

Report of the Head of Planning, Transportation and Regeneration

Address 4 WOODSIDE ROAD NORTHWOOD MIDDLESEX

Development: Erection of a garden shed to rear

LBH Ref Nos: 73105/APP/2020/3521

Drawing Nos: 1251-BR-101C - annotated with Revision D
1251-BR-101B
HOUSEHOLDER SUBMISSION LETTER - 28-10-2020

Date Plans Received: 29/10/2020

Date(s) of Amendment(s): 29/10/2020

Date Application Valid: 10/11/2020

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a recently constructed two storey three bedroom dwelling house on a previous area of open land situated on the eastern side of Woodside Road which was formerly an area of garden attached to No. 2 Woodside Road.

The street scene is predominantly residential in character and is largely characterised by detached properties located within substantial plots. The application site lies within the Gatehill Farm Estate Area of Special Local Character and is covered by TPO 99 however there are no protected trees within the curtilage of the site. It also lies within a critical drainage area.

1.2 Proposed Scheme

The current application seeks planning permission for the erection of a garden shed.

1.3 Relevant Planning History Comment on Planning History

70377/APP/2016/4221 - Two storey, 3-bed dwelling with habitable roofspace, parking and amenity space and installation of vehicular crossover to front. - Refused 22/2/17 - Allowed on appeal dated 28/7/19 subject to the following conditions as stated by the planning Inspector: -

"The first condition relates to the standard time period for implementation. The second condition specifies the plans to which the permission relates and is necessary for clarity and certainty. The condition relating to materials is necessary to protect the character and appearance of the ASLC.

The conditions relating to obscured glazing and openings are necessary to ensure the protection of the privacy of adjacent occupiers. The conditions removing permitted development rights for further development are necessary in order to protect the character and appearance of the ASLC. The use of such conditions is exceptional in accordance with the Planning Practice Guidance, but necessary in this case given the importance of the

ASLC.

The condition relating to ground levels is necessary given the slope of the site and its relationship to adjoining properties.

The conditions relating to the protection of trees and hedges and the provision and retention of landscaping are necessary to protect the character and appearance of the ASLC."

These conditions were as follows: -

1) The development hereby permitted shall begin not later than 3 years from the date of this decision.

2) The development hereby permitted shall be carried out in accordance with the following approved plans: 1251/P/1, 1251/P/2, 1251/P/3, 1251/P/4 and 1251/P/5.

3) No development shall commence until details of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or other openings, other than those expressly authorised by this permission shall be constructed on the elevation or roof slopes on the elevations facing No 2 and No 6 Woodside Road.

5) The building hereby permitted shall not be occupied until the windows facing No 2 and No 6 Woodside Road have been fitted with obscured glazing, and no part of those windows that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Details of the type of obscured glazing shall be submitted to and approved in writing by the local planning authority before the window is installed and once installed the obscured glazing shall be retained thereafter.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no garages, sheds or other outbuildings shall be erected other than those expressly authorised by this permission.

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extension to the building or roof shall be erected other than those expressly authorised by this permission.

8) No development shall take place until full details of the finished levels, above ordnance datum, of the ground floor of the proposed building, in relation to existing ground levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved levels.

9) No retained tree or hedge shall be cut down, uprooted, destroyed, pruned, cut or

damaged in any manner from the date of the occupation of the building for its permitted use, other than in accordance with the approved plans, without the prior written approval of the local planning authority.

Appeal Decision APP/R5510/W/17/3171932. In this condition "retained tree or hedge" means an existing tree or hedge which is to be retained in accordance with the approved plans and particulars.

10) If any retained tree or hedge is cut down, uprooted or destroyed or dies another tree or hedge shall be planted at the same place and that tree or hedge shall be of such size and species and shall be planted, at such time as may be specified in writing by the local planning authority.

In this condition "retained tree or hedge" means an existing tree which is to be retained in accordance with the approved plans and particulars.

11) 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:

i A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures

ii 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.

12) All the trees and hedges shown on the approved plans as "to be retained" shall be protected by strong fencing, the location and type to be previously approved in writing by the local planning authority. The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

In this condition "retained tree or hedge" means an existing tree or hedge which is to be retained in accordance with the approved plans and particulars.

