

## Report of the Head of Planning & Enforcement Services

**Address** 11 MOOR PARK ROAD NORTHWOOD

**Development:** Erection of a first floor side extension, part two single, part single storey rear extensions, and conversion of roofspace to habitable use involving the erection of a rear dormer and 4 side rooflights, alterations to front elevation, installation of additional vehicular entrance and crossover to front and alterations to driveway.

**LBH Ref Nos:** 60973/APP/2010/2746

**Drawing Nos:** 1536/1  
1536/5  
1536/3B

<b>Date Plans Received:</b>	26/11/2010	<b>Date(s) of Amendment(s):</b>	26/11/2010
<b>Date Application Valid:</b>	08/12/2010		24/01/2011

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the south side of Moor Park Road and comprises a two storey detached house with a pyramidal hipped roof and a garage attached to the west side. To the west of the application site is no. 13 Moor Park Road, which has a single storey side extension along the shared side boundary, side and rear dormers as well as a rear two storey bay window. To the east of the application site is no. 9 Moor Park Road, which has not been extended at the rear and has a side garage along the shared side boundary. The application property is sited further forward of no.13 Moor Park Road and is more or less in line with the front elevation of no.9 Moor Park Road. The roof ridge of the application property is higher than those of nos. 9 and 13 Moor Park Road. The street scene is residential in character and appearance comprising two storey detached houses of varied design and the application site lies within the 'developed area' as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and is also covered by Tree Preservation Order 13. There is a protected Birch tree (T139) in the garden of the application property.

#### 1.2 Proposed Scheme

The previously refused scheme proposed the erection of two storey side extensions to the east and west sides of the application property as well as a two storey rear extension and the conversion of the extended loft space into habitable use involving the installation of two flat roofed rear dormers and two rooflights on the western and eastern elevations of the roof slopes.

This current application now proposes a first floor side extension over the existing garage. It would be set flush with the front and flanks wall of the existing garage and the rear wall of the application property, and would measuring 3.4m wide and 8.6m deep. The main roof would be extended over the proposed first floor side extension.

The proposed part single storey rear extension would measure 14.4m wide, projecting 1.2m beyond the eastern flank wall facing 9 Moor Park Road, and set flush with the flank wall of the existing side garage facing 13 Moor Park Road. It would measure 5m deep along the eastern side boundary and 4.3m deep along the western side boundary. The proposed part two storey rear extension would be set flush with and project 3m deep along, the eastern flank wall of the application property for a width of 4.9m (smaller part two storey rear extension). At this point it would project 5m deep for a width of 7.7m, retaining a 0.9m gap to the western flank wall of the application property (larger part two storey rear extension). The smaller part two storey rear extension would be finished with a hipped ridged roof set 0.9m below the main roof ridge, while the larger part two storey rear extension would be finished with a hipped roof set 0.5m below the main roof ridge.

The proposed part single storey rear extension beyond the smaller part two storey rear extension would be finished with a crown roof measuring 2.7m high at eaves level and 3.6m high at its highest point, while the part single storey rear extension along the western side boundary would be finished with a lean-to roof 2.6m high at eaves level and 3.5m high at its highest point.

Elevational alterations comprise a new garage door and widening of the existing first floor bedroom window. At rear, a first floor balcony is proposed for the new first floor bedroom. A dormer window is also proposed in the main roof slope, between the roofs of the part two storey rear extensions. It would measure 1.4m wide, 2.7m deep and finished with a flat roof, 1.6m wide, with an overall height of 1.4m. Rooflights are proposed in the eastern and western roofslopes.

### 1.3 Relevant Planning History

60973/APP/2009/2665 11 Moor Park Road Northwood

Two storey side and rear extension and conversion and extension of hipped roof to form a crown roof to provide habitable use involving the installation of two rear dormers and side rooflights (involving demolition of existing attached garage).

**Decision Date:** 17-03-2010      **Refused**      **Appeal:**

#### Comment on Planning History

The above application was refused for the following reasons:

1. The proposal, by reason of the excessive infilling of the width of the plot, unsympathetic design, with unbroken elevations, incorporating a crown roof form substantially different from the traditional hipped roof of the application property with projecting eaves detail, relationship of original chimneys with the side extensions and style of fenestration, would constitute a bulky, unbalanced and unsympathetic addition to the street scene that would be detrimental to the character, appearance and architectural composition of the original house. The extensions would detract from the visual amenities of the street scene and surrounding area, contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and sections 5.0 and 6.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

2. The siting of the first floor rear extension beyond the central rear bedroom, owing to its length of projection and size of rear windows would prevent adequate daylight to penetrate the rear section of the enlarged bedroom. As such, the proposal would fail to provide adequate outlook to the occupiers of the rear section of the enlarged bedroom and would fail to ensure that adequate sunlight would be able to penetrate it. The proposal would fail to afford an acceptable standard of amenity for the occupiers of that habitable room, who would be reliant on artificial means to light that room during the day, and to secure the objectives of energy conservation. As such, the application proposal is contrary to policy BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007), September 2007 and the London Plan (2008) Policy 4A.3.

