



HILLINGDON  
LONDON



## North Planning Committee

**Date:** WEDNESDAY, 5 AUGUST  
2015

**Time:** 7.00 PM

**Venue:** COMMITTEE ROOM 5 -  
CIVIC CENTRE, HIGH  
STREET, UXBRIDGE UB8  
1UW

**Meeting  
Details:** Members of the Public and  
Press are welcome to attend  
this meeting

### To Councillors on the Committee

Eddie Lavery (Chairman)  
John Morgan (Vice-Chairman)  
Peter Curling (Labour Lead)  
Jem Duducu  
Duncan Flynn  
Raymond Graham  
Carol Melvin  
John Morse  
John Oswell

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Published: Tuesday, 28 July 2015

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This Agenda is available online at:  
<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&Year=2015>

***Putting our residents first***

Lloyd White  
Head of Democratic Services  
London Borough of Hillingdon,  
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

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# A useful guide for those attending Planning Committee meetings

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**Recording of meetings** - This is not allowed, either using electronic, mobile or visual devices.

**Mobile telephones** - Please switch off any mobile telephones and BlackBerries before the meeting.

## Petitions and Councillors

**Petitions** - Those who have organised a petition of 20 or more borough residents can speak at a Planning Committee in support of or against an application. Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes.

**Ward Councillors** - There is a right for local councillors to speak at Planning Committees about applications in their Ward.

**Committee Members** - The planning committee is made up of the experienced Councillors who meet in public every three weeks to make decisions on applications.

## How the Committee meeting works

The Planning Committees consider the most complex and controversial proposals for development or enforcement action.

Applications for smaller developments such as householder extensions are generally dealt with by the Council's planning officers under delegated powers.

An agenda is prepared for each meeting, which comprises reports on each application

Reports with petitions will normally be taken at the beginning of the meeting.

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant followed by any Ward Councillors;

4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee debate the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

## About the Committee's decision

The Committee must make its decisions by having regard to legislation, policies laid down by National Government, by the Greater London Authority - under 'The London Plan' and Hillingdon's own planning policies as contained in the 'Unitary Development Plan 1998' and supporting guidance. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer's report and any representations received.

Guidance on how Members of the Committee must conduct themselves when dealing with planning matters and when making their decisions is contained in the 'Planning Code of Conduct', which is part of the Council's Constitution.

When making their decision, the Committee cannot take into account issues which are not planning considerations such as the effect of a development upon the value of surrounding properties, nor the loss of a view (which in itself is not sufficient ground for refusal of permission), nor a subjective opinion relating to the design of the property. When making a decision to refuse an application, the Committee will be asked to provide detailed reasons for refusal based on material planning considerations.

If a decision is made to refuse an application, the applicant has the right of appeal against the decision. A Planning Inspector appointed by the Government will then consider the appeal. There is no third party right of appeal, although a third party can apply to the High Court for Judicial Review, which must be done within 3 months of the date of the decision.

# Agenda

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## Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meeting on 23 June 2015 1 - 8
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

## PART I - Members, Public and Press

Items are normally marked in the order that they will be considered, though the Chairman may vary this. The name of the local ward area is also given in addition to the address of the premises or land concerned.

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## Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Langside, Larkwood Rise, Eastcote  68232/APP/2015/1899	Northwood Hills	Conversion of garage to habitable use involving alterations to front elevation.  <b>RECOMMENDATION: Approval</b>	9 - 16  40 - 46
7	54-64 The Broadway, Joel Street, Northwood  63833/APP/2015/1485	Northwood Hills	Two storey rear extension and conversion of roof space to habitable use to include 2 x rear dormers and 3 x side dormers and conversion from 6 x 3-bed flats to 7 x 2-bed and 8 x 1-bed flats.  <b>RECOMMENDATION: Refusal</b>	17 - 28  47 - 61

## Applications without a Petition

	<b>Address</b>	<b>Ward</b>	<b>Description &amp; Recommendation</b>	<b>Page</b>
8	27d Frithwood Avenue, Northwood  70710/APP/2015/2041	Northwood Hills	Two storey side extension.  <b>RECOMMENDATION: Refusal</b>	29 - 38  62 - 76