13) No development shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:

- i) planting plans at a scale of not less than 1:100
- ii) boundary treatments and means of enclosure
- iii) vehicle parking layouts;
- iv) hard surfacing materials;
- v) proposed and existing functional services above and below ground
- vi) an implementation programme,

The landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied in accordance with the agreed implementation

programme. The completed scheme shall be maintained in accordance with an approved scheme of maintenance

70377/APP/2019/2476 - Variation of condition 2 (Approved Plans) and 5 (Side Windows) of Secretary of State's Appeal Decision ref: APP/R5510/W/17/3171932 dated 28/07/2017 (LBH ref: 70377/APP/2016/4221 dated 22/07/2017) Two storey, 3-bed detached dwelling , use of habitable roof space, ancillary works and provision of new vehicle access from Woodside Road.- Approved 20/3/2020.

The above conditions attached to the original permission (70377/APP/2016/4221), with the exception of Nos 2 and 5, were again attached to the grant of permission for application reference No.70377/APP/2019/2476.

ENF/437/20 - complaint received online in regard to the unauthorised felling of TPO trees dated 20/7/2020 - under investigation

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

3 neighbouring properties and the local residents associations were consulted by letter dated 11/11/2020 the consultation period expired on 2/12/2020.

One written representation has been received objecting to the application commenting as follows: -

The application is retrospective for a garden shed but much more is referred to on the plans. In fact, the previous application calls the same site 'Land Between 2 & 6 Woodside Road', and by the same Architect. The reason, we suggest, is that the shed is in contravention of the conditions imposed by the previous planning consent, as is the removal of a tree. The application reference is: 70377/APP/2019/2476 We consider the application should be refused as it is clearly in contravention of the earlier conditions against this work, as was the removal of the tree.

Re-consultation was carried out on 18/1/2021 and this consultation period expired on 9/2/2021

One written response has been received on 23/1/2021 commenting as follows:-

There is an amended plan submitted, although still dated 1st January 2016. There is no written explanation, and still no explanation why the application has been made given it is in contravention of earlier planning conditions against the erection of any outbuildings. The earlier objection submitted stands for that reason, and the continued request for the other conditions to continue to apply including the replacement of the tree cut down tree also in contravention of the existing planning condition.

A petition has been received with 20 signatories objecting to the proposal as follows: -

Retrospective planning application which seeks ratification of the destruction of a mature, protected tree and its replacement with a plastic shed, contrary to 3 conditions which the Planning Inspector imposed on application 70377/APP/2016/4221 appeal dated 28/7/2019

The Gatehill (Northwood) Residents Association have commented as follows: -

On behalf of Gatehill Residents' Association, I write to object to this application and submit a petition. As you will see from your site visit and photographs which Enforcement officers have taken, a tree which the Planning Inspector protected has been cut down and a plastic shed has been put in its place.

1.Planning History

We would refer you to the planning history for the site which can be found under the reference 'Land Between 2 & 6 Woodside Road' rather than 4 Woodside Road, with the most pertinent applications being:

70377/APP/2016/4221 - Planning Inspector granted permission for the new build on Appeal and set 13 conditions.

70377/APP/2019/2476 - LBH approved internal alterations and minor variations to the windows and included the Planning Inspector's conditions.

The Planning Inspector granted permission to build on the rear garden of 2 Woodside Road in this Area of Special Local Character and set out 13 conditions. The Council's enforcement team has been very busy attempting to ensure that the conditions are adhered to and 2019/2476 came about because the house was occupied without the side facing windows being obscure glazed in breach of one of the conditions.

The current application seeks permission to overrule the original conditions set by the Inspector numbered 6, 9 and 10 of Appeal Decision APP/R5510/W/17/3171932 which have been carried over to application 2019/2476 and numbered 6, 8 and 9.

The conditions which were carried over from the Inspector to 70377/APP/2019/2476

Condition 6 - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no garages, sheds or other outbuildings shall be erected other than those expressly authorised by this permission.

REASON

To protect the residential amenity of residents in accordance with policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).'

