

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 Option

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

REFUSAL RECOMMENDED: GENERAL

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

RESIDENTIAL DEVELOPMENT

- | | |
|--|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | ☐ |
| 11. Householder application in the Green Belt | ☐ |

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 | ☐ |
| 13. Refusal of change of use from retail class A1 to any other use | ☐ |
| 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. | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | ☐ |
| 16. Certificate of Lawfulness (for existing use or Development) | ☐ |
| 17. Certificate of Appropriate Alternative Development | ☐ |

CERTIFICATE OF LAWFULNESS

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

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives 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 DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No.	Report of the Head of Planning, Sport and Green Spaces		
Address	95 COPSE WOOD WAY NORTHWOOD		
Development:	Single storey rear extension with 2 rooflights and installation of dormer to southern side roofslope		
LBH Ref Nos:	9642/APP/2015/4190		
Drawing Nos:	E/100 E-101 P/100 Rev A P/101 Rev A		
Date Plans Received:	13/11/2015	Date(s) of Amendment(s):	01/02/2016
Date Application Valid:	08/12/2015		

1. CONSIDERATIONS

1.1 Site and Locality

This application relates to a spaciouly sized site that is located on the south-eastern side of Copse Wood Way and close to the southern corner of its intersection with Nicholas Way.

The site is occupied by a substantially sized and wide-fronted two-storey detached dwelling, which has a main hipped roof (with crown ridge), and a stepped front elevation that incorporates a projecting front gable feature and a steeply sloping pitch roof over the southern end. There is an integral garage to the northern end of the front elevation. The dwelling has been extended to the southern side and rear at two storey level. The two storey rear extension, which projects from the southern end of the rear elevation, has a pitched roof (with timber detailing) and is set in from the northern edge of the unextended original rear wall by 10m. The unextended rear wall features a single storey gable projection.

The site is covered by Tree Preservation Order (TPO) No. 396 and comprises a number of protected and mature specimen trees, hedges and shrubberies mainly in the rear garden (which also features a patio with terraced steps). Even though the front garden features high hedges, trees (adjacent to the highway boundary) and a lawned area, it is mainly hardsurfaced and comprises a 'gravelled' driveway.

The application site/dwelling is situated within the Copsewood Estate, Northwood Area of Special Local Character (ASLC), which is primarily residential in character, and is also characterised by substantially sized detached dwellings set within very spaciouly sized plots. The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

Revised plans have been submitted with this application, which seeks permission for a pitch-roof single storey rear extension with two rooflights, and which would infill an area of the space between the two storey rear extension and the northern end of the original rear wall of the dwelling. The rear gable projection would be demolished.

It is also proposed to erect a flat-roof dormer in the steeply sloping southern side roof to form additional headroom space for two en-suite bathrooms. The plans show the provision of two windows and two rooflights set flush within the roof.

1.3 Relevant Planning History

9642/D/78/1813 95 Copse Wood Way Northwood

Householder development - residential extension(P)

Decision Date: 05-12-1978 Approved

9642/E/96/0888 95 Copse Wood Way Northwood

Tree surgery to one Oak in Area A1 on TPO 396, including reduction in height by 30-35% and reduction of lateral branches by 20-25%

Decision Date: 18-07-1996 Refused

9642/F/97/0197 95 Copse Wood Way Northwood

Tree surgery to one Oak tree in area A1 on TPO 396, including crown thinning by 20% by the removal of branches of no more than 2" (5cm) diameter

Decision Date: 20-06-1997 Approved

9642/G/97/0967 95 Copse Wood Way Northwood

To fell three Silver Birch trees in Area A1 on TPO 396

Decision Date: 01-08-1997 Approved

9642/H/99/1738 95 Copse Wood Way Northwood

Erection of part two storey, part first floor rear extension

Decision Date: 07-01-2000 Approved

9642/TRE/2004/58 95 Copse Wood Way Northwood

TO CARRY OUT TREE SURGERY TO ONE HORNBEAM IN THE AREA A1 ON TPO 396

Decision Date: 19-10-2004 Approved

9642/TRE/2015/146 95 Copse Wood Way Northwood

To carry out tree surgery, including a crown thin by up to 20%, to one Oak in Area A1 on TPO 396.

Decision Date: 14-10-2015 Approved

Comment on Planning History

9642/H/99/1738 - Erection of part two storey, part first floor rear extension

Decision: Approved on 07/01/2000.