3. The proposed side rooflights on the rear section of the extended roof, by reason of their siting, orientation, height and proximity to the private rear patio areas at Nos. 9 and 13 Moor Park Road, would result in direct overlooking of those areas, resulting in a material loss of residential amenity to the occupiers of those properties, contrary to Policy BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and section 6.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

## **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:

10 adjoining owner/occupiers have been consulted. 2 letters of objection, a petition with 42 signatories against the scheme and 22 letters of support (14 of which are from non-residents of the borough) have been received.

Letters of objection:

- (i) The proposal would result in the loss of light to 9 Moor Park Road;
- (ii) The increase in the size of the original house would not be in keeping with the character and appearance of the street scene and surrounding area;
- (iii) The proposal would appear disproportionate to other houses in the street; and
- (iv) The proposal would result in the loss of light to an attic bedroom window and utility room window at 13 Moor Park Road facing the application site and the rear windows at that house.

Petition:

"The increased roof height and bulk detracts from the amenity and character of the area. It is oversized compared to adjacent properties. It is over dominant"

Letters of support:

- (i) The proposal would be in keeping with the street scene;
- (ii) Provide good family accommodation;
- (iii) The proposal will not be intrusive;

- (iv) There are other similar sized houses in the street;
- (v) The proposal would result in an improvement to the dwellinghouse; and
- (vi) The proposal has been well designed.

Northwood Residents Association: Objection: BE19: The increased roof height and bulk detracts from the amenity and character of the area. BE21: it is oversized compared to adjacent properties. It is overdominant.

Ward Councillor: Requests that this application is reported to the planning committee for determination.

INTERNAL:

Trees/Landscape:

This site is covered by TPO 13 and although several trees were protected at the time the Order was made, two Rowans (T136 and T137) have been removed and not replaced, and only a Birch (T139) remains. No provision has been made for the retention and protection of the Silver Birch, which could be damaged by construction-related activities.

The plans should, therefore, be amended to show the Silver Birch tree to be retained, and to show the location and details of protective fencing (in accordance with BS 5837: 2005). In this case, the fencing should be erected across the rear garden, 15m away from the rear wall of the house, so that the Silver Birch tree is protected.

With regards to landscaping, the scheme will reduce the level of soft landscaping in the front garden and replace it with block paving to provide extra off-site parking. The percentage of proposed soft landscaping appears to conform to HDAS guidelines, however no details have been provided to show that the proposed hard standing/block paving will conform to SUDS guidelines. This can, however, be dealt with by conditions.

To mitigate the visual impact of the proposed development and to replace the two removed protected Rowans (T136 and T137), the plans should be amended to detail two new Rowans planted in the flower bed at the front/centre of the site.

Subject to the revision of the plans, and conditions TL2 and TL3 (amended to remove first part which requests detailed drawings of protective fencing), TL5 (materials to be used for car parking to conform to SUDS) and TL6, this scheme is acceptable in terms of Saved Policy BE38 of the UDP.

#### **4. UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

- 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.
AM14	New development and car parking standards.
HDAS	Residential Extensions
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

## 5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the proposal on the character and appearance of the original house, on the street scene and surrounding area and on residential amenity.

The street scene is characterised by detached houses of varying size and design. As such, the principle of extending the application property is acceptable.

The proposed extensions would increase the overall bulk and scale of the original house, however this is not considered to be to its detriment as there are similar sized houses in the street. The proposed first floor side extension, by reason of its overall size, siting, design and appearance is considered to integrate satisfactorily with the appearance of the original house. Paragraphs 5.7 and 5.9 of the Hillingdon Design & Accessibility Statement: Residential Extensions, advises that for detached houses, two storey (or first floor) side extensions should integrate with the existing house. There is no requirement for a setback from the front wall and the roof ridge should be equal to the main roof ridge. The proposed first floor side extension would comply with these standards.

Paragraph 5.1 of the Hillingdon Design & Accessibility Statement: Residential Extensions advises that two storey side extensions should retain a 1m set-in from the side boundary. The proposed resultant two storey side extension would maintain a 1.3m gap to the side boundary with 13 Moor Park Road and this would be sufficient to maintain the open character and visual amenities of the street scene.

