

Report of the Head of Planning, Transportation and Regeneration

Address: 2 GATEHILL ROAD NORTHWOOD

Development: Two storey side extension and two storey rear extension involving demolition of existing garage

LBH Ref Nos: 10808/APP/2020/4164

Drawing Nos:

- 102/EX/001
- 102/EX/002
- 102/EX/100
- 102/EX/101
- 102/EX/103
- 102/EX/104
- 102/EX/120
- 102/EX/121
- 102/EX/161

Parking Survey

Preliminary Ecological Appraisal

Arboricultural Impact Assessment, Method Statement and Tree Protection Plan

Design and Access and Planning Statement

102/PR/200 Rev. F

102/PR/201 Rev. D

102/PR/203 Rev. C

102/PR/204 Rev. G

102/PL/220 Rev. C

102/PL/221 Rev. C

Covering Letter (14/12/2020)

Photograph

Photograph

Date Plans Received: 15/12/2020

Date(s) of Amendment(s):

Date Application Valid: 04/01/2021

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey, detached dwelling house located to the east of Gatehill Road. The attractive, brick and tile dwelling is set back from the road by approximately 9 metres of soft landscaping and hardstanding which provides space to park multiple cars. To the rear and side lies a garden area which acts as private amenity space for the occupiers.

The application site is located on a prominent corner plot at the start of the Gatehill Estate, with Northwood Way running along the Southern boundary. The site shares a boundary with No.4 Gatehill Road to the North and No.1 Northwood Way to the East.

The Grade II Listed, Gatehill Farmhouse is located on the opposite side of the road to the application property. The area is residential in character and appearance and the site lies within the Gatehill Farm Estate Area of Special Local Character (ASLC), TPO 169 and a Critical Drainage Area.

The Gatehill Farm Estate originates from the early 20th Century. The development by Messrs Harry Neal Ltd was located on the land formerly associated to the Gatehill Farm. The Grade II Listed, 16th Century farmhouse was retained as part of the development, is located to the North of the application site and is considered as a prominent reminder of the areas rural past. The properties from the early 20th Century are well-defined by their Arts and Crafts influence. Archibald Soutar was the architect commissioned to plan the estate which was influenced by his work on the Hampstead Garden Suburb in terms of layout and architectural style. Control over issues such as density, fencing, and maintenance of the road by means of covenants were adopted at the time ensuring the conservation and preservation of the estate and its interesting character. As existing the Gatehill Farm Estate has retained its original grain of development with detached dwellings set on spacious plots with vegetation such as hedges marking boundaries. The existing dwelling and site significantly and positively contributes to the character and appearance of the street scene and ASLC and it is an early property forming part of the original development of the area.

1.2 Proposed Scheme

The application proposes the erection of a two storey side extension and a two storey rear extension involving demolition of the existing garage.

1.3 Relevant Planning History

10808/A/84/0699 2 Gatehill Road Northwood
Householder development - residential extension (P)

Decision Date: 07-06-1984 **Approved** **Appeal:**

10808/APP/2020/2629 2 Gatehill Road Northwood

Part two storey, part single storey side extension and part two storey, part single storey rear extension and conversion of single dwelling to 1 x 1-bed, 1 x 3-bed and 2 x 2-bed self-contained flats with associated parking, cycle storage and amenity space, involving demolition of existing garage/store.

Decision Date: 16-11-2020 **Withdrawn** **Appeal:**

10808/PRC/2019/265 2 Gatehill Road Northwood

Pre-app to consider 3 options on same site

1. Detached bungalow and extension
2. Extension and conversion to 4 flats
3. Demolition and rebuild as 9 flats

Decision Date: 24-04-2020 **OBJ** **Appeal:**

Comment on Planning History

N/A.

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

A total of 7 residents including the Gatehill (Northwood) Residents Association, Northwood Hills Residents Association and the Gatehill Residents Association were consulted on the 19th January 2021. Four letters of objection were received and a petition in objection with 33 signatures. The objections to the proposal are as follows:-

- Concerns above the conversion of the property.
- There are no flatted developments in the street such a development would be harmful to the character and appearance of the ASLC.
- The side extension will be harmful to residential amenity in terms of loss of light, privacy and outlook.
- The construction of the development will lead to increased traffic, noise and disturbance.
- The application is invalid due to the ownership certificate being incorrectly completed.
- The extensions would be harmful to the character and appearance of the property and the wider area.
- No information in relation to the location of the site within a Critical Drainage Area.
- Misleading traffic survey has been submitted.
- The development would harm the ecological value of the site.