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

5 neighbouring properties and the Northwood Residents Association were consulted by

letter on 10/12/2015 and a site notice was displayed in the area on 18/12/2015. No responses were received.

INTERNAL CONSULTEE

Trees Officer:

This site is covered by TPO 396, which protects ALL Oak, Hornbeam, Silver Birch, Scots Pine and Norway Spruce trees. There appear to be mature trees close to the proposed extension. The roots of these trees could be affected without proper care.

In order to show that this scheme makes adequate provision for the protection and long-term retention of valuable tree/s, the following detail is required (in accordance with BS 5837:2012):

- A tree survey to categorize the trees on and off site;
- A tree protection plan to show how the trees (to be retained) will be protected during development;
- An arboricultural method statement to show how any incursion into tree root protection areas (RPA's) will be addressed.

Details of how the tree protection measures will be assessed before demolition/construction starts and how the tree protection (and any procedures described within approved arboricultural method statements) will be supervised during construction.

Conclusion (in terms of Saved Policy BE38): Acceptable, subject to conditions RES8 (to cover my recommendations) and RES10.

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- | | |
|------|---|
| AM14 | New development and car parking standards. |
| BE5 | New development within areas of special local character |
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE22 | Residential extensions/buildings of two or more storeys. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

LPP 3.5 (2015) Quality and design of housing developments

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 application dwelling, the impact on the visual amenities of the streetscene, the amenity of trees with landscape merit and the wider Copsewood Estate, Northwood ASLC, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application dwelling and provision of adequate off-street parking.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design.

Furthermore Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development that fails to harmonise with the existing streetscene or fails to safeguard the design of existing and adjoining sites. Policy BE5 of the Local Plan (Part Two) requires new developments within Areas of Special Local Character (ASLC) to harmonise with the materials, design features, architectural style and building heights predominant in the area.

With regards to the proposed single storey rear extension, paragraph 3.4 of the adopted HDAS SPD: Residential Extensions (December 2008) specifies that single storey rear extensions with a maximum depth of 4m at detached dwellings would be acceptable. Paragraph 3.7 of the HDAS SPD specifies that single storey rear extensions should be no more than 3.4m in height with a pitch roof. This is to ensure that the extension appears subordinate to the main house. The proposed rear extension would be set-in from the northern end of the rear wall of the dwelling by 3.6m, and it would be 5.3m deep, 6.3m wide and have a pitched aluminium roof to height of 3.85m. The depth and height of the rear extension would exceed the required maximum specified by paragraphs 3.4 and 3.7 of the HDAS SPD by 1.3m and 0.45m respectively. However, the site's specific circumstances are such that the scale and design of the rear extension are considered acceptable. The proposed rear extension would line up with the building line of the existing two storey rear extension and it would be set in from the boundary with the adjacent dwelling to the north, No. 93 Copse Wood Way by 4.1m. The dwelling at No.93 projects beyond the original unextended rear wall of the application dwelling by 4m, and it is considered that this projection, as well as the separation distance to the shared boundary, is such that it would adequately offset the visual impact from the additional bulk of the rear extension (as a result of the extensive depth and height) from views offered at that adjacent dwelling. The proposed rear extension would be positioned within the existing building footprint of the dwelling and the very extensive depth and area of the rear garden are such that the extension would adequately sit well within its context. As such, it is considered that the proposed rear extension would not appear dominating and obtrusive in relation to the setting of the existing and adjacent dwellings. The rear extension, including the two proposed rooflights (set flush within the roofline) would incorporate brick and aluminium materials, which are considered would visually complement and match the brick and timber detailing of the existing dwelling. As such, it is considered that the rear extension would have a proportionate and sympathetic appearance in relation to the character and appearance of the existing dwelling. The proposed rear extension would be sited to the rear, so it would not be visible on the Copse Wood Way streetscene. The rear extension would be sited over 38m away from the rear boundary, and given that the intervening rear garden is enclosed by thick screens of hedges and trees and offers very

long views, it is considered that the extension would not constitute a visually prominent feature, and it would not have any detrimental visual impact on the appearance of the Copsewood Estate, Northwood ASLC.