Condition 8 - 'No retained tree or hedge shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner from the date of the occupation of the building for its permitted use, other than in accordance with the approved plans, without the prior written approval of the local planning authority. In this condition "retained tree or hedge" means an existing tree or hedge which is to be retained in accordance with the approved plans and particulars.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy DMHB 14 of the Hillingdon Local Plan

Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.'

Condition 9 - 'If any retained tree or hedge is cut down, uprooted or destroyed or dies another tree or hedge shall be planted at the same place and that tree or hedge shall be of such size and species and shall be planted, at such time as may be specified in writing by the local planning authority. In this condition "retained tree or hedge" means an existing tree which is to be retained in accordance with the approved plans and particulars.

REASON

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

Reason for the Landscaping Conditions

In the Appeal Decision APP/R5510/W/17/3171932, the Inspector wrote:

'32. The conditions relating to the protection of trees and hedges and the provision and retention of landscaping are necessary to protect the character and appearance of the ASLC.' Yet despite this, the applicant or his tenants have cut down the apple tree in the rear garden and erected a plastic shed in its place, contrary to Inspector's conditions.

The following photographs show (available on the DIP)

1. The rear of the site containing the apple tree from the applicant's Design and Access statement which was submitted to gain consent for the new build property. The photo was labelled by the architect as 'The existing trees and hedgerow to the side and rear boundaries are to be retained. This will assist in retaining the landscape character of the site.'

2. An extract from the LBH approved landscaping plan with the tree marked on the right-hand side at the rear right hand side boundary.

3. The building work taking place without tree protection measures.

4. The tree still thriving post build.

1. Photographs copied from page 8 of the applicant's Design and Access statement submitted with application 70377/APP/2016/4221 used to gain permission.

2. Extract from the approved landscaping plans for application 70377/APP/2016/4221 which show the apple tree in the rear garden on the right-hand side adjacent to the boundary.

3. The building work taking place despite no tree protection measures being erected.

4. The tree survived the building work

Gatehill Residents' Association asks that this application is refused and that the shed be removed, the base be removed, the ground properly prepared and a mature replacement tree be planted and protected as conditioned by the Inspector.

As the applicant has repeatedly disregarded planning conditions, we also ask that the LBH Tree Officer visits the site annually to confirm that the replacement tree is thriving and if it is not, that a further replacement tree be planted.

Officer response - Noted

INTERNAL CONSULTEE

Trees & Landscaping initially commented on 17/11/2021 as follows: -

This site is occupied by a two-storey detached house, located on the east side of Woodside Road. The site lies within the area covered by TPO 99, however, there are no protected trees on, or adjacent to, the property. The site also lies within the Gatehill Farm Estate Area of Special Local Character, whose character and appearance owes much to the established gardens and sylvan character of the area.

COMMENT - The house was recently built following the approval of planning application ref. 2016/4221, which was allowed on appeal. The installation of a modest size shed in the south-east corner of the rear garden would not normally be a cause for concern. In this case it is understood that there are changes in levels which may complicate the installation/construction method, impact on nearby boundary vegetation and views.

RECOMMENDATION - As no access has been gained to the rear of the site, more detail is required about the existing and proposed levels, the construction technique, foundations, the impact on the adjacent vegetation and how views will be affected.

Drawing ref. 121251-BR-101C - annotated with Revision D, received 11/1/2021 has now addressed the above concerns and the Trees & Landscaping officer was re-consulted and now has no further objection.

After a re-consultation was carried out on 18/1/2021 the Gatehill (Northwood) Residents Association have commented further as follows on 27/1/2021: -

73015/APP/2020/3521 - 4 Woodside Road, Northwood Retrospective application for a shed - contrary to 3 of the Planning Inspector's conditions for application 70377/APP/2016/4221 and 70377/APP/2019/2476 approved by LBH.

Gatehill Residents' Association (GRA) still objects to this application for the reasons which we set out in our original letter dated 1st December 2020 and reminds officers of the petition submitted by local residents.

