

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 | ☐ |
| 2. Application complies with all relevant planning policies and is acceptable on planning grounds | ☐ |
| 3. There is no Committee resolution for the enforcement action | ☐ |
| 4. There is no effect on listed buildings or their settings | ☐ |
| 5. The site is not in the Green Belt (but see 11 below) | ☐ |

REFUSAL RECOMMENDED: GENERAL

- | | |
|--|--------------------------|
| 6. Application is contrary to relevant planning policies/standards | ☐ |
| 7. No petition of 20 or more signatures has been received | ☐ |
| 8. Application has not been supported independently by a person/s | ☐ |
| 9. The site is not in Green Belt (but see 11 below) | ☐ |

RESIDENTIAL DEVELOPMENT

- | | |
|--|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | ☐ |
| 11. Householder application in the Green Belt | ☐ |

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 | ☐ |
| 13. Refusal of change of use from retail class A1 to any other use | ☐ |
| 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. | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | ☐ |
| 16. Certificate of Lawfulness (for existing use or Development) | ☐ |
| 17. Certificate of Appropriate Alternative Development | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 18. ADVERTISEMENT CONSENT (excluding Hoardings) | ☐ |
| 19. PRIOR APPROVAL APPLICATION | ☐ |
| 20. OUT-OF-BOROUGH OBSERVATIONS | ☐ |
| 21. CIRCULAR 18/84 APPLICATION | ☐ |
| 22. CORPSEWOOD COVENANT APPLICATION | ☐ |
| 23. APPROVAL OF DETAILS | ☐ |
| 24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval | ☐ |
| 25. WORKS TO TREES | ☐ |
| 26. OTHER (please specify) | ☐ |

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

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 Head of Planning, Sport and Green Spaces**

Address 34 STOWE CRESCENT RUISLIP

Development: Single storey front/side/rear extension with three rooflights

LBH Ref Nos: **71570/APP/2016/365**

Drawing Nos: Location Plan (1:1250)
Supporting Photographs
H/6107

Date Plans Received: 01/02/2016

Date(s) of Amendment(s):

Date Application Valid: 10/02/2016

1. CONSIDERATIONS

1.1 Site and Locality

This application relates to a site that is located on the north-western side of Stowe Crescent, and which comprises a two storey end-of-terraced dwelling (one of three in the host terrace).

The application dwelling has a gable end roof with rendered and red-brick facings, and projecting sloping ends over the front and rear walls. The dwelling has a front porch addition to the southern end of the front wall, and wide front and rear dormers in the roofslopes. There is a driveway to the southern end of the front garden, which leads to a flat-roof detached garage in the rear garden. The garage forms part of a pair with another similar garage in the rear garden of the unattached dwelling to the south at No. 36 Stowe Crescent. The rear garden in the application site is enclosed by close-boarded fencing, dense shrubs and small trees, and backs onto Breakspear Road. The remainder of the front garden is laid out in lawned grass.

The streetscene is residential in character and appearance, and comprises two storey semi-detached and terraced dwellings with established and characteristic features in respect of the front/rear dormers, gable end roofscape and elevational treatments/finishes.

The application site lies within a Critical Drainage Area (CDA) as identified in the Surface Water Management Plan (SWMP) for Hillingdon. The site also lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

This application proposes the erection of a single storey front, side and rear extension. The front element would line up with the front porch addition and have a dummy pitch roof, whilst the side and rear elements of the extension would have a flat roof and comprise three rooflights.

It is proposed to retain the existing garage and have it attached to the proposed rear extension.

1.3 Relevant Planning History

Comment on Planning History

There is no relevant planning history for the site.

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

EXTERNAL CONSULTEES

3 neighbouring properties and the Ruislip Residents Association were consulted by letter on 11/02/2016 and a site notice was displayed in the area on 22/02/2016. No responses were received.

INTERNAL CONSULTEE

Drainage Officer:

No objections in principle. The site lies in a Critical Drainage Area (CDA) identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems. It is therefore important all developments in this area contribute to manage the risk from surface water, and reduce the run off from their site.

Therefore, the following condition is requested:

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:

ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

iii. provide details of water collection facilities to capture excess rainwater;

iv. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and

the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

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

Part 2 Policies:

- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- EM6 (2012) Flood Risk Management
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- LPP 3.5 (2015) Quality and design of housing developments
- LPP 5.12 (2015) Flood risk management
- LPP 5.13 (2015) Sustainable drainage
- LPP 5.15 (2015) Water use and supplies

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the existing dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application dwelling, prevention/mitigation of the effects of localised flooding and provision of sufficient off-street parking provision.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design.

Furthermore Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development that would fail to harmonise with the existing streetscene, or which would fail to safeguard the design of

existing and adjoining sites.

The proposed single storey front, side and rear extension would abut the boundary with the southern boundary with the unattached dwelling at No.36. A driveway and detached garage at No.36 abut the shared boundary. The proposed front element of the extension would line up with the front porch addition of the dwelling and have a dummy pitch roof to height of 3.4m, whilst the proposed side and rear elements of the extension would have a flat roof to height of 3m. The front, side and rear extension would be 2.4m wide at the front and have a total depth of 11.9m along the southern side boundary, projecting 3m beyond the original rear wall of the dwelling. The proposed 3.4m dummy pitch roof and 3m flat roof heights would comply with the maximum pitch and flat roof heights of 3.4m and 3m specified in paragraph 4.2 of the adopted HDAS SPD: Residential Extensions (December 2008). Paragraph 4.4 of the HDAS SPD requires a minimum 0.25m set-in of a single storey extension from a side boundary. Even though the proposed extension would abut the side boundary with No.36, it is instructive to note that a 2m high fence borders part of that boundary. Furthermore, there is a narrow buffer strip between both driveways, so it is considered that the extension would not encroach onto the land at No.36. The proposed 2.4m width of the proposed extension to front would comply with the maximum width guidelines in paragraph 4.5 of the HDAS SPD, which requires the width of a side extension to be between half and two thirds of the width of the main house (depending on the plot size and character of the area). The 2.4m width would be less than half of the original 5.65m width of the existing dwelling.

