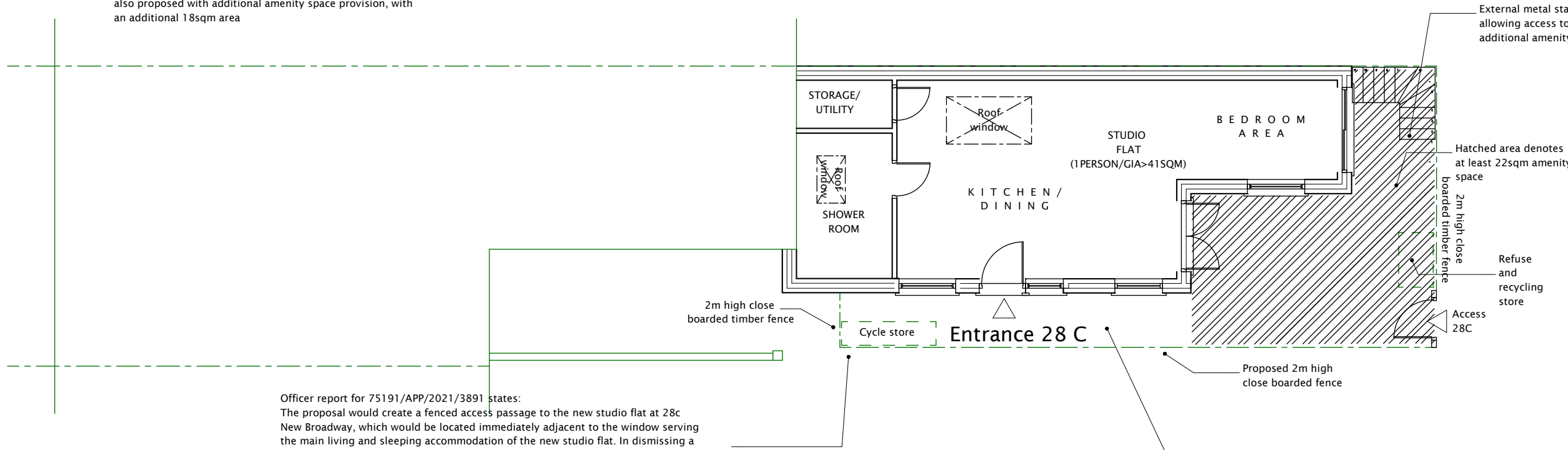


PLANNING OFFICER TO NOTE:
Application reference 27047/APP/2019/3063 at 30 New Broadway is of relevance, with Appeal APP/R5510/W/19/3222706 to be noted. Amenity of occupants of proposed unit, especially in regard to outlook, levels of daylight etc are greater with the application proposal, than those allowed on Appeal at 30 New Broadway. Furthermore, amenity space provision of some 17.5sqm was considered acceptable for the proposed unit at 30 New Broadway; for a 1 bedroom, 2 person unit. The application proposal is for 1 person studio unit. Some 22sqm amenity space is proposed towards the rear area, shown hatched, with further space to the side. A roof balcony is also proposed with additional amenity space provision, with an additional 18sqm area

EXISTING GROUND FLOOR PLAN



Officer report for 75191/APP/2021/3891 states:
The proposal would create a fenced access passage to the new studio flat at 28c New Broadway, which would be located immediately adjacent to the window serving the main living and sleeping accommodation of the new studio flat. In dismissing a previous appeal of refusal of planning permission, the inspector noted the proximity of this access would inevitably lead to some level of disturbance as a result of visitors passing very close to this window, which would be exacerbated by the fact that the room is also used as sleeping accommodation. The current scheme mitigates this concern by way of having the bathroom closest to the area referenced, with the bedroom area moved to the rear end of the building. The closest proposed window to this area has also been moved further away.

PROPOSED GROUND FLOOR PLAN

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

Thames Water
All proprietary materials to manufacturers recommendations
Works to boiler/Gas to be carried out by Gas Safe registered installer and to Gas Safe recommendations

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671:2001 (2004), the 17th edition Wiring Guidance and Building Regulation Part P (Electrical Safety) by a competent person registered with an electrical self-certification scheme, (BRE, BSI, ELECSA, NAPIT, or NICEIC), authorised by the Secretary of State

The competent person is to send a self-certification certificate to the Local Authority Building Control Department within 30 days of completion of the electrical works. The client must receive both a copy of the self-certification certificate and a BS 7671:2001 (2004) Electrical Installation Test Certificate and forward copies to the Local Authority Building Control Dept.

DATE	REVISION

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JOB TITLE:
28C NEW BROADWAY
HILLINGDON

DRAWING TITLE:
EXISTING AND PROPOSED
FLOOR PLANS

SCALE : 1:100

DATE: 03032023 DRAWN BY:

DRG. NO.	REV.
2023/28C/NBH/1001	