## **PART I - Plans for North Planning Committee**

39 - 76

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## Minutes

### NORTH PLANNING COMMITTEE

23 June 2015

Meeting held at Committee Room 5 - Civic Centre,  
High Street, Uxbridge UB8 1UW



HILLINGDON  
LONDON

	<p><b>Committee Members Present:</b> Councillors Edward Lavery Councillor John Morgan Councillor Peter Curling Councillor Jem Duducu Cllr Brian Stead Councillor Raymond Graham Councillor Carol Melvin Councillor John Morse Councillor John Oswell</p> <p><b>LBH Officers Present:</b> James Rodger, Head of Planning and Enforcement Meg Hirani, Planning Contract and Planning Information Manager Syed Shah, Principal Highways Engineer Sarah White, Legal Advisor Charles Francis, Democratic Services</p>
14.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Cllr Duncan Flynn with Cllr Brian Stead substituting.</p>
15.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>None.</p>
16.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING HELD ON 2 JUNE 2015</b> (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 2 June 2015 were agreed as a correct record.</p>
17.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>Item 18 was considered in Part 2 as an urgent Enforcement item.</p>

18.	<p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 5</i>)</p> <p>All items were considered in Public with the exception of Items 14 to 18 which were considered in Private.</p>	
19.	<p><b>29 BROADWOOD AVENUE, RUISLIP - 33999/APP/2015/465</b> (<i>Agenda Item 6</i>)</p> <p><b>Part two storey, part single storey front extension, single storey rear extension and raising of and enlargement of roof to allow for additional habitable roofspace involving demolition of existing conservatory to rear.</b></p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>Officers explained that the proposed first floor and single storey front extensions, by virtue of their siting, size, scale and design, would fail to appear as a subordinate addition and would thus be detrimental to the architectural composition, character and appearance of the existing building and the visual amenities of the street scene and the character and appearance of the wider area. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions</p> <p>In accordance with the Council's constitution a representative of the petition in support of the application addressed the meeting.</p> <p>The petitioner made the following points:-</p> <ul style="list-style-type: none"> <li>• The petitioner advised that the rear extension had already been approved.</li> <li>• Contrary to the officer report, the front elevation was not incongruous with the local area.</li> <li>• The local area contained a diverse range of architectural styles and many properties had been extended and redeveloped over the years.</li> <li>• The proposal would not affect the residential amenity of neighbours.</li> <li>• A number of local residents had signed the petition in support of the application.</li> <li>• The proposed extension would not protrude over the building line.</li> <li>• The proposal would enhance the character of the dwelling.</li> <li>• The proposal was subordinate to the original design.</li> </ul> <p>A number of photographs were circulated by the petitioner to underline</p>	Action by



	<p>the character of the area and the designs of the buildings therein.</p> <p>Noting these photographs, the Committee agreed that number 31 Broadwood Avenue was very similar in design to the proposal at 29 Broadwood Avenue. On the basis of these photographs, the Committee agreed that there were not grounds to refuse the application.</p> <p>After due consideration of the petitioners' points as well as the photographs, the Committee agreed that the Officer recommendation for refusal should be overturned and the application be approved.</p> <p>It was moved, seconded and on being put to the vote, agreed with 5 votes in favour, with three against, that the officer recommendation for refusal be overturned and the application approved.</p> <p><b>Resolved - That the officer recommendation for refusal be overturned and the application be approved. Conditions to be agreed by Chairman and Labour Lead.</b></p>	
20.	<p><b>198 FIELD END ROAD, EASTCOTE - 12955/APP/2015/1143</b> <i>(Agenda Item 7)</i></p> <p><b>Change of use from A1 to sui generis to be used as hairdresser &amp; beauty salon.</b></p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>A Ward Councillor attended and raised the following points:</p> <ul style="list-style-type: none"> <li>• The application was supported by the Eastcote Chamber of Commerce.</li> <li>• The secondary shopping area was non-existent.</li> <li>• The application would ensure that the premises were used in the day time.</li> <li>• If the approval were not granted it would force the applicant to close their shop.</li> </ul> <p>Discussing the Officer recommendation for refusal, the Committee noted that this had been suggested on a technicality. The Committee agreed that where possible, it should encourage local business and support the idea of thriving town centres. Examining the intention of the application, the Committee noted that a successful application would attract local people to the area, encourage the daytime use of the site as well as provided valuable local employment.</p> <p>Concluding its consideration of the application, the Committee agreed that empty shop syndrome should be avoided at all costs.</p> <p>It was moved, seconded and on being put to the vote unanimously agreed that the Officer recommendation for refusal be overturned and the application be approved.</p> <p><b>Resolved - That the Officer recommendation for refusal be</b></p>	<b>Action by</b>

