

Re: Holly Cottage, Court DriveHarry Nar <hnar@hillingdon.gov.uk>

Thu 15/09/2016 15:32

To: Malkit Purewal <malkitpurewal@hotmail.com>

Case ref ENF/201/16 now closed.

Regards

Harry Nar
Planning Enforcement Officer
Residents Services
London Borough of Hillingdon
Civic Centre (3N/02)
Uxbridge
UB8 1UW

Telephone: 01895 25 0230**Fax: 01895 27 7595**

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.

On 15 September 2016 at 13:56, Malkit Purewal <malkitpurewal@hotmail.com> wrote:

lol, well at least you know we are not 1 person now 😊

I look forward to hearing from you

Thx

Malkit

From: Harry Nar <hnar@hillingdon.gov.uk>

Sent: 15 September 2016 13:42

To: Malkit Purewal

Cc: Suku Patel

Subject: Re: Holly Cottage, Court Drive

Hi Malikit,

Its the fist time Ive spoken to you and Sanjay on the same day..wow!

I will look into this and get back to.

Regards

Harry Nar
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On 15 September 2016 at 12:45, Malkit Purewal <malkitpurewal@hotmail.com> wrote:

Hi Harry,

I notice that on your website Holly Cottage issue has not been closed down even though from the FOI records senior LBH Planning Officers have confirmed on several occasions there are no planning breaches and all works are within PD rights.

I would be grateful if you can update me on this.

Thanks

Malkit

From: Harry Nar <hnar@hillingdon.gov.uk>

Sent: 29 July 2016 09:46

To: Suku Patel

Cc: Malkit Purewal

Subject: Re: Holly Cottage, Court Drive

Hi Suku,

I just called you but there was no answer and I there is no voicemail facility.

Please can you confirm if I can visit 33 Court Drive this afternoon. I could visit sometime between 2-4pm.

Please confirm.

Regards

Harry Nar
Planning Enforcement Officer
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On 27 July 2016 at 14:17, Malkit Purewal <malkitpurewal@hotmail.com> wrote:

Hi Harry,

That's fine.

After the visit please confirm that the only outstanding matter regarding the new floor space added is within the allowed amount.

I look forward to hearing from you.

Malkit

From: Harry Nar <hnar@hillingdon.gov.uk>

Sent: 26 July 2016 15:42

To: Malkit Purewal

Cc: Suku Patel

Subject: Re: Holly Cottage, Court Drive

Dear Mr Purewal,

As discussed this morning, I will contact your builder to arrange a time for an inspection of the property.

Thank you for your co-operation in this matter.

Regards

Harry Nar
Planning Enforcement Officer
Residents Services
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On 25 July 2016 at 16:13, Malkit Purewal <malkitpurewal@hotmail.com> wrote:

Hi Harry,

I will be there from 9am to look through the builders progress. I am not sure if the builders will be at the property tomorrow, hence it will be me that lets you in once I leave you may not be able to get access.

You have my number, give me a call when you are on your way and I will try to hang around as long as possible.

Thanks

Malkit

From: Harry Nar <hnar@hillingdon.gov.uk>

Sent: 25 July 2016 16:05

To: Malkit Purewal

Subject: Re: Holly Cottage, Court Drive

Malkit, being half term, I have to wait for my mother in law to collect the kids. I will try to get to you ASAP.

I will be with you by 9.30am, hopefully closer to 9am...fingers crossed.

Regards

Harry

Harry Nar
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On 25 July 2016 at 15:56, Malkit Purewal <malkitpurewal@hotmail.com> wrote:

Hi Harry,

Can we do 9:15am? I need to be in Watford at 10am for a meeting, on the brighter side you will get to meet me finally 😊

Malkit

From: Harry Nar <hnar@hillingdon.gov.uk>
Sent: 25 July 2016 15:46

To: Malkit Purewal
Cc: Sam Dodd
Subject: Re: Holly Cottage, Court Drive

Dear Mr Purewal,

Thank you for your email.

I would like to take you up on your invitation to revisit the property. However, the earliest I can visit tomorrow is 9.30am.

Please let me know if this is okay with you.