Officer Comment: This current application does not propose the conversion of the property into flats. As such the application has been assessed based on the information submitted which proposes extensions to an existing family dwelling. The Council have no reason to believe that the ownership certificate has been completed correctly. It is considered that there is sufficient information to assess the application in full. All other matters are discussed further in the report below.

INTERNAL CONSULTEES

Conservation and Urban Design Officer

Comments provided as a response to application ref:10808/APP/2020/2629

'Assessment - Background/Significance:

The property is an attractive, detached dwelling situated on a spacious plot within the Gatehill farm Estate ASLC. The building dates from the early part of the 20th Century and as designed in an Arts and Craft style. It was one of the first buildings to be developed within the Gatehill Estate. The property is relatively unaltered and traditionally constructed, retaining its original plan form and original features internally and it appropriately relates to the principle in which the Gatehill Farm Estate has been developed.

The property is prominently located on a corner plot at the junction of Gatehill Road and Northwood Way and can be viewed as a gateway building and site into the ASLC. Whilst the building does not currently benefit from statutory protection, taking into account its character, appearance and historic built fabric it is considered to be an excellent example of the Arts and Crafts Style in the area and strong contributor to the history and development of Northwood and the Gatehill Estate. Upon further consideration it is highly likely the building could be considered a non-designated heritage asset, if not a designated

heritage asset.

The Grade II listed farmhouse is located to the North of the site. It is an attractive property that positively contributes to the history, character and appearance of the area and is a prominent reminder of Northwood's rural past.

The existing dwelling and site significantly and positively contributes to the character and appearance of the street scene and ASLC.

Assessment - Impact:

The existing detached garage/store is of a similar date to the main dwelling and contributes to the domestic appearance of the site. The loss of the garage would be disappointing and would result in some harm, however, consideration is given towards the nature of the structure. On balance the loss of the garage in isolation could be considered, however, it would be strongly encourage that the materials are salvaged and re-used on site.

There are no flatted developments within the estate. To convert and extend the dwelling into 4 flats would result in development failing to relate to the well established built typology. Flatted development within Northwood tend to be located closer to the town centre. To establish such an unwelcome precedent of flatted developments within the ASLC would be severely detrimental to its character, appearance and significance. It would be contrary to the principles in which the area had been originally developed. There would be serious concerns that the development of this site for intensified occupation would inevitably place pressure on other large plots within the ASLC to be developed in a similar manner, eroding the original quality of the area.

It is recognised that the original building would be retained in this instance. However, the extensions would significantly alter the overall built form of the original building. The proposed extensions would remain separate avoiding any wrap-around element which would be commendable. Furthermore, the roof ridge heights would be set down maintaining subservience. The extensions would ensure ample gaps are retained to all boundaries.

The design and appearance of the additions aim to relate to the character and style of the original dwelling. To avoid a crown roof, the proposal has resulted in a series of hipped roof forms and the need for valley gutters. Whilst there is some concern of this roof design, it is recognised that they are not uncommon features to the historic buildings of this style.

The loss of traditional built fabric to the existing elevations would be disappointing however, these materials can be salvaged and re-used on site. The windows positively contribute to the architectural interest of the ASLC and so the windows would need to be salvaged, upgraded and re-used.

The inclusion of the timber clad detail to the proposed side extension at ground floor would be considered unacceptable as it would fail to relate to the original building. Vertical timber cladding to building elevations is not a feature of the site or found within the ASLC. This is a incongruous detail and should be omitted from the proposal.

The impact of the extensions in isolation would result in some harm but this would be moderate. In isolation the proposed side and rear extension would remain sympathetically in keeping with the architectural language of the original dwelling and it would ensure the existing street scene elevations remain intact.

