

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 an Option

1.	No valid planning application objection in the form of a petition of 20 or more signatures, has been received	<input type="checkbox"/>
2.	Application complies with all relevant planning policies and is acceptable on planning grounds	<input type="checkbox"/>
3.	There is no Committee resolution for the enforcement action	<input type="checkbox"/>
4.	There is no effect on listed buildings or their settings	<input type="checkbox"/>
5.	The site is not in the Green Belt (but see 11 below)	<input type="checkbox"/>

REFUSAL RECOMMENDED: GENERAL

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

RESIDENTIAL DEVELOPMENT

10.	Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha	<input type="checkbox"/>
11.	Householder application in the Green Belt	<input type="checkbox"/>

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	<input type="checkbox"/>
13.	Refusal of change of use from retail class A1 to any other use	<input type="checkbox"/>
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.	<input type="checkbox"/>

CERTIFICATE OF LAWFULNESS

15.	Certificate of Lawfulness (for proposed use or Development)	<input type="checkbox"/>
16.	Certificate of Lawfulness (for existing use or Development)	<input type="checkbox"/>
17.	Certificate of Appropriate Alternative Development	<input type="checkbox"/>

CERTIFICATE OF LAWFULNESS

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

The delegation powers schedule has been changed. Interim Director of Planning, Regeneration & Public Realm can determine this application

Case Officer:

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's 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 DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

Item No.	Report of the Head of Development Management and Building Control		
Address:	18 THE FAIRWAY RUISLIP		
Development:	Erection of a two-storey rear extension and a first-floor side extension; conversion of garage into habitable room; and the erection of an outbuilding in rear garden.		
LBH Ref Nos:	8557/APP/2025/638		
Drawing Nos:	104 B 105 B 106 B 107 B 001 108 B 102 B 103 B		
Date Plans received:	07-03-25	Date(s) of Amendments(s):	01-05-25
Date Application valid	07-03-25		01-05-25 01-05-25 01-05-25 01-05-25 01-05-25 01-05-25

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two-storey semi-detached property located on The Fairway in Ruislip. The property is constructed of render and red brick with roof tiles, and has an attached single-storey garage.

The application site lies within a Critical Drainage Area.

The surrounding area is residential, consisting primarily of double-storey detached and semi-detached dwellings constructed from brick or render.

1.2 Proposed Scheme

The application proposes erecting a two-storey rear extension and first-floor side extension together with the conversion of the garage into a habitable room and the erection of an outbuilding in the rear garden.

The proposed rear extension would be 4m deep and flat-roofed at ground level and extend across the full width of the property. It would be 3m deep and 3.5m wide at the first-floor level with a hipped roof.

The first-floor side extension would be 1.37m wide with a 1m setback from the side curtilage of the property and would match the existing ridge height of the property, continuing the existing hipped roof.

The garage conversion would be constructed to match the existing dwelling with regard to materials, front verandah, and joinery.

The proposed outbuilding would be located at the rear of the back garden. It would be 28.9 sq. m. in area, flat-roofed, with a height of 2.5m

1.3 Relevant Planning History

8557/APP/2024/1807

18 THE FAIRWAY RUISLIP

INVALID SKA - Single storey rear extension with flat roof, total height 2.7m, eaves height 2.4m, would extend beyond the original rear wall of the house.

Decision: 11-07-2024

No Further Action(P)

8557/A/82/1272

18 THE FAIRWAY RUISLIP

Section 53 certificate (P) Single-storey side extension.

Decision: 12-10-1982

General Perm.Devt.

Comment on Planning History

The planning history is listed above.

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

Seven neighbours and the South Ruislip Residents Association were consulted by letter dated 27-03-2025.

The consultation ended 17-04-2025.

No responses were received.

INTERNAL CONSULTATION:

LBH Highways Officer: As on-plot parking is to remain on the frontage area, there are no envisaged

highway related implications or demands imposed on this application.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

DMEI 10	Water Management, Efficiency and Quality
DMHB 11	Design of New Development
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D6	(2021) Housing quality and standards
NPPF12 -24	NPPF12 2024 - Achieving well-designed places

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 and wider area, the impact on the residential amenity of the neighbouring dwellings, the provision of acceptable residential amenity for the application dwelling, parking and highway safety, and surface water run-off management.

CHARACTER AND APPEARANCE:

Policy D3 of the London Plan (2021) states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design, including harmonising with the local context by taking into account the surrounding area.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states:

A) Planning applications relating to alterations and extensions of dwellings will be required to ensure that:

i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of

the existing street or wider area;

ii) a satisfactory relationship with adjacent dwellings is achieved;

iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;

iv) new extensions respect the design of the original house and be of matching materials;

v) there is no unacceptable loss of outlook to neighbouring occupiers;

vi) adequate garden space is retained;

vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C;

viii) trees, hedges and other landscaping features are retained.

With regard to side extensions, Policy DMHD 1 states that:

i) side extensions should not exceed half the width of the original property.

With regards to rear extensions, Policy DMHD 1 states that:

i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;

iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;

v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted.

Paragraph A1.34 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that as a general guide, an outbuilding should be no greater than 30 sq. m. and should not significantly reduce private amenity space or the landscape and ecological value of the garden.

While the rear depth of the extension would exceed the dimensions stated in Policy DMHD 1, it would be shorter than the rear building line of 16 The Fairway and similar in depth to the rear building line of 20 The Fairway. Therefore, the proposed rear extension would not appear out of keeping or overly bulky within the existing built environment. The height of the single-storey flat-roofed extension would be approximately 3m, which complies with Policy DMHD 1 and is therefore acceptable.

The first-floor rear extension would be relatively narrow in width, creating a good sense of depth and variation within the rear built form and appearing subservient to the host dwelling. The extension has been designed to integrate with the hipped roof of the original dwelling. Given the surrounding context, the depth of the extension is acceptable, particularly as the extension would not unduly harm the residential amenities of neighbouring properties for the reasons discussed below.

The first-floor side extension would be 1.37m wide, less than half the width of the original dwelling, and setback 1m from the shared side boundary with 16 The Fairway, therefore complying with Policy DMHD 1. The extension has been designed to accommodate and extend the existing hipped roof, which would match historical works at the attached property, 20 The Fairway, which is supported. As such, the first-floor side extension would not unduly harm the character or appearance of the dwelling or wider area.

The proposed garage conversion has been designed to match the existing dwelling in terms of footprint and appearance and would not appear out of place or incongruous.

Materials for the proposed extensions would match the existing dwelling, ensuring the works would be in keeping with the existing dwelling.

The proposed outbuilding is compliant with the above policy requirement. The scale of the outbuilding would ensure that it would appear as a subordinate structure. The proposed outbuilding would be constructed out of brick, which is supported.

The development would be subservient to the dwellinghouse and in keeping with the existing built form. The proposal complies with the aims of Policy D3 of the London Plan (2021) and Policies DMHB 11 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020).

NEIGHBOURING RESIDENTIAL AMENITY:

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. The supporting text states that the Council will expect new development proposals to carefully consider layout and massing to ensure development does not result in an increased sense of enclosure and loss of outlook.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states planning applications relating to alterations and extensions of dwellings will be required to ensure that a satisfactory relationship with adjacent dwellings is achieved.

The depth of the rear extension at ground level would be shorter than the existing rear building line of 16 The Fairway, and the proposed first-floor extension would not intrude into the 45-degree field of view from the rear first-floor windows of 16 The Fairway. The flat-roofed extension would be 3m high, in accordance with local planning policy. The proposed first-floor side extension would be set back 1m from the shared boundary. There are also no windows on the flank wall of 16 The Fairway that faces the application site. One window is proposed in the flank of the extension to face 16 The Fairway; however, this would serve a non-habitable room (bathroom) and is conditioned to be obscurely glazed, thereby avoiding overlooking/privacy concerns. The proposed design would ensure the development would not adversely impact the amenity, daylight and sunlight of 16 The Fairway, and the layout and massing would ensure it would not result in an increased sense of enclosure and loss of outlook.

The proposed rear outbuilding would be 2.5m tall and setback 500mm from the shared boundary, constituting an accepted form of development that would not unduly harm the residential amenity of 16 The Fairway.

The depth of the proposed rear extension at ground level would be slightly greater than the existing rear building line of 20 The Fairway but not to the extent that any undue harm to their outlook or sense of spaciousness would occur. The flat roofed extension would be 3m high, complying with local planning policy. The first-floor rear extension has been located away from the shared boundary with 20 The Fairway, avoiding creating an undue sense of enclosure or dominance, and the proposed side extension would not be visible to the neighbouring property. No flank windows are proposed to face 20 The Fairway, thereby avoiding any harm to the privacy of 20 The Fairway. The proposed rear outbuilding would be 2.5m tall and setback 500mm from the shared boundary, constituting an accepted form of development. The proposed design would ensure the development would not adversely impact the amenity, daylight and sunlight of 20 The Fairway, and the layout and massing would ensure it would not result in an increased sense of enclosure and loss of outlook.