Regards

Harry Nar
Planning Enforcement Officer
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On 25 July 2016 at 14:30, Malkit Purewal <malkitpurewal@hotmail.com> wrote:

Hi Harry,

I have obtained the existing floor plans from the Estate Agent before any work began (see attachment '**Estate Agent Floor Plan.JPG**').

You will notice from the attachment the original floor space for the 1st floor was 50 sq m. Therefore effectively I would need over 100 sq m for the works done to the 1st floor to be unlawful. As you have attended the property 3 times previously you can verify we have not doubled the floor space. This point is highlighted by [Schedule 2, Part 1, Class B of the The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015.](#) I would like to point you to roof alteration for a house is considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions:

- A volume allowance of 40 cubic metres additional roof space for terraced houses*
- A volume allowance of 50 cubic metres additional roof space for detached and semi-detached houses*
- No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway
- No extension to be higher than the highest part of the roof
- Materials to be similar in appearance to the existing house
- No verandas, balconies or raised platforms
- Side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor
- Roof extensions not to be permitted development in designated areas**
- Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the original eaves
- The roof enlargement cannot overhang the outer face of the wall of the original house.

To further highlight and prove beyond reasonable doubt that works are lawful I have attached 3 photos:

- **Bedroom 1.JPG** - This shows that we gained 8 sq m of floor space from the roof works to this room. The original point of the floor space can be seen by the exposed bricks on the left and right of the room.
- **Previously the Bathroom.JPG** - This is the photo of the WC & Bathroom on the estate agents plans. As you can see we only straightened the eaves and no additional floor space was gained.

- **Bedroom 3.JPG** - This is bedroom 3 on the estate agent photos. Again we have only straightened the eaves and no additional floor space was gained.

The above pictures will match your photos taken on your visits. The photos, the Building Control Plans and the Estate Agents plans now put beyond reasonable doubt that the works at Holly Cottage are completely 100% lawful as I have maintained from the start.

If you still need to visit the property then I can meet you at the property at 9am tomorrow morning.

I would like to point out that no one for the Council's Freedom of Information has contacted me, can you please follow this up.

Regards,

Malkit

From: Harry Nar <hnar@hillingdon.gov.uk>

Sent: 30 June 2016 12:06

To: Malkit Purewal

Cc: Sam Dodd

Subject: Re: Holly Cottage, Court Drive

Dear Mr Purewal,

I have forwarded your request for specific information held by the Council to the Council's Freedom of Information Officer who will respond directly to your enquiry.

In the meantime, the Council does need to establish if the roof extension is lawful. Accordingly, I will need to revisit the site to take measurements of the roof.

As previously advised, I am available next week on either Tuesday or Wednesday. Please let me know what time is convenient for me to visit.

Thank you.

Regards

Harry Nar
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On 30 June 2016 at 11:10, Malkit Purewal <malkitpurewal@hotmail.com> wrote:

Harry,

I can assure you the Council isn't the only person disappointed here.

Before we proceed with any further visits or information from myself I require some clarity from the Council:

- 1). Can the Council clarify exactly what issues they have been investigating for the past 3 months as this has varied from the phone calls & emails received I have received?
- 2). The date and description of each complaint regarding Holly Cottage received? Whether the complaint was via email, telephone or in person?
- 3). Also I need to know the dates of all Council visits to Holly Cottage to investigate these complaints?

Malkit

From: Harry Nar <hnar@hillingdon.gov.uk>

Sent: 30 June 2016 10:09

To: Malkit Purewal

Cc: Sam Dodd

Subject: Re: Holly Cottage, Court Drive

Dear Mr Purwal,

Further to your email, the Council is disappointed that have not taken the opportunity to informally demonstrate that your roof extension does not require planning permission at this juncture by providing elevation drawings with the calculation for the additional roof space.

Accordingly, I will now need to revisit the site to take measurements of the roof.

Please can you confirm what day I am able to visit next week? Tuesday, 5 July 2016 or Wednesday, 5 July 2016 is good for me.

Thank you in advance for your co-operation in this matter.

Regards

Harry Nar
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On 29 June 2016 at 15:21, Malkit Purewal <malkitpurewal@hotmail.com> wrote:

Hi Harry,

Thanks for your reply.

