HILLINGDON
LONDON

SANTOKH MATHARU
26 Melbury Avenue
Southall
UB2 4HR

Application Ref: 79514/APP/2026/1673

Process set out by Condition A.4 of Schedule 2 Part 1 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by The Town and Country Planning (Permitted Development, Advertisement and Compensation Amendments) (England) Regulations 2019.

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990 (as amended by section 4(1) of the Growth and Infrastructure Act 2013)

The Council of the London Borough of Hillingdon as the Local Planning Authority hereby confirm that their **PRIOR APPROVAL IS NOT REQUIRED** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority.

Address of the proposed development:

29 New Peachey Lane Cowley Ub8 3sx

Description of proposed development:

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.00 metres, for which the maximum height would be 3.20 metres, and for which the height of the eaves would be 2.90 metres

Date of application:

3rd July 2026

Plan Numbers:

29/NPL/04	received
29/NPL/10	received
29/NPL/11	received

INFORMATIVES:

1. 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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior 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.

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).

   For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

STANDARD INFORMATIVES

It is important that you read and understand all the following informatives

1. This written notice indicates that the proposed development would comply with Condition A.4 of Schedule 2 Part 1 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by The Town and Country Planning (Permitted Development, Advertisement and Compensation Amendments) (England) Regulations 2019. It is important to note that this written notice doesn't indicate whether the proposed development would comply with any of the other limitations or conditions of Schedule 2 Part 1 Class A. If you want confirmation that the proposed development would be lawful (e.g. on the basis that it would comply with all of the limitations and conditions of Schedule 2 Part 1 Class A), then you should submit an application to the local planning authority for a Lawful Development Certificate (LDC).

2. It is a requirement of the above Condition A.4 that the development shall be carried out in accordance with the information that the developer provided to the local planning authority, unless the local planning authority and the developer agree otherwise in writing.

3. Please ensure that a Building Regulations application is submitted for this work, please visit Hillingdon Building Control website for the application forms.

END OF SCHEDULE

Signed:

Roz Johnson
Head of Development Management and Building Control
Date: 12th August 2026

Address:
Development Management
Directorate of Place
Hillingdon Council
3 North, Civic Centre, High Street, Uxbridge UB8 1UW
www.hillingdon.gov.uk