	<b>overturned and the application be approved. Conditions to be delegated to the Head of Planning and Enforcement.</b>	
21.	<p><b>168 WHITBY ROAD, RUISLIP - 38420/APP/2015/1148</b> (<i>Agenda Item 8</i>)</p> <p><b>First floor side extension.</b></p> <p>Officers introduced the report and provided an overview of the application.</p> <p>It was moved, seconded and on being put to the vote unanimously agreed that the Officer recommendation for approval be agreed.</p> <p><b>Resolved - That the Officer recommendation for approval be agreed.</b></p>	<b>Action by</b>
22.	<p><b>33 THE DRIVE, ICKENHAM - 4811/APP/2015/438</b> (<i>Agenda Item 9</i>)</p> <p><b>Variation of condition 2 (approved drawings) of planning permission 4811/APP/2014/1254 (Variation of conditions 2 and 4 of application 4811/APP/2012/1906 -'Demolition of Existing Dwelling and the Erection of a Two Storey Five-bedroom dwelling with habitable roof space and basement to allow for the insertion of additional obscure glazed windows in the flank elevations of the approved dwelling') to allow for the insertion of a door in the flank wall, dormer windows in the front and rear elevations and retrospective consent for the enlargement of the south elevation (adj No. 31) by 0.4m. [amendment is for the inclusion of the alterations to the south elevation].</b></p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>Officers explained the application sought consent for alterations to the approved scheme, to allow for the addition of 3 dormer windows, insertion of a door at ground floor level in the southern elevation and retrospective consent for the enlargement of the southern elevation by 0.4 metres.</p> <p>The proposed dormers and door by reason of their acceptable design, size, scale and siting, were not considered to have a detrimental impact on the character and appearance of the host building or to have an adverse impact on the amenities of the adjacent occupiers. However, Officers explained that they did have concerns with the enlargement of the southern elevation of the building, which by reason of its size, scale, height and siting, was considered to appear unduly overbearing and visually intrusive to No. 31, and excessive in scale when viewed in the context of the building and surrounding area.</p> <p>Summarising the reasons for refusal, Officers confirmed that the scheme failed to comply with the Councils policies and guidance. Having considered the officer presentation and had regard to site plans and photographs and the Committee agreed with grounds for refusal</p>	<b>Action by</b>

	<p>set out in the Officer report.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved - That the application be refused as per the officers' report.</b></p>	
23.	<p><b>33 THE DRIVE, ICKENHAM - 4811/APP/2015/715</b> (<i>Agenda Item 10</i>)</p> <p><b>Erection of a detached outbuilding to be used as a pool house and a summerhouse and the provision of a swimming pool.</b></p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>The main issues for consideration in determining the 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 including the adjoining Green Belt, the impact on the residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property and the availability of parking.</p> <p>The scale and bulk of the proposed pool building and summerhouse would appear subordinate in scale to the main house. As a result it is considered that it would not have a negative impact upon the visual amenity of the site</p> <p>The building should leave a significant amount of garden space for the residents to enjoy. In relation to the swimming pool it is considered that as it has no enclosure around and over it, it could be constructed under permitted development rights and therefore no objection is raised in this regard.</p> <p>The proposed outbuilding would not be seen from any public vantage points and given the tall vegetation along the common boundaries with Nos. 31 and 33A it is considered that there would be no loss of privacy to neighbouring properties.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved - That the application be approved as per the officers' report.</b></p>	<b>Action by</b>
24.	<p><b>33 THE DRIVE, ICKENHAM - 4811/APP/2015/1113</b> (<i>Agenda Item 11</i>)</p> <p><b>Detached garage to front.</b></p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated. Having considered the Officer presentation, the Committee agreed that the proposed development, by reason of its siting, size, scale, bulk and height would represent a</p>	<b>Action by</b>