My intention is to complete the work at the property under the permitted development rights that I am entitled to and renovate the property internally which requires no permission. Once work has been completed then the LDC will be discussed with Sam Dodd and a decision will be made on how to proceed.

I would like to provide a definition from **Department for Communities and Local Government (DCLG)** regarding Permitted Development which will be useful to feed back to the individuals raising concerns:

"Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application.

Where a relevant permitted development right is in place, there is no need to apply to the local planning authority for permission to carry out the work."

Kind regards,

Malkit Purewal

From: Harry Nar <hnar@hillingdon.gov.uk>

Sent: 29 June 2016 14:56

To: Malkit Purewal

Cc: Sam Dodd

Subject: Re: Holly Cottage, Court Drive

Dear Mr Purewal,

Thank you for your email below, the contents of which are noted.

In the absence of a 'Lawful Development Certificate' (LDC), the Council is giving you the opportunity to informally demonstrate that your roof extension does not require planning permission.

Accordingly, I reiterate, you are invited to provide elevation drawings with the calculation showing the additional roof space created by the roof extensions to the Council for determination.

Going forward, please indicate your intentions?

Please do not hesitate to contact me should you have any queries.

Regards

Harry Nar
Planning Enforcement Officer
Residents Services
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On 29 June 2016 at 13:56, Malkit Purewal <malkitpurewal@hotmail.com> wrote:

Hi Harry,

The '***The Town and Country Planning (General Permitted Development) (England) Order 2015***' states:

No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway

Clearly the Permitted Development Order describes the Principal Elevation as "*principal elevation that fronts the highway*". Unless you can demonstrate the Principal Elevation otherwise to me from the '***The Town and Country Planning (General Permitted Development) (England) Order 2015***' then I don't see a breach of planning or that you require any further information from me.

Regards,

Malkit

From: Harry Nar <hnar@hillington.gov.uk>

Sent: 29 June 2016 13:27

To: Malkit Purewal

Cc: Sam Dodd

Subject: Re: Holly Cottage, Court Drive

Dear Mr Purewal,

Further to our earlier telephone conversation and your subsequent email, I would like to provide the following update in respect of the planning enforcement investigation.

Due to the character, layout and orientation of your property identifying the "principal elevation" of your property this was more complex than normal. However, I can confirm that following my site inspections and earlier telephone conversation with you, it appears that the principal elevation of the dwellinghouse does not front the highway.

Accordingly, the roof extensions (rear dormer facing 31 Court Drive and the enlarged front dormer and new dormer facing 35 Court Drive) appear to be covered by Class B.1(c) of the General Permitted Development Order (GPDO). However, the

Council have yet to determine if the cubic content of the resulting roof space is within 50 cubic metres; as conditioned by Class B.1 (d) (ii) of the GPDO.

Therefore, you are requested to provide elevation drawings with the calculation showing the additional roof space created by the roof extensions to the Council for determination.

Please can you indicate when you will be in a position to provide the requested information?

I thank you in advance for your co-operation.

Regards

Harry Nar
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On 29 June 2016 at 11:36, Malkit Purewal <malkitpurewal@hotmail.com> wrote:

Hi Harry,

Following our conversation as Sam Dodd is on annual leave, I spoke to another local planning specialist who confirmed that all work done to the roof at Holly Cottage is under Permitted Development.

I would like to confirm that the work has been done under [Schedule 2, Part 1, Class B of the The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#). I would like to point you to roof alteration for a house is considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions:

- A volume allowance of 40 cubic metres additional roof space for terraced houses*
- A volume allowance of 50 cubic metres additional roof space for detached and semi-detached houses*
- No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway
- No extension to be higher than the highest part of the roof
- Materials to be similar in appearance to the existing house
- No verandas, balconies or raised platforms
- Side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor
- Roof extensions not to be permitted development in designated areas**
- Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the original eaves
- The roof enlargement cannot overhang the outer face of the wall of the original house.