Intensifying the use of the site would result in a larger portion of the site becoming hardstanding diminishing its green verdant character. In this instance it appears to have been kept to a minimum. However, due to limited parking it could lead to street parking which in turn can harm the character and appearance of an area and how the heritage asset may be experienced. The hardstanding would need to remain sympathetic to the character of the area. Further details of the proposed bin and cycle store would be required.

Conclusion:

Objection to conversion to flats.

If approved, conditions are recommended'.

Officer Comment: The Conservation Officer did not raise particular objections to the extensions to the property from a design perspective but raised concerns in relation to the conversion of the property into flats. It is noted that the development in this case does not propose the conversion of the property into separate flats.

Tree Officer:

'This site is occupied by a two-storey detached house located in a spacious corner plot at the junction with Northwood Way. The site lies within the area covered by TPO 169, with three protected trees at this address. In the front garden T6 thorn and T6 yew and on the rear boundary G4, four cypress trees.

COMMENT This submission follows application ref. 2020/2629, which was withdrawn. The application is supported by a tree report, by Trevor Heaps, dated June 2020. The report has identified and assessed 13 trees which are on, or close to, the site. According to the report (and a site inspection from the front of the property) the protected yew is a category 'B' tree (T2 on the survey drawing). G9 on the survey drawing is group of protected along the rear boundary. The protected thorn in the front garden is missing, presumed dead, because it is a relatively short-lived tree and the TPO was served many years ago. All trees can be protected and retained, with the exception of T6, a dead hawthorn, and G10 two small 'C' grade apples. The report includes an arboricultural method statement (AMS) and tree protection details. Clause 12.0 confirms that arboricultural supervision will be provided. The front garden will be affected due to the provision of additional car parking.

RECOMMENDATION No objection subject to conditions RES9 (parts 1, 2 and 3)'.

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 1 Heritage Assets

DMHB 5	Areas of Special Local Character
DMHB 6	Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D6	(2021) Housing quality and standards

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding Gatehill Farm Estate Area of Special Local Character, the impact on the subject dwelling and its amenities, the impact on residential amenity of the neighbouring dwellings and the availability of parking.

The NPPF notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 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 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that: A) All development, including extensions, alterations and new buildings, will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context; ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and undesignated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure. B) Development proposals should not adversely impact on the amenity of adjacent properties and open space.

The site lies within the Gatehill Farm Estate Area of Special Local Character (ASLC) and policy DMHB 6 of the Council's adopted Local Plan specifically relates to development within this area. It states that in relation to extensions and alterations these should be set in from the site boundaries by at least 1.5m.

Policy DMHD 1 Alterations and Extensions to Residential Dwellings of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that good design of residential alterations and extensions will enhance the appearance of a house, and thus its value, as well as improving the appearance of the local area. Well designed alterations and extensions, using quality materials, should be of a scale and form in keeping with the house, and sympathetic to existing character, proportions, and floor plan. All proposed extensions should appear subordinate to the existing house, with appropriately selected windows, materials and detailing. B) ix) of Rear Extensions states that full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings. With respect to two storey side extensions

these must not be too wide and should appear subordinate to the main house with a set-back of at least 1m from the main front elevation of the property. The roof design should also reflect that of the main house.

In this case the two storey rear extension would not extend the full width of the house at first floor level and would incorporate a roof design that would match the existing. Given the scale and massing of the original building it is considered that the rear extension would not be too deep and overall would appear subordinate to the main property. The two storey side extension would be set-back from the main front elevation of the property by at least 1m. It would be less than half the width of the original property and would have an appropriately designed roof. The side extension would also be set-in from the site boundary by more than 1.5m in compliance with policy DMHB 6.

The extensions would be sensitively designed and it is noted that the existing chimney stack and details to the front elevation of the property would be retained. The roof design is considered to be acceptable as it matches the main house and overall it is considered that the extensions would appear subordinate to the main house.

In commenting on the previous application, which proposed similar extensions, the Council's Conservation Officer states 'The impact of the extensions in isolation would result in some harm but this would be moderate. In isolation the proposed side and rear extension would remain sympathetically in keeping with the architectural language of the original dwelling and it would ensure the existing street scene elevations remain intact'.

The Council's Tree Officer has raised no objection to the development subject to the inclusion of safeguarding pre-commencement conditions.