Specifically No Garages, Sheds or Other Outbuildings. To summarise our objections, the Planning Inspector who approved the application to build a new house on a back garden of the Area of Special Local Character, set 13 conditions. He removed permitted development rights for outbuildings and stated, 'no garages, sheds or other outbuildings shall be erected other than those expressly authorised by this permission.

Specifically Protection for Trees In addition, he set 2 conditions to protect the trees and hedges at the plot and firstly stated, 'No retained tree or hedge shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner- '. Additionally, he stated 'If any retained tree or hedge is cut down, uprooted or destroyed or dies another tree or hedge shall be planted at the same place and that tree or hedge shall be of such size and species and

shall be planted- '.

In the Appeal Decision APP/R5510/W/17/3171932, the Inspector wrote: '32. The conditions relating to the protection of trees and hedges and the provision and retention of landscaping are necessary to protect the character and appearance of the ASLC.'

Preservation of ASLC Characteristics One of the characteristics of this ASLC is the views of trees in the rear gardens in the gaps between the houses. The view between No.2 and No. 4 is now of a plastic shed rather than a flourishing apple tree. The tree provided privacy for the occupants of neighbouring properties and contributed to their amenity, rights which the Inspector stated that he wished to protect.

Possible Additional Changes We note that the applicant has submitted an amended plan D dated 11.01.2021 for drawing 1251/BR/101 C dated 01/01/2016. The height of the shed, which has been erected on the site of a protected established apple tree, appears to have been slightly reduced. We wonder why the additional information regarding the drainage, manhole covers, paving and other information is necessary for a retrospective application for a shed and wonder if there are further deviance from the approved plans for this property which the applicant also wishes to be approved.

GRA Conclusion and Opinion The GRA is still firmly of the opinion that this application should be refused. The Inspector's conditions should be upheld by the LPA and the shed should be removed, the base be removed, the ground properly prepared and a mature replacement tree be planted and protected.

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

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 5 Areas of Special Local Character

DMHB 6 Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character

DMHB 14 Trees and Landscaping

DMHB 18 Private Outdoor Amenity Space

DMHD 2 Outbuildings

LPP 7.8 (2016) Heritage assets and archaeology

5. MAIN PLANNING ISSUES

PLANNING POLICIES & STANDARDS

Development Plan

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Development Management Policies (2020)

The Local Plan: Part 2 - Site Allocations and Designations (2020)

The West London Waste Plan (2015)

The London Plan - Consolidated With Alterations (2016)

Material Considerations

The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Emerging Planning Policies

Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

(a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

(b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

(c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Draft London Plan (Intend to Publish Version, December 2020)

The GLA consulted upon a draft new London Plan between December 2017 and March 2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with amendments was published in July 2019. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8th October 2019.

The Mayor considered the Inspectors' recommendations and, on 9th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for the Inspectors' recommendations that the Mayor did not wish to accept. The Secretary of State responded on the 13th March 2020 and stated that he was exercising his powers under section 337 of the Greater London Authority Act 1999 to direct that modifications are required.

On 9th December 2020, the Mayor wrote to the Secretary of State to advise of his intention to formally approve a new draft London Plan, which included his best understanding of the modifications required. The Secretary of State responded on 10th December 2020 requesting that the draft London Plan was re-submitted with more specific amendments to address the 11 previous Directions and 2 additional Directions. On 21st December 2020, the Mayor formally approved a new London Plan, the 'Publication London Plan'. This has been submitted to the Secretary of State. The Secretary of State has 6 weeks to respond

or can request a further extension of time. The Mayor can only publish the Plan after the Secretary of State has given approval.

More limited weight should be attached to parts of draft London Plan policies where the Secretary of State has directed specific amendments. Greater weight may be attached to policies that are not subject to the specific amendments from the Secretary of State.

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 original dwelling, the impact on the visual amenities of the surrounding Area of Special Local Character, the impact on the residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application property.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place.

Policy DMHB 5 of the Hillingdon Local Plan - Part 2 Development Management Policies (2020) states that A) Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area. B) Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings.

Policy DMHB 6 of the Hillingdon Local Plan - Part 2 Development Management Policies (2020) states that within the Gatehill Farm and Copse Wood Estates development should ensure that boundary treatment is unobtrusive and of the natural materials appropriate to the character and appearance of the estate, preserve the mature trees including boundary planting to reinforce existing landscaping and Estate settings.