There is no material objection to the depth and roof height of the proposed single storey rear extension. The single storey rear extension would have a total width of 8m and abut the boundary with the adjoining dwelling to the north at No. 32 Stowe Crescent to a depth of 3m. This depth would be less than the maximum specified 3.6m depth for rear extensions in paragraph 3.3 of the HDAS SPD. The 3m high flat roof would comply with the maximum 3m flat roof height guidance specified in paragraph 3.7 of the HDAS SPD. However, it is noted that the proposed rear extension would be attached to the existing detached garage in the rear garden, thereby resulting in the appearance of far larger building in the medium sized rear garden. However, it is instructive to note that the existing garage is of a single brick/skin construction and it has a lower flat roof height of 2.3m. The proposed plans show that there would be no alterations to the external facings and height of the garage. Given that the garage is an existing structure with relatively narrow width of 3m, it is considered that the stepped difference in height of 0.7m and thicker brickwork of the rear extension are such that the attachment of the rear extension and garage would not appear as an excessively deep and unduly large monolithic addition.

The proposed three rooflights and front/rear window and door openings are considered acceptable, as their scale, design and proportions would be in keeping with those of the existing in the dwelling.

Given the above considerations, the proposed single storey front, side and rear extension would constitute a proportionate and subordinate addition to, and integrate well visually with the architectural integrity of the existing dwelling. The proposed extension would therefore comply with the guidelines and objectives contained in Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted HDAS SPD: Residential Extensions (December 2008).

With regards to the impact of the proposed development on neighbouring residential amenities, the proposed single storey front, side and rear extension would have a depth

and part pitch and flat roof, which comply with the related guidance in the HDAS SPD. It is therefore considered that the proposed extension would not have any adverse impact on the amenities of the occupiers at Nos. 32 and 36 in respect of loss of light, outlook, overlooking, loss of privacy and overshadowing. It is also considered that the proposed extension would not constitute an overbearing, obtrusive and over-dominant feature in relation to views from the neighbouring properties. It is however considered expedient to impose a condition that restricts the use of the flat roof of the rear extension as an external balcony or as any other form of amenity use, to prevent direct overlooking of the neighbouring rear gardens and/or resultant loss of privacy to those properties.

The proposed extension would therefore not result in a material loss of residential amenity to the neighbouring properties, and would accord with Policy BE1 of the Hillingdon Local Plan: Part Two - Strategic Policies (November 2012), Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted HDAS SPD: Residential Extensions (December 2008).

Paragraphs 3.13 and 5.13 of the HDAS SPD require sufficient garden space to be retained as a consequence of an extension, and that a minimum usable rear garden area of 60 sq.m should be provided for a three-bed dwelling (which is what the application dwelling presently comprises and would still comprise after development). The rear garden would have a retained approximate area of 67 sq.m, following retention of the garage and erection of the proposed extension, which would exceed the required minimum garden area. The proposal would therefore accord with the amenity space requirements of the HDAS SPD and provide adequate external amenity space for the occupiers of the existing dwelling in line with the requirements of Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms, and those altered by the proposed development would have adequate outlook and entry of light as a result of the three proposed rooflights (in the rear extension) and adequately sized windows, therefore complying with the standards in the Mayor of London's Housing Supplementary Planning Guidance (November 2012) and the Housing Standards Minor Alterations to The London Plan (March 2016).

With regards to the prevention and mitigation of localised flooding given the location of the site within a Critical Drainage Area (CDA), the Drainage Officer has recommended a suitable condition to ensure that adequate and sustainable water management is provided on the site. It is therefore considered that the provision of such water management on the site would ensure that any localised surface water and sewerage flooding generated would be adequately mitigated.

With regards to the provision of adequate off-street parking, it is noted that the siting of the proposed front, side and rear extension in front of the existing garage in the rear garden would not make it usable as a potential off-street parking facility. The proposed extension would also result in the loss of a section of the existing driveway. However, it is instructive to note that the retained section of the driveway would be capable of accommodating one off-street parking space and there is scope for the creation of additional hardsurfacing in the front garden to form another parking space, whilst ensuring the retention of at least 25% of complementary soft landscaping in the garden. It is therefore considered that the proposed extension would have no adverse conflict with the provisions of Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Given the above considerations, 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 the submitted plan, number H/6107.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the London Plan (2015).

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 BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4 NONSC Non Standard Condition

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and;
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iii. provide details of water collection facilities to capture excess rainwater;
- iv. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding and that it is handled as close to its source as possible in compliance with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policies 5.12, 5.13 and 5.15 of The London Plan (2015), National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

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 BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

- 1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
- 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).

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 (July 2011) and national guidance.

Part 1 Policies:

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

Part 2 Policies:

AM14	New development and car parking standards.
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BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EM6	(2012) Flood Risk Management
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments
LPP 5.12	(2015) Flood risk management
LPP 5.13	(2015) Sustainable drainage
LPP 5.15	(2015) Water use and supplies

- 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. This planning permission is not valid for a development that results in any form of encroachment.
- 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 - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

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, Environment and Community 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: -

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.

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: Victor Unuigbo

Telephone No: 01895 250230