Overall it is considered that the extensions would appear subordinate to the main house and would retain the sense of openness between the application property and those adjacent. As such it is considered that the extensions would not cause harm to the character and appearance of the site, the wider area of the character and appearance of the ASLC.

In order to assess whether the extensions would cause harm to the amenity of neighbouring residents a 45 degree angle is taken from the mid point of the closest habitable room windows to the end of the extensions. If the development would not impede upon this angle then it is considered that there would not be significant harm caused to these windows by way of loss of light or outlook. When applying the '45 degree rule' it is evident that the two storey rear extension would not impede upon the 45 degree angle as such it is considered that the two storey rear extension would not cause harm to the amenity of neighbouring properties. There is one first floor rear facing window in the rear extension that is shown to be obscure glazed. There is a side facing window in the rear extension that would serve the same bedroom. However it is considered that the side facing window would not result in any overlooking or loss of privacy given that there are no residential properties in the line of sight of this window for approximately 32m.

It is also considered that the side extension would not result in significant loss of light or outlook to the neighbouring property at No.4 given that the side extension would be approximately 8m away from the side of this property and there are no side facing habitable room windows that would be affected by the proposal.

The off street parking requirement for the site is two spaces. It is noted that there would be

ample space in the site frontage retained for parking. As such the development will not give rise to conditions prejudicial to pedestrian and highway safety.

Internally all of the existing and proposed habitable rooms as a result of the development would have an adequate level of light and outlook in accordance with Policy D6 of the London Plan (2021).

The site is located within a Critical Drainage Area as such an informative on the decision notice is recommended which states the following:-

'The site lies in a Critical Drainage Area (CDA) as identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems. All developments in this area must contribute to managing the risk of flooding from surface water by reducing surface water runoff from the site. Therefore the applicant should minimise the water from your site entering the sewers. No drainage to support the extension should be connected to any existing surface water sewer, other than as an overflow. Water run off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, which must be permeable or be collected and directed to a permeable area, otherwise it would need an additional permission. A water butt should be incorporated'.

Concerns have been raised that the development would have a negative impact upon the ecological value of the site and that there are currently bats nesting in the property. An Ecology Survey was submitted as part of the previous application which concluded that there were no protected species evident at the property. It is noted that bats are protected by law. As such it is the owners responsibility to ensure that if they are found, appropriate licences from Natural England are obtained prior to any construction works.

Overall it is considered that the development would not cause harm to the character and appearance of the site or the wider ASLC. There would be no harm to the amenity of nearby residents and the level of parking for the property would be acceptable. As such the proposed development complies with Local Plan policies and approval of the application is therefore recommended.

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 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan numbers 102/PR/200 Rev F, 201 Rev D, 203 Rev C, 204 Rev G, 220 Rev C and 221 Rev C.

REASON

To ensure the development complies with the provisions of the Local Plan: Part Two - Development Management Policies (2020) and the London Plan (2021).

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

4 HO5 No additional windows or doors

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

REASON

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

5 RES9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

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

2. Details of Hard Landscaping

- 2.a Refuse Storage
- 2.b Cycle Storage
- 2.c Means of enclosure/boundary treatments
- 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
- 2.e Hard Surfacing Materials
- 2.f External Lighting
- 2.g Other structures (such as play equipment and furniture)

3. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and

Policy G5 of the London Plan (2021).

INFORMATIVES

- 1 On this decision notice policies from the Council's Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2021). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.
- 2 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or 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.

- 3 The site lies in a Critical Drainage Area (CDA) as identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems. All developments in this area must contribute to managing the risk of flooding from surface water by reducing surface water runoff from the site. Therefore the applicant should minimise the water from your site entering the sewers. No drainage to support the extension should be connected to any existing surface water sewer, other than as an overflow. Water run off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, which must be permeable or be collected and directed to a permeable area, otherwise it would need an additional permission. A water butt should be incorporated.

Standard Informatives

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 1	Heritage Assets
DMHB 5	Areas of Special Local Character
DMHB 6	Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D6	(2021) Housing quality and standards

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.

