

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.	ADVERTISEMENT 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:	10 BEACON CLOSE UXBRIDGE		
Development:	Erection of a single storey rear and side extension, first floor rear extension with pitched roofs, installation of rear patio, amendments to roof form of front porch with amendments to fenestration (amended description)		
LBH Ref Nos:	9174/APP/2026/522		
Drawing Nos:	<p>Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement reference S1646-J1-R1a dated 20th April 2026</p> <p>Tree Protection Plan S1646-J1-P2 Rev V2</p> <p>250001-PL-D 0012 Rev P3</p> <p>250001-PL-D 0011 Rev P3</p> <p>250001-PL-D 0010 Rev P3</p> <p>250001-PL-D 0009 Rev P3</p> <p>250001-PL-D 0006 Rev P3</p> <p>250001-PL-D 0002a Rev P3</p> <p>Tree Value Assessment S1646-J1-P1 Rev V1</p> <p>250001-PL-D 0005a Rev P2</p> <p>250001-PL-D 0008 Rev P2</p> <p>Planning Statement</p> <p>Sunlight & Daylight Assessments Impact Assessment dated 23 February 2026</p> <p>Site Photographs</p> <p>250001-PL-D 0000a Rev P2</p> <p>250001-PL-D 0001 Rev P2</p> <p>250001-PL-D 0002 Rev P2</p> <p>250001-PL-D 0003 Rev P2</p> <p>250001-PL-D 0003a Rev P2</p> <p>250001-PL-D 0005 Rev P2</p>		
Date Plans received:	02-03-26	Date(s) of Amendments(s):	20-04-26
			20-04-26
Date Application valid	02-03-26		20-04-26
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1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two storey semi-detached property located on the north west side of Beacon Close, Uxbridge. The property is characterised with a gable end roof with part brick part tiled exterior. The property is set back from the road by an area of hardstanding and part soft landscaping and trees with space for off street parking. To the rear is a large enclosed garden which acts as private amenity space. The rear of the property contains a part catslide roof with an outrigger structure and rear dormer.

The site does not lie within an area covered by a tree protection order, however both the front and rear of the site contain multiple trees that contribute positively to the character and appearance of the area.

The surrounding area is residential in character comprising mainly two storey-detached properties.

1.2 Proposed Scheme

Planning permission is sought for the erection of a single storey rear and side extension, first floor rear extension with pitched roofs, installation of rear patio, amendments to roof form of front porch with amendments to fenestration

1.3 Relevant Planning History

9174/PRC/2025/68

10 BEACON CLOSE UXBRIDGE

Erection of single storey rear and side extension, first floor rear extension with pitched roofs and amendments to roof form of front porch with amendments to fenestrations.

Decision: 01-07-2025

Objection

Comment on Planning History

The history for the site 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

EXTERNAL CONSULTEES:

A site notice was displayed 26-03-26 and expired 19-04-26

9 neighbouring properties were consulted on the application by letter dated 11-03-26. The consultation period expired 27-03-26. No representations have been received.

INTERNAL CONSULTEES:

Tree Officer:

The arboricultural information states there will be no trees removed to facilitate the development. The information also includes a plan showing the fence protection locations during construction.

Confirmation is also required that no levels changes will be needed to facilitate the development within the root protection zones. I would recommend an Arboriculture method statement Condition be applied to this application to ensure no concrete or mortar mixing takes place within the existing tree root protection zones.

OFFICER COMMENT:

- The Tree Officers comments are noted.
- The Arboricultural Method Statement states that there would be no "No concrete or mortar mixing shall take place unless within a fully bunded area with no outflow to any part of an RPA."
- The Arboricultural Method Statement also confirms that "No reduction whatever in existing ground levels shall take place in RPAs".
- A compliance condition will be added to the decision.

4. Local Plan Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 18 Private Outdoor Amenity Space

DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
NPPF12 -24	NPPF12 2024 - Achieving well-designed places

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene and locality, the impact upon the amenities of adjoining occupiers and car parking provision.

Character and Appearance:

Policy D3 of the London Plan (2021) states, inter alia, 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 BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'.

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:

- i) harmonising with the local context by taking into account the surrounding: scale of development, considering the height, mass and bulk of adjacent structures; building plot sizes and widths, plot coverage and established street patterns; building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment.
- ii) ensuring the use of high quality building materials and finishes;
- iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;
- iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and
- v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

With regard to front extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and iii) notwithstanding the

above, at least 25% of the front garden must be retained.

With regards to side extensions, DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- i) side extensions should not exceed half the width of the original property;
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- iii) garages should reflect the size guidelines set out in Appendix C Parking standards;
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and
- vii) in Conservation Areas, single storey side extensions may be required to be set back.

