
Fw: Urgent Objection to retrospective planning

From Building Control <buildingcontrol@hillington.gov.uk>

Date Tue 30/6/26 4:36 PM

To Applications Processing Team <applicationsprocessingteam@hillington.gov.uk>

Hi Team,

Please add email chain to the planning application

79358/APP/2026/1423 Accepted	2 CHARTWELL ROAD NORTHWOOD
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Kind regards

Poonam

Building Control

Planning and Sustainable Growth

Residents Services

Hillingdon Council



Please note that we aim to respond to your enquiry within 5 working days. For Dangerous Structures enquiries we will aim to review these within 24 hours.

To submit an application, please click on the relevant links below and complete the form in accordance with the Building Safety Act 2023 requirements.

[Full Plans](#)

[Building Notice](#)

[Regularisation](#)

Book Your Building Control Inspection Online - Click [here](#) (Please note, you may find your application by adding only the reference number or the first line of the address)

To pay for your submitted application please click [here](#)

General Building Regulations Guidance click [here](#) to **LABC Front Door**

Please note that this response relates only to the Building Regulations. Planning permission may be required for your development, and this is separate to any building control approval.

Further information about the need to obtain planning permission can be found on the Planning Portal website [here](#). You may also contact our Duty Planning Officer for advice by [emailing planning@hillingdon.gov.uk](mailto:emailingplanning@hillingdon.gov.uk).

From: divya ganatra <divyaganatra@hotmail.com>

Sent: 30 June 2026 10:22

To: Leigh-Anne Boyd <LBoyd@hillingdon.gov.uk>; Planning <planning@hillingdon.gov.uk>

Cc: Building Control <buildingcontrol@hillingdon.gov.uk>

Subject: Re: Urgent Objection to retrospective planning

Good morning, Ms Boyd / Mr Baker / Megan

I tried to send an objection through Hillingdon council portal , but can't submit it as it says there is an error when trying to submit .i was trying to send the following message :

I am writing to object to the retrospective planning application 79358/APP/2026/1423 at 2 Chartwell Road for the following material planning :

1)Unacceptable Amenity and Maintenance Impact: By placing this structure very close to our property wall, the applicant has effectively compromised our ability to access, inspect, and maintain the fabric of my own building, creating long-term structural and maintenance detriment

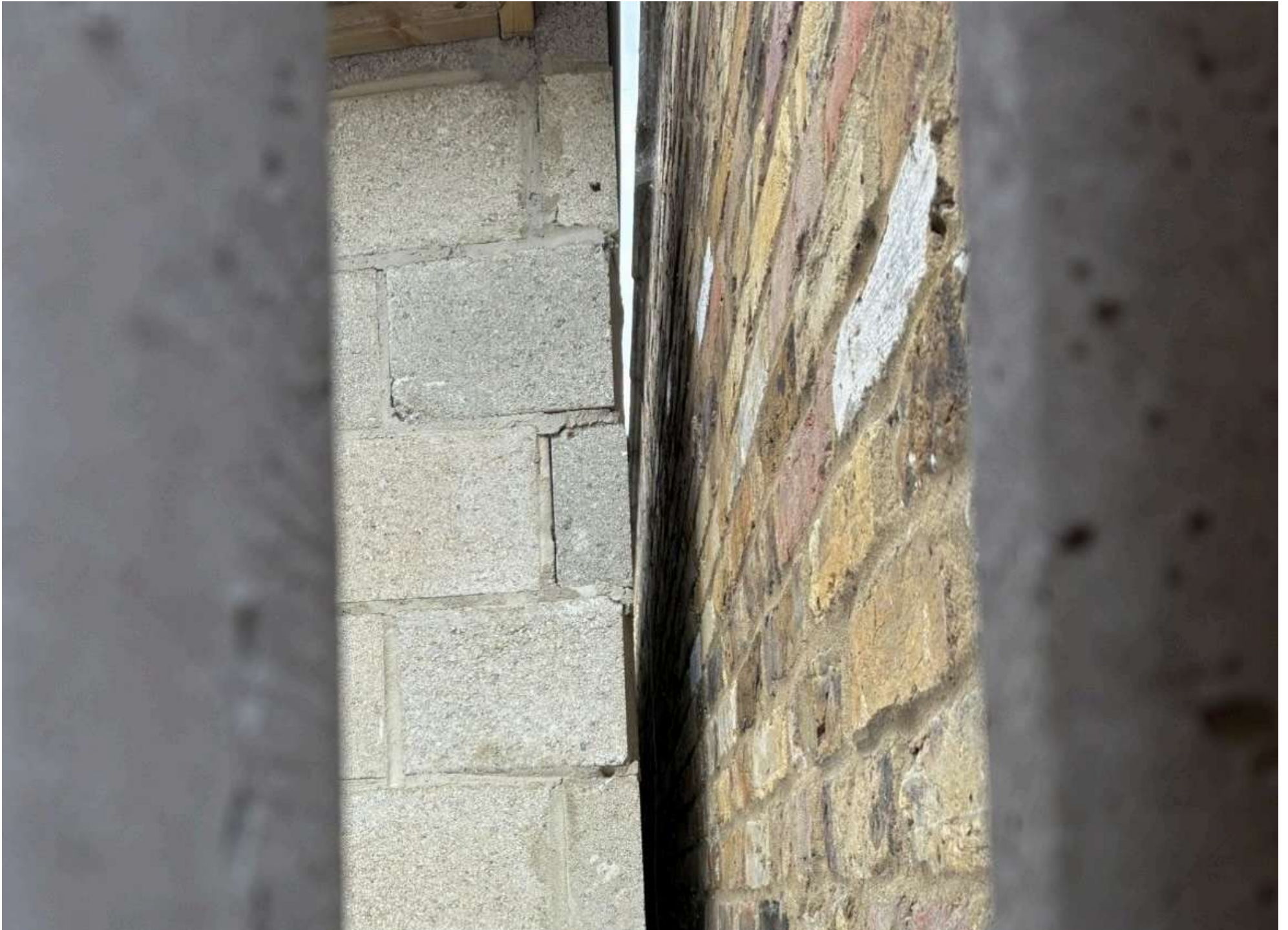
A small gap is completely inaccessible. It is too narrow for a human arm, a ladder, or maintenance tools.