With regards to the impact of the proposed development on the preservation of the mature and protected trees (as well as on other vegetation with landscape merit) on the site, the Trees Officer has commented that the proposed rear extension would not directly impact on any of the root protection zones of the trees. However, the Trees Officer has advised of the imposition of suitable conditions in respect of tree surveys (to identify trees to be retained), protection measures and an arboricultural impact/method statement to demonstrate how the trees would be adequately protected during any construction works, and to ensure that the development accords with the objectives of Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

With regards to the proposed dormer and projecting two rooflights in the steeply sloping southern side roof, paragraphs 7.8 and 7.9 of the HDAS SPD give advice that a side/rear dormer window/roof extension must be constructed in the centre of the roof face and that as a guide, any dormer to a large detached house should be set below the ridge level, set above the eaves levels and set-in from the sides of the roof by at least 1m. The proposed side dormer would measure 6.4m wide, 1.4m high (including the rooflights) and 1.9m deep. The side dormer would be set below the ridge of the main hipped roof by 2.4m and it would be set above the eaves of the steeply sloping roof by 1.1m. Given that the side dormer would be set in from the sides of the steeply sloping roof by 2.8m and 1.85m respectively, it would significantly exceed the specified separation distances in paragraphs 7.8 and 7.9 of the HDAS SPD. The side dormer would constitute an acceptable secondary and subordinate addition in the southern side roofslope. The dormer would have an acceptable flat-roof design, achieve sufficient visual containment and would not result in an unacceptable juxtaposition with the steeply sloping roof and main hipped roof of the dwelling. It is considered that the design and proportions of the two glazed windows in the dormer would not detract from those of the existing openings in the dwelling. The recessed front elevation (comprising the steeply sloping roof) is set away from the highway by approximately 14m, and given that the side dormer would be significantly set in from the edge of the section of the steeply sloping roof that faces the highway, it is considered that it would not constitute an obtrusive or incongruous feature on the streetscene.

It is therefore considered that the proposed single storey rear extension and side dormer extensions would constitute subordinate additions and integrate well visually with the existing dwelling. As such, the development would have an acceptable impact on the character and appearance of the existing dwelling, the streetscene and the wider Copsewood Estate ASLC, consistent with the guidance of the adopted HDAS SPD: Residential Extensions (December 2008), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

With regards to impact on neighbouring amenity, the proposed single storey rear extension would not project beyond the existing two storey rear extension, so it would not be visible from the adjacent dwelling to the south at No. 97 Copse Wood Way. The rear extension would project approximately 1.3m beyond the rear of the adjacent dwelling at No.93, but given that it would be set-in from the shared boundary by 4.1m, and which features a screen of high hedges and shrubbery, it is considered that there would be no adverse loss of residential amenity to the dwellings at both Nos. 93 and 97 in terms of loss of outlook, light, over-dominance, overshadowing and overbearing impact. The side dormer would form additional headroom space for two en-suite bathrooms, which are not

habitable rooms. The base of the dormer windows would be set above the first floor level by 1.7m, and given that the rooflights would not project above the ridge, it is considered that the rooflights and windows would not offer direct and/or clear views out towards the side elevation/roofslope of the adjacent dwelling at No.97.

It is considered that the proposed side dormer and rear extension with windows/rooflights would maintain adequate light and outlook for the internal rooms as well as those altered by the development, thereby not having any conflict with the standards in the Mayor of London's Housing Supplementary Planning Guidance (November 2012) and the Mayor of London's Housing Standards Policy Transition Statement (October 2015).

In terms of the provision of usable amenity space in the rear garden, paragraph 3.13 of the HDAS SPD specifies that at least 100 sq.m of rear private garden area should be retained for adequate amenity space for a four-bedroom plus dwelling, such as the application dwelling, which comprises six bedrooms. The spaciously sized rear garden is such that an approximate area of 807 sq.m would be retained, which far significantly exceeds the required minimum of 100 sq.m. The proposal would therefore have no adverse conflict with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

In terms of the provision of adequate off-street parking, the rearward siting of the proposed rear extension and upper level positioning of the side dormer are such that they would not displace the existing integral garage and expansive driveway in the front garden, which is utilised for adequate off-street parking spaces. The proposal would therefore not conflict with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

For reasons given above, the application is recommended for approval.

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

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan, number P/101 Rev. A (revised and received on 01/02/2016).

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the London Plan (2015).

3 RES8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including

demolition, building works and tree protection measures.

2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4 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 BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and to comply with Section 197 of the Town and Country Planning Act 1990.

5 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.

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 BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

- 1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
- 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).

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 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 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE5 New development within areas of special local character

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

- 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. This planning permission is not valid for a development that results in any form of encroachment.
- 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 - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

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, available free of charge from the Planning, Environment and Community Services Reception Desk, Civic Centre, Uxbridge, UB8 1UW.

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.

- prior
- 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 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: Victor Unuigbo

Telephone No: 01895 250230