With regard to rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) 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;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- 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;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

The proposed development involves the erection of a single storey rear and side extension, first floor rear extension with pitched roofs, installation of rear patio, amendments to roof form of front porch with amendments to fenestration.

The existing property benefits from a front porch featuring a gable end roof to match the existing property. The development proposes to alter the existing roof form of the porch to include a half hipped, half gable end roof; there would be no increase in height or footprint of the existing porch, however it would include a new designed front door. This change is considered minimal and is not considered to cause harm to the character and appearance of the original property nor the street scene. It should also be noted that the neighbouring property No.12 Beacon Close has a similar designed porch.

The proposed ground floor extensions include a single storey side and rear wrap around extension. The proposed side element would sit tight to the side boundary and measure approx. 2.8m at its narrowest and 3.7m at its widest, it would be characterised with a pitched roof extending a maximum height of 3.6m and an eaves height of 3m. To the front would be a garage door to serve a cycle storage area. The single storey rear element would measure 5m in depth and extend the entire width of the property connecting with the single storey side extension, it also would be characterised with a pitched roof. The land levels change throughout the site sloping towards the rear, as a result the extensions would sit above the existing ground level and a raised patio area is proposed.

The proposed side extension would be visible from the street scene and would sit tight to the boundary line, however many properties along Beacon Close benefit from similar sized single storey side extensions in close proximity to the side boundary. As a result it would not appear out of character within the street scene. Although over the depth stated within Policy DMHD1, the rear extension would appear subordinate to the main dwelling given the size of the property and its plot. It would not appear overly extended or cramped.

The raised patio again would not be visible from the street scene and is not considered to cause harm to the character and appearance of the dwelling or the surrounding area.

The application proposes amendments to existing fenestrations including a new ground floor side access door. This would not cause harm to the character and appearance of the dwelling nor the surrounding area. It would also include upgrading all new windows and amending the location of the first floor front facing window. These are not considered to be significantly harmful to the character and appearance of the area.

The proposed development would also include the erection of a first floor rear extension. It would see the removal of existing rear catslide roof and former extension and erection of three projecting gables. The extension would measure the full width of the rear elevation and extend a maximum depth of 3m sitting above the proposed ground floor extension. The middle gable would be set in from the larger two. All three gables would be set down from the main ridge characterised with dual pitched roofs, with the middle gable set down lower. The west side gable would include a Juliet balcony.

Whilst the extension is excessive in width and would alter the appearance of the rear of the property it is important to note two neighbouring properties numbers 12 and 14 Beacon Close that have benefitted from very similar designed extensions approved under applications 11959/APP/2016/3101 and 2719/APP/2019/908. Whilst it is acknowledged that both these neighbouring extensions were approved under the outdated local plan policies, weight is given to these examples given their proximity to the site. As the extension is located to the rear of the property and would not be visible from the street scene it is not considered that it would cause substantial harm to the character and appearance of the surrounding area.

Overall, although the extensions would alter the original character of the property, they are not considered to be significant harmful in the wider street scene context to warrant refusal. The development would meet the aims and objectives of Policy DMHB 11.

Residential Amenity:

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required

to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.

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.

Number 8 Beacon Close is located east of the application site and is separated from the host. This neighbouring property sits significantly further forward than the host property. This neighbour has a single storey garage structure located along the shared boundary of this neighbour. The proposed rear extensions would be sited approx. 1.6m away from the shared boundary with this neighbour. The drawings demonstrate that the existing host property already breaches the 45 degree line of sight from the closest neighbouring habitable room window and therefore a BRE sunlight and daylight assessment has been submitted to assess the impact on this neighbouring property.

The results demonstrate that all assessed windows at No. 8 retain Vertical Sky Component (VSC) values above the BRE target and experience reductions within the accepted tolerance. All windows are north-facing and, in accordance with BRE methodology, are not expected to receive significant sunlight. Nevertheless, the assessment confirms that there would be no noticeable reduction in Annual Probable Sunlight Hours. The neighbouring garden continues to receive adequate sunlight, with no material change to the proportion of the amenity space receiving at least two hours of sunlight on 21 March. On this basis, the proposed development is not considered to result in an unacceptable loss of daylight or sunlight to No. 8 Beacon Close and is compliant with BRE guidance.

There would be no upper floor windows that would face this neighbour, however there would be a new ground floor side door, in the direction of this neighbour, but given the ground floor siting there would be no harmful overlooking or loss of privacy created.

The proposal includes the formation of a raised patio area; however, having regard to its siting and relationship with neighbouring properties, it is not considered that this would result in an unacceptable impact on residential amenity. The patio is set away from the shared boundary and is positioned at a sufficient distance from neighbouring habitable room windows. In addition, it is located toward the rear of the neighbouring garden rather than close to sensitive boundary areas.

