



5<sup>th</sup> December 2022

**London Borough of Hillingdon**

**Residents Services**

3N Civic Centre

High Street

Uxbridge

Middlesex

UB8 1UW

Dear Planning Department

**Ref:                32 Cedars Drive, Uxbridge, UB10 0JU**

**Proposal:        Retrospective application for the retention of K-rendering to external surfaces of no. 32 Cedar Drive**

**Applicant:       Mrs H Sappal**

This application seeks to gain retrospective planning consent for the retention of the K-rendering to the external surfaces of no. 32 Cedar Drive following the receipt of letter reference ENF/338/22, dated 16<sup>th</sup> November 2022, from Mr H Nar Planning Enforcement Officer.

The council consider that a breach of planning condition relating to application ref 8951/APP/2021/987 and subsequent appeal ref APP/R5510/D/21/3273927 has occurred as the external surfaces do not match those use on the existing building.

As a starting point, the applicant contacted Hillingdon Planning Department and spoke to the duty planner in October 2021 prior to commencing the installation of the K-rendering to check whether an application would be necessary. The applicant was advised that a planning application was not necessary and thus, advised her contractors that they could commence with the work.

Paragraph A1.31 of the Hillingdon Local Plan Part 2 states in relation to 'Cladding and External Insulation' that:

***"A1.31 Planning permission will be needed for the cladding or application of external insulation to any building within a Conservation Area. Outside these areas, the cladding of unlisted dwelling houses can normally be carried out without requiring consent."***

This added further weight to the applicant's decision to proceed without first obtaining planning consent.

Nevertheless, the applicant considers that planning consent should be granted for the proposed K-rendering as the work is of a high quality, improves the appearance of the dwelling and respects the characteristics of properties within the locality.

The application property is positioned to the western side of Cedar Drive and the area comprises a mix of detached and semi-detached properties which have a variety of external finishes including brick, hanging tiles, part rendered and fully rendered.



**Aerial image of application site location**

The following images demonstrate the different external surfaces visible on other properties as well as the external changes which have taken place to the application property.



**No. 32 Cedars Drive**



**No. 35 Cedars Drive opposite the application site**





**No. 3 Cedars Drive**



**No. 3 Attle Close**



**Nos. 3 & 4 Attle Close**



**Nos. 4 & 5 Mills Close**



**No. 6 Mills Close****No. 8 Mills Close****No. 6 Attle Close**

Taking into account the above evidence, the proposed k-rendering would not be harmful to the character and appearance of the streetscape and thus would conform with the aims of Local Plan Part 2 policy DMHD 1 (Alterations and extensions to Residential Dwellings) which states alterations will be required to ensure that there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area.

Moreover, whilst the K-rendering has a positive impact on the property and street scene in terms of its appearance it also results in several other benefits including:

1. Reducing heating bills by reducing heat loss through walls
2. Thermal efficiency of walls can be increased by 85%
3. Environmentally friendly – reduces carbon emissions as you use less fossil fuel
4. Reduces condensation as the external wall insulation raises the temperature of internal walls
5. Prevents damp and mould and the external wall insulation seals buildings from the elements
6. Improves acoustics as the hi-density insulation reduces sound transfer

Consequently, the proposal would meet the aims of sustainable development and Local Plan Part 2 policy DMEI 2 (Reducing carbon emissions).

Given the above points the retention of the k-rendering to no. 32 would not conflict with the aims of the NPPF or Hillingdon Local Plan Part 2.

If you require any further information, please do not hesitate to contact me.

Yours faithfully

**Mrs Joanne Brough**  
**Paddington Planning**