You can see the above information on the official Planning Portal link: https://www.planningportal.co.uk/info/200130/common_projects/36/loft_conversion

[Planning Permission | Loft conversion | Planning Portal](#)

www.planningportal.co.uk

Details of the planning permission and building regulation regimes for Loft Conversion

As the house is not listed or in a conservation area nor the size of the extension exceeds the PD allowances then I trust this information will now finally close this matter.

In addition I would like to raise my concern of my neighbour's influence on the LBH Enforcement Team who is LBH Councillor and currently Mayor of LBH. Considering the LBH Enforcement Team have been investigating this matter since March 2016, the structure of the building has not changed since then I am amazed this matter has not finally been closed. LBH have been allowed access to the property each time they have requested with no restrictions. To me it appears each time the LBH Councillor expresses an opinion about my property then LBH spend money and resources to investigate. If we feel this unfair treatment continues then we will making a request to LBH under the Freedom of Information Act 2000 for all information held regarding Malkit Purewal and Holly Cottage. In addition I will raise the matter with my local MP and Local Government Ombudsman. I hope these steps will not be necessary.

Kind regards,

Malkit Purewal

From: Malkit Purewal <malkitpurewal@hotmail.com>
Sent: 29 June 2016 00:01
To: Harry Nar

Cc: Suku Patel
Subject: Re: Holly Cottage, Court Drive

Hi Harry,

I had a message to get in touch with you.

I was under the impression from the several visits and our conversation that all enquires had been satisfied however if you need to speak to me please give me a call on 07956 546519.

Kind regards,

Malkit

From: Harry Nar <hnar@hillingdon.gov.uk>
Sent: 08 June 2016 12:06
To: Malkit Purewal
Cc: Suku Patel
Subject: Re: Holly Cottage, Court Drive

Thanks Malkit.

Harry Nar
Assistant Planning Enforcement Officer
Residents Services
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On 8 June 2016 at 12:03, Malkit Purewal <malkitpurewal@hotmail.com> wrote:

Hi Harry,

This is fine.

Suku will meet you on site please call him 30 mins before your visit on 07949 048904.

Malkit

From: Harry Nar <hnar@hillingdon.gov.uk>
Sent: 08 June 2016 11:58
To: Malkit Purewal
Subject: Fwd: Holly Cottage, Court Drive

Dear Mr Purewal,

Unfortunately, I have to cancel the site visit that was arranged for today. I apologise for any inconvenience caused.

I will visit the property tomorrow instead, between 10am to 11am.

If this is not convenient, please let me know ASAP,

Thank you.

Regards

Harry Nar
Assistant Planning Enforcement Officer
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----- Forwarded message -----

From: Harry Nar <hnar@hillingdon.gov.uk>
Date: 7 June 2016 at 16:40
Subject: Re: Holly Cottage, Court Drive
To: Malkit Purewal <malkitpurewal@hotmail.com>

Dear Malkit,

It does appear that you are correct and that the property does not fall within a Conservation Area contrary to what I said earlier. On double checking the property falls in an Area of Special Local Character, which means PD rights are still applicable.

Thank you for providing me with this additional information.

I still intend to visit as agreed, but at this stage I do not envisage any problems.

Thank you for your co-operation and I apologise for any alarm caused by my earlier phone.

Regards

Harry Nar
Assistant Planning Enforcement Officer
Residents Services
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On 7 June 2016 at 16:19, Malkit Purewal <malkitpurewal@hotmail.com> wrote:

Hi Harry,

Following our conversation you mentioned my property is in a conservation area. I have checked with my legal team this is not correct and accurate statement.

Please find attached "*LBH Replies to Standard Enquires.pdf*" which relates to Holly Cottage supplied by London Borough of Hillingdon. In section **3.10** Hillingdon Council have confirmed the property is not in a Conservation area.

The only condition that applies to the property is the Article 4 directive that states we can't extend beyond 4 meters. As you have inspected the property you know this is not the case.

Also the Hillingdon website outlines all the Conservation areas:

<https://www.hillingdon.gov.uk/article/22670/Conservation-areas-in-Hillingdon>

London Borough of Hillingdon - Conservation areas in ...

www.hillingdon.gov.uk

Information on designated conservation areas in the borough.

The only conservation area withing Hillingdon town is in Hillingdon Village and Court Drive does not fall in this area.