They have permanently blocked the ability to inspect, paint, point, or repair the brickwork in that wall .

Leaves litter and rain will fall down this gap and get permanently trapped. This will inevitably bridge moisture straight into our wall, creating structural penetrating damp inside our property

2)Health and Safety / Environment Concerns

The structure is built to house a boiler. Due to its extreme proximity to our wall, there are significant concerns regarding the safe termination of the boiler flue. A 100-200mm gap is completely inaccessible.





3) We were told they didn't dig for foundation. "No Foundation" Structure is structurally unsafe. A brick or timber structure built to hold a heavy boiler, water pipes, and flues that sits on the surface of the ground without proper foundations is a major structural hazard. This can cause dampness to bridge across into our property or apply physical structural pressure.

From what I understand that if you build a completely new wall close to the boundary line (even without digging deeper foundations), the neighbor must serve a Party Wall Notice at least two months before starting work. Party wall Act applies so they are still in a breach of duty.

For these reasons, the neighbour fails to respect the separation distances between detached dwellings and negatively impacts the amenity of our property. I urge the planning committee to refuse retrospective permission so that enforcement action can resume .

Thank you for your assistance and understanding.

Kind regards
Divya

From: Leigh-Anne Boyd <LBoyd@hillingdon.gov.uk>
Sent: Wednesday, June 24, 2026 3:07 pm

To: divya ganatra <divyaganatra@hotmail.com>
Subject: Re: Urgent -information on ENF/338/26

Good afternoon,

Thank you for your email.

Planning permission has been granted for the erection of a two-storey rear extension, single storey rear extension, first floor side extension and conversion of garage to habitable space, including amendments to fenestration under planning application 79358/APP/2025/706, therefore any development that has been approved through this decision is authorised and may be completed.

Any work that is completed without authorisation is do so at the risk of formal enforcement action.

It is not an offence under the Town and Country Planning Act 1990 (as amended) to undertake works to an unlisted property without prior authorisation, which is what is occurring in this instance. I can therefore not stop the unauthorised works until planning application 79358/APP/2026/1423 for retrospective consideration of the side extension has been determined.

Should the application be refused formal action will be considered.