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 adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHB 14: Trees and Landscaping of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

Policy DMHD 2 requires residential outbuildings to meet the following criteria: i) The buildings must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers; ii) The developed footprint must be proportionate to the dwelling house and the residential curtilage within which it stands and have regard to existing trees; iii) The use shall be incidental to the enjoyment of the dwelling and not capable for use as independent residential accommodation; and iv) Primary living

accommodation will not be permitted.

The outbuilding is situated towards the end of the rear garden and would have a depth of 3m, a width of 2.5m, resulting in a floor area of 7.5 sqm, set under a pitched roof with a maximum height of 2.8m. Therefore the development when viewed in isolation accords with the requirements of Policies DMHB 11 and DMHD 2 of the Local Plan: Part Two - Development Management Policies (2020).

That said, although it is acknowledged that there are no individually protected trees within the curtilage of the site, the original planning permission ref. 70377/APP/2016/4221, granted on appeal, had the following conditions attached in relation to trees, hedges and vegetation. These conditions were again attached to the planning permission for further amendments under reference 70377/APP/2019/2476

Condition 8 - 'No retained tree or hedge shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner from the date of the occupation of the building for its permitted use, other than in accordance with the approved plans, without the prior written approval of the local planning authority. In this condition "retained tree or hedge" means an existing tree or hedge which is to be retained in accordance with the approved plans and particulars.

Condition 9 - No retained tree or hedge shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner from the date of the occupation of the building for its permitted use, other than in accordance with the approved plans, without the prior written approval of the local planning authority.

Consequently the originally approved site layout plan and the originally approved proposal that showed the trees to be retained has not been complied with as the removal of the fruit tree would have required the prior written approval of the local planning authority as shown on the approved site layout plan reference 1251/P/5 submitted with the application granted on appeal under reference 70377/APP/2016/4221. Drawing ref. 1251-BR-101C - annotated with Revision D, received 11/1/2021 is annotated to indicate the fruit tree removal, tree protection measures and landscaping details

In addition, the following conditions were attached to both above mentioned permissions and these were subsequently discharged following the submission of application reference 70377/APP/2017/2956 for

"Details pursuant to conditions 3 (Materials), 5 (Obscure Glazing), 8 (Levels), 11 (Method Statement) and 13 (Landscaping) of the Secretary of State's Appeal Decision Ref: APP/R5510/W/17/3171932 dated 28-07-2017 (LBH Ref: 70377/APP/2016/4221 dated 06-03-2017) (Two storey, 3-bed dwelling with habitable roofspace, parking and amenity space and installation of vehicular crossover to front)" which was approved on 28/11/2017

11) 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:

i A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures

ii 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.

12) All the trees and hedges shown on the approved plans as "to be retained" shall be protected by strong fencing, the location and type to be previously approved in writing by the local planning authority. The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

13) No development shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:

- i) planting plans at a scale of not less than 1:100
- ii) boundary treatments and means of enclosure
- iii) vehicle parking layouts;
- iv) hard surfacing materials;
- v) proposed and existing functional services above and below ground
- vi) an implementation programme,

The landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied in accordance with the agreed implementation programme. The completed scheme shall be maintained in accordance with an approved scheme of maintenance."

Drawing ref. 1251-BR-101C - annotated with Revision D, received 11/1/2021 is annotated to indicate tree protection measures and landscaping details and the Trees & Landscaping officer now has no further objection, consequently the recommendation is 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 plans, numbers 1251-BR-101C - annotated with Revision D, received on 11/1/2021

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 (2016).

INFORMATIVES

- 1 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.

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
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMHB 5	Areas of Special Local Character
DMHB 6	Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMHD 2	Outbuildings
LPP 7.8	(2016) Heritage assets and archaeology

- 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 may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control 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 - 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.

