** Martin Doe <doey58@hotmail.com>

**Subject:** RE: 178 Aylsham Drive Ickenham

Martin,

The existing front door is tucked away so if the porch is more likely to be a front extension it should be combined with the householder planning application to convert the garage.

Hopefully we will take a pragmatic view of the extension.

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

Regards

Richard Buxton  
Planning Information Officer  
Planning  
**Residents Services**  
Location, Civic Centre  
London Borough of Hillingdon  
01895 250230  
[rbuxton@hillingdon.gov.uk](mailto:rbuxton@hillingdon.gov.uk)

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**From:** Martin Doe <doey58@hotmail.com>  
**Sent:** 19 April 2021 15:06  
**To:** Richard Buxton <richardb@hillingdon.gov.uk>  
**Subject:** Re: 178 Aylsham Drive Ickenham

Hi Richard

Further to our correspondence last week, I have been in contact with an independent Architect with regards to a planning application for the Garage. He responded with the comments below:

"I have reviewed the photographs and also checked Planning Applications in your area. I have noticed that Planning Application was granted for similar works at 81 & 335 Aylsham Drive, which also included Porch Extension. After reviewing the photographs, the Council will not grant permission for the Porch under Certificate of Lawfulness as it will be attached with the side wall of garage and the floor area will exceed 3.0m2. It will be more appropriate to include Porch extension with Garage conversion application"

This is in contradiction to your advice. Are you able to clarify please as we are looking to move on this soon.

Thanks

Martin

Sent from [Outlook](#)

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**From:** Richard Buxton <[richardb@hillingdon.gov.uk](mailto:richardb@hillingdon.gov.uk)>

**Sent:** 14 April 2021 13:18

**To:** Martin Doe <[doey58@hotmail.com](mailto:doey58@hotmail.com)>

**Subject:** RE: 178 Aylsham Drive Ickenham

Martin,

Yes, the condition was specifically drafted to catch those types of works I'm afraid. You'll need Building Regs as well if you get approval.

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Regards

Richard Buxton  
Planning Information Officer  
Planning  
**Residents Services**  
Location, Civic Centre  
London Borough of Hillingdon  
01895 250230  
[rbuxton@hillingdon.gov.uk](mailto:rbuxton@hillingdon.gov.uk)

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**From:** Martin Doe <[doey58@hotmail.com](mailto:doey58@hotmail.com)>

**Sent:** 14 April 2021 12:15

**To:** Richard Buxton <[richardb@hillingdon.gov.uk](mailto:richardb@hillingdon.gov.uk)>

**Subject:** Re: 178 Aylsham Drive Ickenham

Hi Richard

Thanks for your email and advice.

Can I just confirm that we will still need planning permission even though the work will predominantly be internal? The only exterior work will be replacing the garage door with windows.

Regards

Martin

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**From:** Richard Buxton <[richardb@hillingdon.gov.uk](mailto:richardb@hillingdon.gov.uk)>

**Sent:** Wednesday, April 14, 2021 12:01:32 PM

**To:** [doey58@hotmail.com](mailto:doey58@hotmail.com) <[doey58@hotmail.com](mailto:doey58@hotmail.com)>

**Subject:** 178 Aylsham Drive Ickenham

Mr Doe,

Thank you for your recent messages.

Having researched the planning history for the estate I can confirm that planning permission will be required for the garage conversion but that a 3m (h) x 3 sqm porch attached to the existing front door will not require planning permission.



Class D of the attached document covers porches and I am making the assumption that it won't be constructed within 2m of the highway/footpath.

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

Regards

Richard Buxton  
Planning Information Officer  
Planning  
**Residents Services**  
Location, Civic Centre  
London Borough of Hillingdon  
01895 250230  
[rbuxton@hillingdon.gov.uk](mailto:rbuxton@hillingdon.gov.uk)

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