	<p>visually dominant form of development which would be detrimental to the architectural composition of the existing building, the visual amenity of the street scene and the character and appearance of the locality</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved - That the application be refused as per the officers' report.</b></p>	
25.	<p><b>LAND NORTH OF CARLTON PLACE, RICKMANSWORTH ROAD, NORTHWOOD - 67584/APP/2015/1028</b> (<i>Agenda Item 12</i>)</p> <p><b>Installation of shipping container, lean to barn, 2 x loose boxes and 2 x garden shed for agricultural purposes.</b></p> <p>Officers introduced the report and outlined details of the application.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved - That the application be approved as per the officers' report.</b></p>	Action by
26.	<p><b>THE WHITE BEAR PH, ICKENHAM ROAD, RUISLIP - 7263/APP/2015/528</b> (<i>Agenda Item 13</i>)</p> <p><b>Variation of condition 7 (Dining Terrace) of planning permission ref: 7263/APP/2014/3825, dated 28-01-2015 (Proposed increase in height of single storey addition on side/rear elevations of the building, installation of glazed entrance lobby, replacement of kitchen extract system, alterations to openings on the rear facade and entrance to the premises, alterations to the external seating areas to the front and rear and associated landscaping and internal alterations) to amend hours of use of the dining terrace.</b></p> <p>Officers introduced the report and outlined details of the application.</p> <p>The Committee heard that the applicant sought to vary condition 7 in order to amend the hours of use of the dining terrace at the rear of the Public House to allow for staff to clear up between 22:00 and 22:30. It was noted that customer use of the rear dining terrace would finish at 22:00, as per the original wording of the condition.</p> <p>Officers considered that amending the hours of use of the rear dining terrace to allow an extra half hour for staff to clear up would not have a detrimental impact on the visual amenities of the site and the surrounding area or on the residential amenity of adjoining occupants.</p> <p>The application is therefore recommended for approval.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p>	Action by

	<b>Resolved - That the application be approved as per the officers' report.</b>	
27.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 14</i>)</p> <p><b>1. That the enforcement action as recommended in the officer's report was agreed.</b></p> <p><b>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</b></p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	<b>Action by</b>
28.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 15</i>)</p> <p><b>1. That the enforcement action as recommended in the officer's report was agreed.</b></p> <p><b>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</b></p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	<b>Action by</b>
29.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 16</i>)</p> <p><b>1. That the enforcement action as recommended in the officer's report was agreed.</b></p> <p><b>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</b></p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information</i></p>	<b>Action by</b>

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30.	<p><b>ENFORCEMENT REPORT</b> (Agenda Item 17)</p> <p><b>1. That the enforcement action as recommended in the officer's report was agreed.</b></p> <p><b>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</b></p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	<b>Action by</b>
31.	<p><b>ENFORCEMENT REPORT</b> (Agenda Item 18)</p> <p><b>1. That the enforcement action as recommended in the officer's report was agreed.</b></p> <p><b>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</b></p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	<b>Action by</b>
The meeting, which commenced at 7.00 pm, closed at 8.17 pm.		

These are the minutes of the above meeting. For more information on any of the resolutions please contact Charles Francis on 01895 556454. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

## Report of the Head of Planning, Sport and Green Spaces

**Address** LANGSIDE LARKSWOOD RISE EASTCOTE

**Development:** Conversion of garage to habitable use involving alterations to front elevation

**LBH Ref Nos:** 68232/APP/2015/1899

**Drawing Nos:** 10680 102 Rev P2  
10680 202 Rev P1  
10680 201 Rev P1  
10680 101 Rev P1  
10680 103 Rev P2

**Date Plans Received:** 22/05/2015

**Date(s) of Amendment(s):**

**Date Application Valid:** 22/05/2015

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application relates to a two storey detached property located on the south western side of the cul de sac, Larkswood Rise. The external walls of the property are covered by a hipped roof design with a projecting hipped feature to the front and a cat slide roof over the integral garage to the site. The area to the front of the property is covered by a mixture of hard and soft landscaping and provides space to park two vehicles within the curtilage of the site.