Given the level of separation, the orientation of the patio and the absence of direct overlooking opportunities into neighbouring habitable rooms or private amenity spaces, any potential overlooking or loss of privacy would be limited. Furthermore, the patio is of a generous size, and it is anticipated that its primary use would occur toward the central area, away from the shared boundary. On this basis, the raised patio is not considered to give rise to significant overlooking or an undue loss of privacy to neighbouring occupiers.

Number 12 Beacon Close is located west of the application site and it separated from the host. This neighbour has a single storey garage structure located along the shared boundary with this neighbour. The proposed extensions would not project beyond the rear building line of this neighbour and would not extend into the 45 degree line of sight from the closest habitable room window. The Sunlight and Daylight assessment confirm compliance with BRE guidance.

Given the land levels along Beacon Close, No.12 sits lower than the host property. The raised patio would be sited approx. 1.70m away from the shared boundary. mature trees line this boundary which will be retained and as such offer a degree of screening. During the process of the application revised drawings were received to include a 1.8m tall privacy screen to the west side of

the raised patio to ensure there would be no harmful overlooking or loss of privacy to this neighbour. There would be no side windows in the direction of this neighbour therefore there are no overlooking concerns.

Given the modest size and positioning of the front porch, there would be no harm to the amenities of neighbouring properties.

Overall, on balance, the proposed development is considered to have an acceptable impact on the amenities of neighbouring properties.

Light and Outlook:

All the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light.

Outdoor Amenity Space:

Policy DMHD 1 of Hillingdon Council's Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that, vi) adequate garden space is retained, while Policy DMHB 18 states that developers should provide amenity space in accordance with Table 5.3 of the local plan. Table 5.3 requires properties with 4 or more bedrooms to have a minimum of 100sqm of private well located and useable garden space.

In excess of 100sqm of private rear garden space would be retained complying with Policy DMHB 18.

Parking and Highway Safety:

The proposed development would not impact the existing parking arrangements at site as off street parking would still be available within the front forecourt in compliance with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Trees and Landscaping:

Policy DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states:

- A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.
- B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.
- C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.
- D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

The application site is not located within an area covered by a tree protection order, nor is it located within a conservation area. However, the site does contain multiple trees and soft landscaping

within the front and rear garden areas. These contribute positively to the surrounding area.

The applicant has submitted an Arboricultural Impact Assessment, Method statement and Tree protection plan. The assessment confirms that no trees are proposed to be removed as part of the development and that the overall impact on tree-related public and private amenity would be negligible. The majority of trees on and adjacent to the site are of low to moderate amenity value, with no trees subject to Tree Preservation Orders or located within a Conservation Area.

The proposed development has been designed to avoid encroachment into Root Protection Areas, and no ground penetrating works are proposed within the static root plates of retained trees. The submitted Arboricultural Method Statement and Tree Protection Plan set out detailed measures for protecting trees during construction, including protective fencing, supervised working practices and tree-friendly construction methods.

The second arboricultural report (S1646-J1-R1a, April 2026) is an updated version of the February report, retaining identical tree assessments and conclusions but with a revised tree protection plan and minor clarification to planting details.

Subject to compliance with the submitted Arboricultural Method Statement and Tree Protection Plan, the proposal is considered acceptable in arboricultural terms and consistent with Policy DMHB 14.

Conclusion:

The application is recommended for approval, subject to conditions.

6. RECOMMENDATION

APPROVAL subject to the following:

1. HO1 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. HO2 Accordance with approved plans

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

250001-PL-D 0000a Rev P2

250001-PL-D 0001 Rev P2

250001-PL-D 0002a Rev P3

250001-PL-D 0003a Rev P2

250001-PL-D 0005a Rev P2

250001-PL-D 0006 Rev P3

250001-PL-D 0008 Rev P2

250001-PL-D 0009 Rev P3

250001-PL-D 0010 Rev P3

250001-PL-D 0011 Rev P3

Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement reference S1646-J1-R1a dated 20th April 2026

Tree Protection Plan S1646-J1-P2 Rev V2

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), 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 used in the existing building and shall thereafter be retained as such, unless agreed otherwise as shown on the approved plans.

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. HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing numbers 8 and 12 Beacon Close

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

5. RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

INFORMATIVES

1. 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.
2. The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner purposes 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 Department for Communities and Local Government.
3. 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.

4. 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.

5. 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.

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 Policies

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D4	(2021) Delivering good design
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 purposes 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 Department for Communities and Local Government.
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:

Rhian Thomas

Telephone No: