

## 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

|                               |   |                                  |
|-------------------------------|---|----------------------------------|
| <b>Item No.</b>               | <b>Report of the Head of Development Management and Building Control</b>                    |                                  |
| <b>Address:</b>               | 59 HUDSON ROAD HARLINGTON   |                                  |
| <b>Development:</b>           | Erection of outbuilding to rear garden, following the demolition of existing garage at rear |                                  |
| <b>LBH Ref Nos:</b>           | 9709/APP/2025/3054  |                                  |
| <b>Drawing Nos:</b>           | RAM-01<br>A101<br>A102<br>A103<br>RAM-01-Site   |                                  |
| <b>Date Plans received:</b>   | 04-12-25  | <b>Date(s) of Amendments(s):</b> |
| <b>Date Application valid</b> | 10-12-25  |                                  |

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The application site comprises a two-storey end of terrace property and its garden, located on the southern side of Hudson Road, Harlington. To the rear of the property is a single-storey extension/conservatory, and to the rear of the garden is a garage structure. Access to the existing garage is via an access road located between No. 51 and 53 Hudson Road.

The site has a PTAL ranking of 2 and lies on potentially contaminated land.

The surrounding area is residential in character, mainly comprising two-storey terraces and semi-detached properties with rear gardens and single-storey outbuildings/garages.

The site does not contain any Listed Buildings and is not subject to a Tree Preservation Order, but is located adjacent to the Harlington Conservation Area which adjoins the south and south eastern boundaries of the site.

### 1.2 Proposed Scheme

Planning permission is sought for the erection of an outbuilding which would occupy a footprint of 40m<sup>2</sup>. The outbuilding would measure 2.5 metres in height to the roof ridge and to the eaves, and would be located at the far end of the garden of the property.

### 1.3 Relevant Planning History

Erection of a 1 x 1 bed, dwelling with associated parking, amenity space and boundary treatments following demolition of existing detached garage

**Decision:** 05-08-2024

Objection

### **Comment on Planning History**

Site history as listed above.

## **2. Advertisement and Site Notice**

2.1 Advertisement Expiry Date: 19th February 2026

## **3. Comments on Public Consultations**

Six neighbouring properties were consulted on the application by letter dated 12-12-25. The consultation period expired 05-01-26.

One objection was received from the Harlington Conservation Panel.

The objection is as follows:

- Objection to a large new building near the conservation area boundary.
- Scale and independent access suggest it would not be subsidiary to the main house.
- Risk of effectively subdividing the plot.
- A recent similar appeal refusal is cited.

The proposed outbuilding is not within a conservation area, but is adjacent to the Harlington Conservation Area and therefore the impact on the setting of the Conservation Area is assessed below.

The outbuilding is proposed as an ancillary structure and a restrictive condition is attached to the permission requiring that the outbuilding is used for ancillary purposes only. It is considered that the referenced appeal is of limited material relevance to the proposed development, and the application must be determined on its own merits accounting for the specifics of the development and site specific context.

## **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 18 Private Outdoor Amenity Space

DMHD 2 Outbuildings

|            |   |
|------------|---|
| NPPF12 -24 | NPPF12 2024 - Achieving well-designed places                    |
| LPP D4     | (2021) Delivering good design                                   |
| DMHB 1     | Heritage Assets   |
| DMHB 4     | Conservation Areas  |
| LPP HC1    | (2021) Heritage conservation and growth                         |
| NPPF16 -24 | NPPF16 2024 - Conserving and enhancing the historic environment |

## 5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the street scene and locality, the impact upon the amenities of adjoining occupiers, and the reduction in size of the rear garden.

### CHARACTER, APPEARANCE AND HERITAGE IMPACT:

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development, considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adverse impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.

Policy DMHD 2 states that: The Council will require residential outbuildings to meet the following criteria:

- i) the building must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers;
- ii) the developed footprint of the proposed building must be proportionate to the footprint of the dwelling house and to the residential curtilage in which it stands and have regard to existing trees;
- iii) the use shall be for a purpose incidental to the enjoyment of the dwelling house and not capable for use as independent residential accommodation; and
- iv) primary living accommodation such as a bedroom, bathroom, or kitchen 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 square metres and should not significantly reduce private amenity space or the landscape and ecological value of the garden. Outbuildings should respect neighbouring properties and should not result in the excessive loss of residential amenity, privacy, outlook or significant overshadowing/sunlight.

Policy DMHB 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020)

states: The Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where: i) it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation; ii) it will not lead to a loss of significance or harm to an asset, unless it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF; iii) it makes a positive contribution to the local character and distinctiveness of the area; iv) any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset; v) the proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials; vi) buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting; and vii) opportunities are taken to conserve or enhance the setting, so that the significance of the asset can be appreciated more readily. B) Development proposals affecting designated heritage assets need to take account of the effects of climate change and renewable energy without impacting negatively on the heritage asset. The Council may require an alternative solution which will protect the asset yet meet the sustainability objectives of the Local Plan. C) The Council will seek to secure the repair and reuse of Listed Buildings and monuments and improvements to Conservation Areas on the Heritage at Risk Register, through negotiations with owners, the provision of advice and guidance, the use of appropriate legal action, and through bids for external funding for improvement works.