Kind regards

Leigh-Anne Boyd
Planning Enforcement Officer (North)

Planning and Sustainable Growth

Residents Services

Hillingdon Council

Email: LBoyd@hillingdon.gov.uk
Tel: internal: 0117
Tel: external: 01895 250117

From: divya ganatra <divyaganatra@hotmail.com>
Sent: 24 June 2026 7:31 AM
To: Leigh-Anne Boyd <LBoyd@hillingdon.gov.uk>

Cc: Building Control <buildingcontrol@hillingdon.gov.uk>

Subject: Re: Urgent -information on ENF/338/26

Some people who received this message don't often get email from divyaganatra@hotmail.com. [Learn why this is important](#)

Good morning Ms Boyd / Mr Baker

I understand that an investigation is ongoing regarding the works next door. As you previously mentioned, you asked them to cease the unauthorised work. There has been a significant amount of noise coming from that area, and it appears that work is still continuing. A new door has now been installed.

They have also erected a tall fence which blocks our view. However, a small gap has been left, through which I was able to take a photograph of the newly installed door. I have attached the photo for your information.









In addition, as we share the drainage system, I would like to raise an ongoing issue with a foul drain smell in our downstairs toilet, which has been present since April. We have had the drains checked from our side and have been advised that there is no blockage or defect on our property.

Please could you ask the occupants next door to investigate their side of the drainage system? There is currently a temporary toilet on their front driveway which appears to be used by numerous builders working on the site. We are concerned that this may be contributing to a blockage or drainage issue affecting the shared drains.

We are very concerned about the ongoing works, particularly as you have seen that there appears to be very little space left between our wall and the new structure. Despite the instruction to cease unauthorised work, construction activity appears to be continuing.

We have also experienced further disruption from the building works. Yesterday, the builders and project manager blocked our driveway, and vehicles are regularly parked on the yellow lines. In addition, building work has been taking place after 1:00 pm on Saturdays and on Sundays.

Given the ongoing nature of these issues, we would be grateful if you could advise what action is being taken and whether these matters form part of your current investigation.

I look forward to hearing from you.

Thank you for all your assistance . We really appreciate it as it has been very concerning and stressful .

Kind regards

Divya Ganatra

From: Leigh-Anne Boyd <LBoyd@hillington.gov.uk>
Sent: Thursday, June 18, 2026 4:38 pm
To: divyaganatra@hotmail.com <divyaganatra@hotmail.com>
Subject: Fw: Important Notification on ENF/338/26

Good afternoon, Divya Ganatra

Thank you for your email.

I can confirm that a site inspection has been completed at 2 Chartwell Road on the 10th of June 2026.

Following my visit, a following planning application has been received for the erection of a single storey side extension to the side of the dwelling (part retrospective).

This application is currently awaiting validation. You shall receive notification of the application in due course.

Once validated, it will be allocated to a planning officer for determination.

Whilst the planning application is being considered, no action may be taken by planning enforcement in accordance with the planning enforcement protocol.

Should the application be refused formal action will be considered.

I have advised the developer to cease unauthorised works until the application is determined, however, at this stage I am unable to cease the works formally and they have also been advised that any unauthorised development is completed at the risk of formal action.

With regards to the structure in the rear garden, this is being completed under the permitted development rights that are granted to a single dwelling which can be completed without the benefit of planning permission.

Kind regards

Leigh-Anne Boyd
Planning Enforcement Officer (North)

Planning and Sustainable Growth
Residents Services
Hillingdon Council
Email: LBoyd@hillingdon.gov.uk
Tel: internal: 0117
Tel: external: 01895 250117

From: planning@hillingdon.gov.uk <planning@hillingdon.gov.uk>
Sent: 18 June 2026 11:49 AM
To: Leigh-Anne Boyd <LBoyd@hillingdon.gov.uk>
Subject: Important Notification on ENF/338/26

Leigh-Anne Boyd This email is a Notification of an Important Note/Action Placed on the Following Enforcement Case dated 18-06-26

Complaint ref: ENF/338/26
Received: 27-05-26
Location: 2 CHARTWELL ROAD NORTHWOOD
Nature of complaint Building work doesn't match approved plans

Please action the following comments:

Comments

The residents was granted planning permission for 2 Chartwell road, ref below 79358/APP/2025/706 The have also added an an extra extension to the side extension which isn't in the original plans Divya approached the neighbors as she was experiencing issues with the drainage, she has spoken to her neigh in neighbours in regards to this and then noticed that they had also build a structure which is not on the plans please can this be reviewed asap whilst its still being. **** Date Submitted: 2026-05-27 11:46 ****

ENFNFT (ODB)

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