I hope this clears this matter up. I have arranged for someone to meet you on site at 3pm tomorrow.

I look forward to you confirming that there are no further issues.

Malkit

From: Malkit Purewal <malkitpurewal@hotmail.com>

Sent: 07 June 2016 13:47

To: Harry Nar

Subject: Re: Holly Cottage, Court Drive

Hi Harry,

Call me on 07956 546519 to discuss further.

Thx

Malkit

From: Harry Nar <hnar@hillingsdon.gov.uk>

Sent: 07 June 2016 13:05

To: Malkit Purewal

Subject: Re: Holly Cottage, Court Drive

Dear Mr Purewal,

Please can you contact me ASAP, I need to arrange a time with you to meet at Holly Cottage, Court Drive.

I would like to inspect the recent works that have taken place at the property. Hopefully, this can be arranged within the next 24 hours.

Your co-operation in this matter is appreciated.

Thank you.

Regards

Harry Nar
Assistant Planning Enforcement Officer
Residents Services
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On 16 March 2016 at 16:23, Harry Nar <hnar@hillington.gov.uk> wrote:

Dear Mr Purewal,

I refer to your building control documents that you have kindly provided me with; however in order to achieve a formal decision from the council in relation to the proposed works, you are invited to apply for a Lawful Development Certificate.

Please do not hesitate to contact me if you have any queries.

Regards

Harry Nar
Assistant Planning Enforcement Officer
Residents Services
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On 16 March 2016 at 14:59, Malkit Purewal <malkitpurewal@hotmail.com> wrote:

Hi Harry,

Thanks for the quick response.

These are the only plans the structural engineer created as his aim was to meet the requirements of Building Control as opposed to a full planning application.

I see that you have now marked it as "*No further action*" on the enforcement website. If you need any further information or need to make a visit during the works then please get in touch.

I have also attached the building control notice for your information.

Many thanks

Malkit

Date: Wed, 16 Mar 2016 14:26:36 +0000

Subject: Re: Holly Cottage, Court Drive

From: hnar@hillington.gov.uk

To: malkitpurewal@hotmail.com

Dear Mr Purewal,

Thank you for providing me a copy of the proposed plan.

It also helpful if you can forward me a copy of the elevation drawings.

Based on the information you have provided, I do not have any immediate concerns.

Regards

Harry Nar

Assistant Planning Enforcement Officer

Residents Services

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On 16 March 2016 at 12:59, Malkit Purewal <malkitpurewal@hotmail.com> wrote:

Hi Harry,

Following our conversation earlier I have attached the Plans for Holly Cottage & the "The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008" document.

The plans show the following:

- 1) Small rear extension - this is clearly PD, well under 3 meters and you don't have an issue with this.
- 2). Dormer to be created to right of the building (from road view) - Under The Town and Country Planning 2008 clearly PD. (Please see section on roof alterations)
- 3). Dormer to be created to left of the building (from road view) - Under The Town and Country Planning 2008 clearly PD. (Please see section on roof alterations). In addition I have attached an aerial view of the property which complements the plans that shows the roof with the enclaves that we are making a dormer.

Any issues please give me a call to discuss.

Thx

Malkit

Date: Wed, 16 Mar 2016 12:27:38 +0000
Subject: Re: Holly Cottage, Court Drive
From: hmar@hillingdon.gov.uk
To: malkitpurewal@hotmail.com

Dear Mr Purewal,

Further to our earlier conversation, please can you forward me the plans for the works taking place at the property.

Regards

Harry Nar

Assistant Planning Enforcement Officer

Residents Services

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Uxbridge
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On 14 March 2016 at 15:06, Malkit Purewal <malkitpurewal@hotmail.com> wrote:

Hi Harry,

Property: Holly Cottage, Court Drive

I spoke to the builder and he informed me that you visited the property early last week.

I understand from the Enforcement website that report is of a double side extension and loft conversion. All our work is being done with building control with LBH informed and all work is Permitted Development. In addition from your visit you should have seen there is no double extension and that we don't have a loft space to convert.

Please let me know if you need anything else from me.

Thx

Malkit

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