Policy DMHB 4 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states: New development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will: A) Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area. B) Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification. C) Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plans. The London Plan (2021) similarly seeks to preserve and enhance heritage assets

In line with Paragraph 212 of the NPPF 2024 consideration must be given to the impact of a proposed development on the significance of this designated heritage asset and great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 outlines that in the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposed development involves the erection of a single-storey outbuilding in the rear garden of the site. It would have a footprint of approximately 40m<sup>2</sup> and a maximum height of 2.50m, characterised by a flat roof.

Whilst large in terms of footprint and height, it remains subordinate to the main dwelling. There are examples of outbuildings of a similar scale located within the immediate context; therefore, the development would not appear significantly out of character. The proposed outbuilding exceeds the

maximum floor space of 30m<sup>2</sup> in policy DMHD2; officers note that an outbuilding of the same footprint within the curtilage could be constructed under Part 1 Class E of the General Permitted Development Order 2015 and that this would represent a significant fallback position, considering the scale of the proposed building.

Whilst adjacent to the Harlington Conservation Area, officers note that public views of the rear garden and position of the outbuilding would be limited given the position of the surrounding buildings and therefore the proposed outbuilding would not impact on public views from within or into the conservation area. The building is also sited in the context of surrounding 20th century housing and therefore the outbuilding whilst large would not seem out of place and does not affect the historic character of the area. On this basis, officers consider that the siting of the outbuilding would preserve the setting of the conservation area and would not result in harm to its setting or significance.

As such, the development would comply with the objectives of Policies BE1, EM6 of the Hillingdon Local Plan: Part One Strategic Policies (2012), DMHD 2 and DMHB 11, and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), and Class E of the General Permitted Development Order 2015 Part 1.

#### RESIDENTIAL AMENITY:

Policy D3 of The London Plan (2021) states that developments should deliver appropriate outlook, privacy, and amenity.

Policy D6 states the site layout, orientation, and design of dwellings should provide privacy and adequate daylight for residents.

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. Paragraph A1.34 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that "outbuildings should respect neighbouring properties and should not result in the excessive loss of residential amenity, privacy, outlook and overshadowing/sunlight."

The proposed outbuilding would be used as a gym/playroom with a toilet and garden store. This incidental use would be in connection with the main dwelling house. Officers consider that it would be appropriate and reasonable to impose a condition to ensure the incidental use is maintained. Bearing this in mind, it is considered that the proposal would not give rise to unacceptable levels of noise and disturbance above existing background noise levels.

The outbuilding would be sited at the end of the garden, 13.1m from the rear elevation of No.61 Hudson Road and 15.27m from the rear elevation of No.57 Hudson Road. Owing to the position of the building, its height and scale, it is considered that the building would not have an overbearing impact on either adjoining property and would not result in significant overlooking, significant overshadowing or loss of light to any surrounding properties. The use of the outbuilding would not result in significant disturbance to surrounding residents in terms of noise or activity. It is also noted that there are several other outbuildings located in the gardens of other dwellings in the surrounding area. The development is therefore considered to cause no harm to neighbours in terms of privacy.

It is considered that the proposed outbuilding would not have an adverse impact on the amenities of neighbouring occupiers, in accordance with Policies DMHB 11 and DMHD 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

#### EXTERNAL AMENITY SPACE PROVISION:

Adequate outdoor amenity space would be retained for No.59 Hudson Road, accounting for the substantial depth of the garden serving the property. In light of the above, it is considered that the proposal would not cause undue harm to the living conditions of neighbouring occupiers.

The proposal would, therefore, accord with the objectives of Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) in this respect.

#### PARKING AND HIGHWAY IMPACT:

The proposal would not impact the parking which exists on site at present and the proposal would be in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

#### CONCLUSION:

The main body of the report demonstrates that the proposed development complies with the relevant policies set out in the Hillingdon Local Plan: Part One Strategic Policies (2012) and Part Two - Development Management Policies (2020).

It is therefore concluded, taking all matters into account, that planning permission should be granted 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

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

RAM-01

RAM-01-Site

A101

A102

A103

#### 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 be as specified on approved drawing no. A01, A02 and A03.

#### 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. RPD13 Restrictions on outbuildings

The outbuilding hereby approved shall not be used for purposes such as a living room, bedroom, kitchen, 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 DMH 4, DMHB 11, DMHB 16, DMHB 18 and DMT 6 Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

## INFORMATIVES

1. 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.

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 (2016). 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. 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).

4. 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.

DMHB Design of New Development  
11

DMHB Streets and Public Realm  
12

DMHB Private Outdoor Amenity Space  
18

DMHD 2 Outbuildings

NPPF12 NPPF12 2024 - Achieving well-designed places  
-24

LPP D4 (2021) Delivering good design

DMHB 1 Heritage Assets

DMHB 4 Conservation Areas

LPP HC1 (2021) Heritage conservation and growth

NPPF16 NPPF16 2024 - Conserving and enhancing the historic environment  
-24

## 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 Polices:

|            |   |
|------------|---|
| DMHB 11    | Design of New Development                                       |
| DMHB 12    | Streets and Public Realm  |
| DMHB 18    | Private Outdoor Amenity Space                                   |
| DMHD 2     | Outbuildings  |
| NPPF12 -24 | NPPF12 2024 - Achieving well-designed places                    |
| LPP D4     | (2021) Delivering good design                                   |
| DMHB 1     | Heritage Assets   |
| DMHB 4     | Conservation Areas  |
| LPP HC1    | (2021) Heritage conservation and growth                         |
| NPPF16 -24 | NPPF16 2024 - Conserving and enhancing the historic environment |

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 (CO<sub>2</sub>) 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:**

Eloise Hawkes

**Telephone No:**

01895 250230