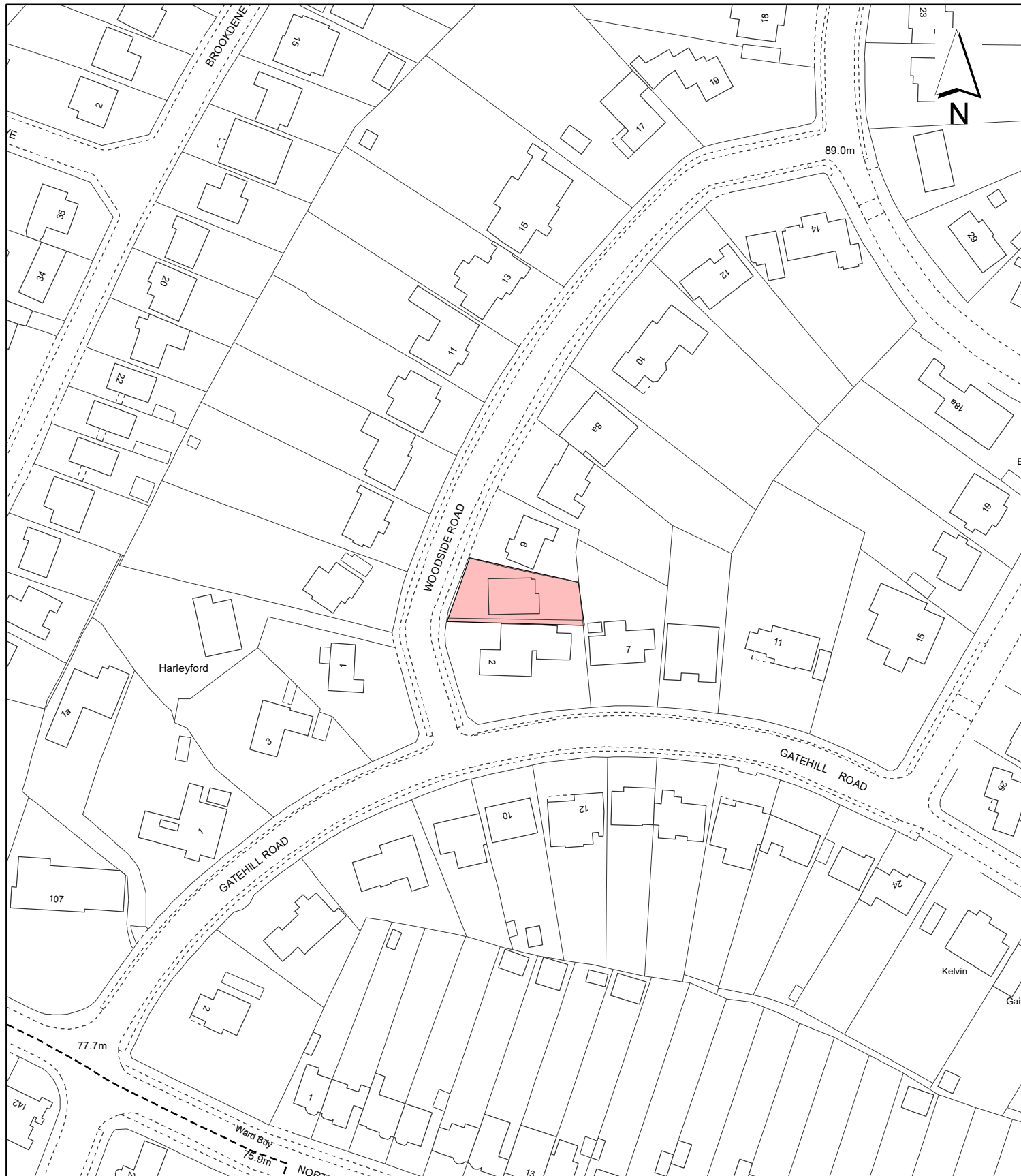
D) No bonfires that create dark smoke or nuisance to local residents.

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 (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: Diane Verona

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**4 WOODSIDE ROAD
NORTHWOOD
MIDDLESEX**

Planning Application Ref:

73105/APP/2020/3521

Planning Committee:

North

Scale:

1:1,250

Date:

February 2021

**LONDON BOROUGH
OF HILLINGDON**
**Residents Services
Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111



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