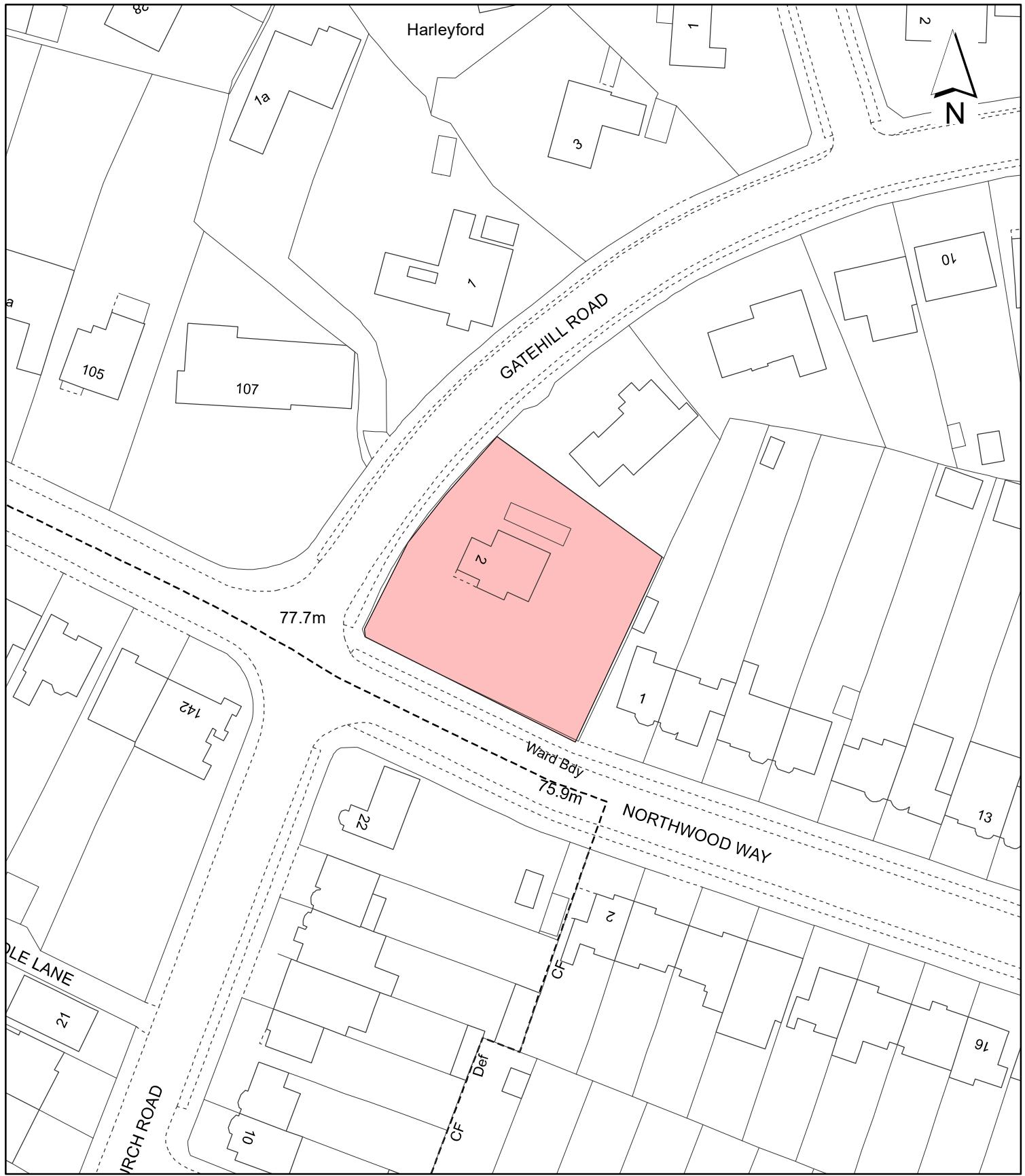
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek

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: Kelly Sweeney

Telephone No: 01895 250230



Notes:

Site boundary

For identification purposes only.

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Site Address:

**2 Gatehill Road,
Northwood**

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

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

Planning Application Ref:

10808/APP/2020/4164

Scale:

1:800

Planning Committee:

North

Date:

May 2021



HILLINGDON
LONDON