The proposed rear outbuilding would be 2.5m tall and setback 500mm from the shared boundary with the neighbouring properties at 2 and 4 Rydal Way. This would be an accepted form of garden development that would not unduly harm the residential amenity of these neighbouring properties. Due to the size, design, location, and separation distance of the proposed extensions from the rear neighbours, there would be no harm to their residential amenities from the extensions.

The proposal would not unduly harm the residential amenities of opposing properties on The Fairway given the separation distance from these properties and that the side extension and garage conversion have been designed to be of a reasonable bulk and in keeping with the appearance of the existing dwelling, and thus, would not unduly harm the residential amenity of the opposing properties.

A condition is attached, preventing the use of the flat roofs of the extensions and outbuilding as a balcony or roof garden to avoid adverse impacts to neighbouring amenities.

Subject to conditions, the proposal would not harm the residential amenities of the occupiers of the adjoining dwellings from increased overshadowing, loss of sunlight, visual intrusion, or over-dominance. The proposal would accord with the aims of Policies DMHB 11 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020).

LIVING CONDITIONS:

Policy D6 of the London Plan (2021) states that housing development should have a high-quality design and provide adequately sized rooms.

Policy DMHB 16 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all housing development should have an adequate provision of internal space to provide an appropriate living environment.

All the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light as well as acceptable internal floor areas for habitable living.

Therefore, the proposal complies with Policy DMHB 16 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy D6 of The London Plan (2021).

PRIVATE AMENITY SPACE:

Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires all new residential development to provide good quality and useable private amenity space in accordance with Table 5.3.

The retained private amenity area would exceed 100 sq. m. and, therefore, would meet the requirements of Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

HIGHWAY SAFETY AND PARKING:

Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) require the Council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that all development is in accordance with the car parking standards set out in Appendix C, Table 1 unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

As on-plot parking is to remain in the frontage area, there are no envisaged highway-related implications or demands from this proposal. The Council's Highways Officer has been consulted and has no objection to the proposed development.

The development would be in accordance with Policies DMT 1, DMT 2, and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

SUSTAINABLE WATER MANAGEMENT

Policy DMEI 10 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that developments make adequate provision for controlling and reducing surface water run-off rates.

The application site is located within a Critical Drainage Area. Given the minor scale of householder development, it is not considered reasonable to require a Sustainable Water Management Scheme for the proposal. Notwithstanding, an informative is attached to inform the applicant of their responsibilities to reduce surface water run-off from the site.

CONCLUSION:

Approval of the application is recommended, subject to conditions.

6. RECOMMENDATION

APPROVAL subject to the following:

1. RES3 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. COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

001
108 B
104 B
105 B
106 B
107 B

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan and the London Plan (2021).

3. HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those shown on the approved plans or as 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 DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

4. HO7 No roof gardens

Access to the flat roofs over the extensions and outbuilding hereby approved shall be for maintenance or emergency purposes only and the flat roofs shall not be used as a roof garden, terrace, balcony, patio, or similar amenity areas.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

5. HO6 Obscure Glazing

The first-floor window facing 16 The Fairway shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

6. RPD13 Restrictions on outbuildings

The outbuilding hereby approved shall only be used for the purpose(s) stated on the approved drawings. It shall not be used for purposes such as a living room, bedroom, kitchen, or as a separate unit of accommodation or for any business purposes.

REASON

To avoid any future fragmentation of the curtilage or the creation of a separate residential or business use, so as to protect the amenity of adjoining residential properties in accordance with Policies DMHB 11, DMHB 18, DMHD 2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

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. On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2021). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.
3. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.
4. The application site is located within the Critical Drainage Area. All developments in this area must contribute to managing the risk of flooding from surface water by reducing surface water runoff from the site. Therefore the applicant should minimise the water from the site entering the sewers. No drainage to support the extension should be connected to any existing surface water sewer, other than as an overflow. Water run off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, which must be permeable or be collected and directed to a permeable area, otherwise it would need an additional permission. A water butt should be incorporated.
5. 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 may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.
6. On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) 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. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

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 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 Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Polices

Part 2 Polices:

DMEI 10	Water Management, Efficiency and Quality
DMHB 11	Design of New Development
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D6	(2021) Housing quality and standards
NPPF12 -24	NPPF12 2024 - Achieving well-designed places

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. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control that is considered to cause harm to local amenity.
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 - Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).

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.
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.

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 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.

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: Mitchell Heaven **Telephone No:** 01895 250230