It is therefore considered that the proposed first floor side extension would relate satisfactorily with the character and appearance of the original house and the street scene and surrounding area generally, in accordance with policies BE13, BE15, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and section 5.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

The proposed part two storey and part single storey rear extensions, by reason of their overall size, siting, bulk, scale, design and length of projection are considered to relate satisfactorily with the appearance of the original house. They are considered to appear subordinate as the proposed part two storey rear extension would be set sufficiently below the main roof ridge and the part single storey rear extension would be set sufficiently below the cill of the rear first floor windows.

It is not proposed to increase the height of the main roof. The enlarged house would appear wider in the street scene however, given the varied house styles and designs prevalent in the street, it is not considered that the proposal would detract from the character and appearance of the street scene. The proposed front driveway alterations and new vehicular entrance and crossover are acceptable in design terms.

The proposed elevational alterations are considered to be acceptable and the proposed rear dormer window, by reason of its overall size, siting and design, would harmonise with the appearance of the enlarged house and would appear subordinate to the roofslope within which it would be set. As such, the proposed extensions are considered to harmonise with character and appearance of the street scene and surrounding area and would therefore comply with policies BE13, BE15, BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and sections 3.0, 6.0, and 7.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

9 Moor Park Road would not be adversely affected by the proposed first floor side extension as it lies on the opposite side of the application property. The proposed part single and part two storey rear extensions would project some 5m and 3m, respectively, beyond the rear wall of 9 Moor Park Road. However, the flank wall of that house would be some 6m from the flank wall of the proposed extension and this distance is considered to be sufficient to ensure that the proposal would not breach a 45 degree line of sight taken from the rear habitable room windows at 9 Moor Park Road. There are no habitable room windows at 9 Moor Park Road that face the application site and the first floor flank windows facing that house are shown fitted with obscure glass.

The proposed first floor side extension would project 2.7m beyond the front wall while the proposed part single, part two storey rear extension would project 0.4m beyond the rear wall of 13 Moor Park Road. Given the 2.6m wide gap that would be retained between the two properties, it is considered that the proposal would not breach a 45 degree line of sight taken from the front and rear habitable room windows at 13 Moor Park Road.

13 Moor Park Road has a lean-to single storey side extension adjacent to the side boundary with the application property. Natural light to these windows are partially restricted by the application property and the 1.8m high side boundary. It is considered that although the proposed first floor side extension would further reduce natural light to the windows of the side extension, this further reduction in light is not considered to be so significant as to justify a refusal of planning permission. Furthermore, the existing side dormer window at 13 Moor Park Road facing the application property would still receive sufficient natural light. The proposed first floor flank windows facing 13 Moor Park Road are shown fitted with obscure glass.

The proposed rear first floor terrace would be centrally positioned on the rear elevation. As the proposed part two storey, part single storey rear extension would project beyond the rear walls of the adjoining properties, it will not be possible to overlook the private amenity spaces of 9 and 13 Moor Park Road from the proposed first floor terrace.

As the rear of the properties on this side of the road faces south, any increase in overshadowing will be over 9 and 13 Moor Park Road themselves or to the front of these houses.

As such, the proposal is not considered to harm the residential amenities of the occupiers of 9 and 13 Moor Park Road through overdominance, visual intrusion, overlooking and

overshadowing, in accordance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.3 and BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The proposal would not result in the loss of off-street parking, and the proposed crossover is not considered to harm highway and pedestrian safety. Furthermore, over 200sq.m of private amenity space would be retained. With regards to trees/landscaping, the proposed hard and soft landscaping to the front area are considered to be acceptable subject to conditions relating to sustainable urban drainage, tree protection and landscaping. The proposal would therefore comply with policies BE38 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

With regards to the third party comments, point (ii) of the letters of support is not a material planning consideration. The remaining points are addressed in the report.

For the reasons outlined above and that the proposal would comply with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application is recommended for approval.

## **6. RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 HH-T8 Time Limit - full planning application 3 years**

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 HH-M2 External surfaces to match existing building**

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.

#### **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 Unitary Development Plan Saved Policies (September 2007).

#### **3 HH-MRD4 Single Dwellings Occupation**

The development hereby approved shall not be sub-divided to form additional dwelling units or used in multiple occupation without a further express permission from the Local Planning Authority.

#### **REASON**

To ensure that the premises remain as a single dwelling until such time as the Local Planning Authority may be satisfied that conversion would be in accordance with Policy

H7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**4** HH-OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

**REASON**

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**5** HH-RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 9 and 13 Moor Park Road.

**REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**6** HH-RPD2 Obscured Glazing and Non-Opening Windows (a)

The first floor side windows facing 9 and 13 Moor Park Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

**REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**7** HH-RPD4 Prevention of Balconies / Roof Gardens

The roof area of the part single storey rear extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

**REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**8** TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan 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 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 3998 (1989) 'Recommendations for Tree Work' 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 Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

#### **9** TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, 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. 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:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.
5. 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 to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **10** TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,

- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### 11 SUS5 Sustainable Urban Drainage

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

#### REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

### INFORMATIVES

#### 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) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
 

<b>Policy No.</b>	
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.
AM14	New development and car parking standards.
HDAS	Residential Extensions
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

- 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, 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.

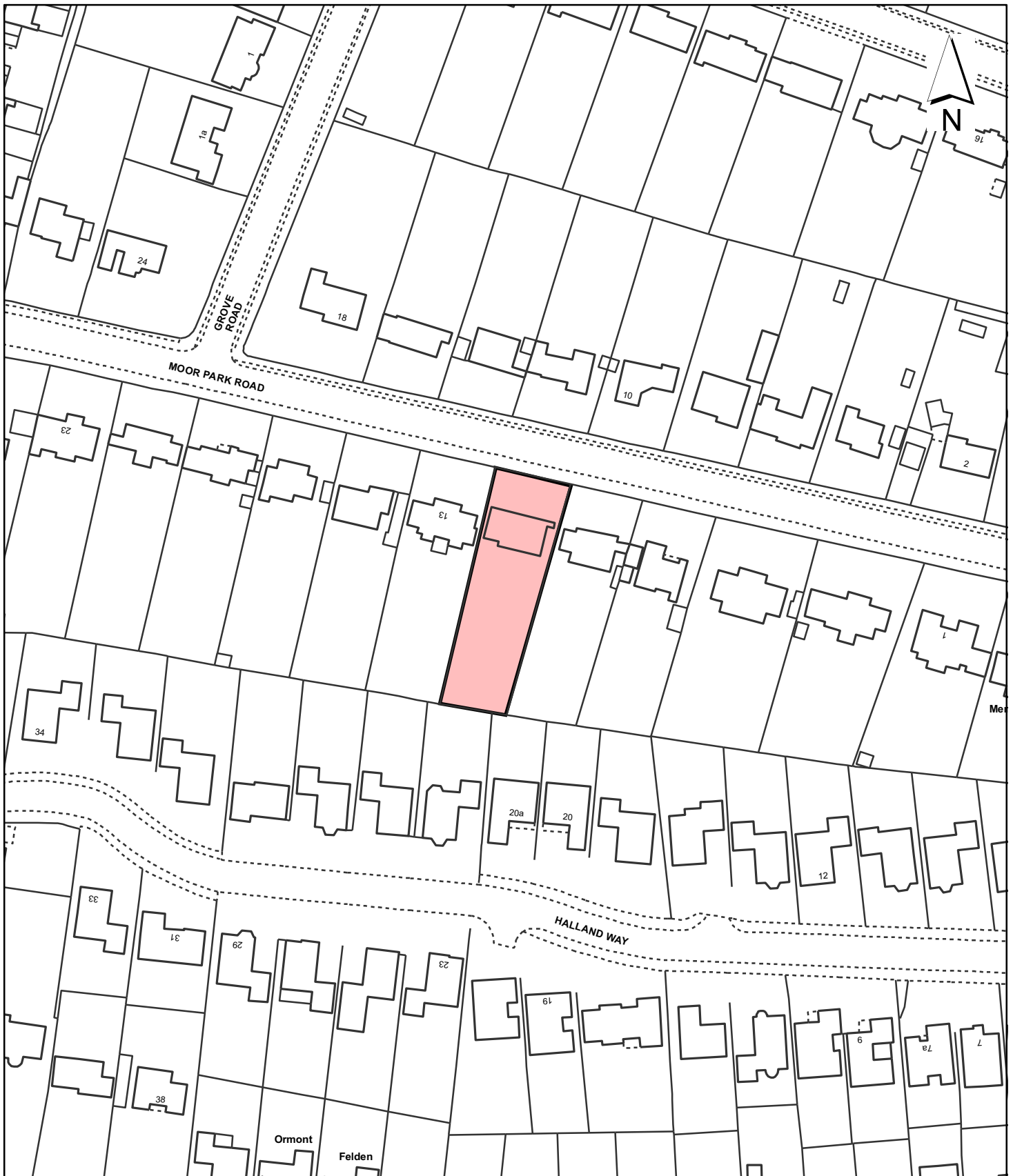
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the 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:** Sonia Bowen

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2011

Site Address

**11 Moor Park Road  
Northwood**

Planning Application Ref:  
**60973/APP/2010/2746**

Planning Committee  
**North**

Scale  
**1:1,250**

Date  
**March 2011**

**LONDON BOROUGH  
OF HILLINGDON**  
Planning,  
Environment, Education  
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111



**HILLINGDON**  
LONDON