The street scene is residential in character and appearance comprising large detached properties. The dwellings nearest to the site are two storey buildings of varying designs, although there are some single storey properties at the other end of the cul de sac.

The site is located within a developed area, on the boundary of the Eastcote Village Conservation Area, as identified in the Hillingdon Local Plan (November 2012).

#### 1.2 Proposed Scheme

The application seeks planning consent for the conversion of the garage to habitable use involving the replacement of the garage door with a window above brickwork to match the existing dwelling.

#### 1.3 Relevant Planning History

68232/APP/2011/2988      Langside Larkswood Rise Eastcote

Single storey rear extension (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:** 07-02-2012      Approved

**Appeal:**

68232/APP/2014/4372      Langside Larkswood Rise Eastcote

Part two storey, part single storey rear extension including a Juliet balcony

**Decision Date:** 11-02-2015      **Approved**      **Appeal:**  
68232/APP/2014/4420      Langside Larkswood Rise Eastcote

Conversion of roof space to habitable use to include a side dormer, 2 x rear and 1 x side rooflights involving alterations to the side elevation

**Decision Date:** 10-02-2015      **Withdrawn**      **Appeal:**  
68232/APP/2015/805      Langside Larkswood Rise Eastcote

First floor side extension and raising of roof to allow for conversion of roof space to habitable use to include 1 front and 3 rear rooflights

**Decision Date:** 29-04-2015      **Approved**      **Appeal:**

#### **Comment on Planning History**

68232/APP/2015/805 - First floor side extension and raising the roof to provide habitable accommodation (approved)

68232/APP/2014/4420 - Conversion of roof space including side dormer (withdrawn)

68232/APP/2014/4372 - Part two storey, part single storey rear extension (approved)

68232/APP/2011/2988 CLD - Single storey rear extension (approved)

## **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**

Six neighbours were consulted for a period of 21 days expiring on the 17 June 2015.

Two responses were received from the neighbouring properties outlining the following points:

- Can something be done about this huge monstrosity. The extended house is far too big for the plot.

- Out of keeping with the other houses in the road

- We protest at the continuing number of applications being applied for 3 in as many months suggests these permissions are being obtained by stealth, indicating had they all been applied for in one go they would have been refused

- In addition we protest that the building works bear no resemblance to the original plans and this should be investigated

Officer comment - the proposed comments appear to relate to other works which have been carried out on the site as opposed to issues arising from the application under consideration. There is an on going enforcement investigation concerning whether the works to the side and rear of the property require further action from the Council. However, this is considered to be a totally separate from whether the garage conversion is acceptable or not.

A petition against the proposal, with 23 signatures was also submitted.

Northwood Hill Residents Association - No response



Eastcote Residents Association - No response

Conservation and Urban design - No comments

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

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.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

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

#### **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 area, the impact on residential amenity of the neighbouring dwellings and provision of acceptable parking provision for the application property.

The proposed change of use of the existing garage to habitable accommodation replaces the existing garage door with a wall and a window above. The window is of a similar design to the style of the existing windows in the property. As such in terms of appearance, it is considered to contribute positively to the appearance of the existing dwelling and the wider area, including the adjacent Conservation Area. Therefore the proposal accords with the requirements of Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 3.0 of HDAS: Residential Extensions.

The proposed loss of the garage would result in the loss of the associated parking space. However the existing plans show the garage as only 2.635m long (significantly less than a standard park space) and used for storage. The property currently benefits from a large front garden with a drive measuring approximately 14m in length providing at least 2 parking space in front of the former garage.

As such it is considered that the alterations would preserve the character and appearance of the existing dwelling and the surrounding area. Therefore the proposal accords with the requirements of Policies AM14, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 3.0 of HDAS: Residential Extensions.

The proposal is not considered to have any additional impact on the residential amenity of the neighbouring dwellings. Therefore the proposal accords with the requirements of Policies BE13, BE19 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 9.0 of HDAS:

## **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 10680 201 Rev P1 and 10680 202 Rev P1.

#### **REASON**

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

#### **3 HO4 Materials**

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

#### **REASON**

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

## **INFORMATIVES**

- 1** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies.

Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

### Standard Informatives

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

#### Part 1 Policies:

PT1.BE1 (2012) Built Environment

#### Part 2 Policies:

AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

- 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.

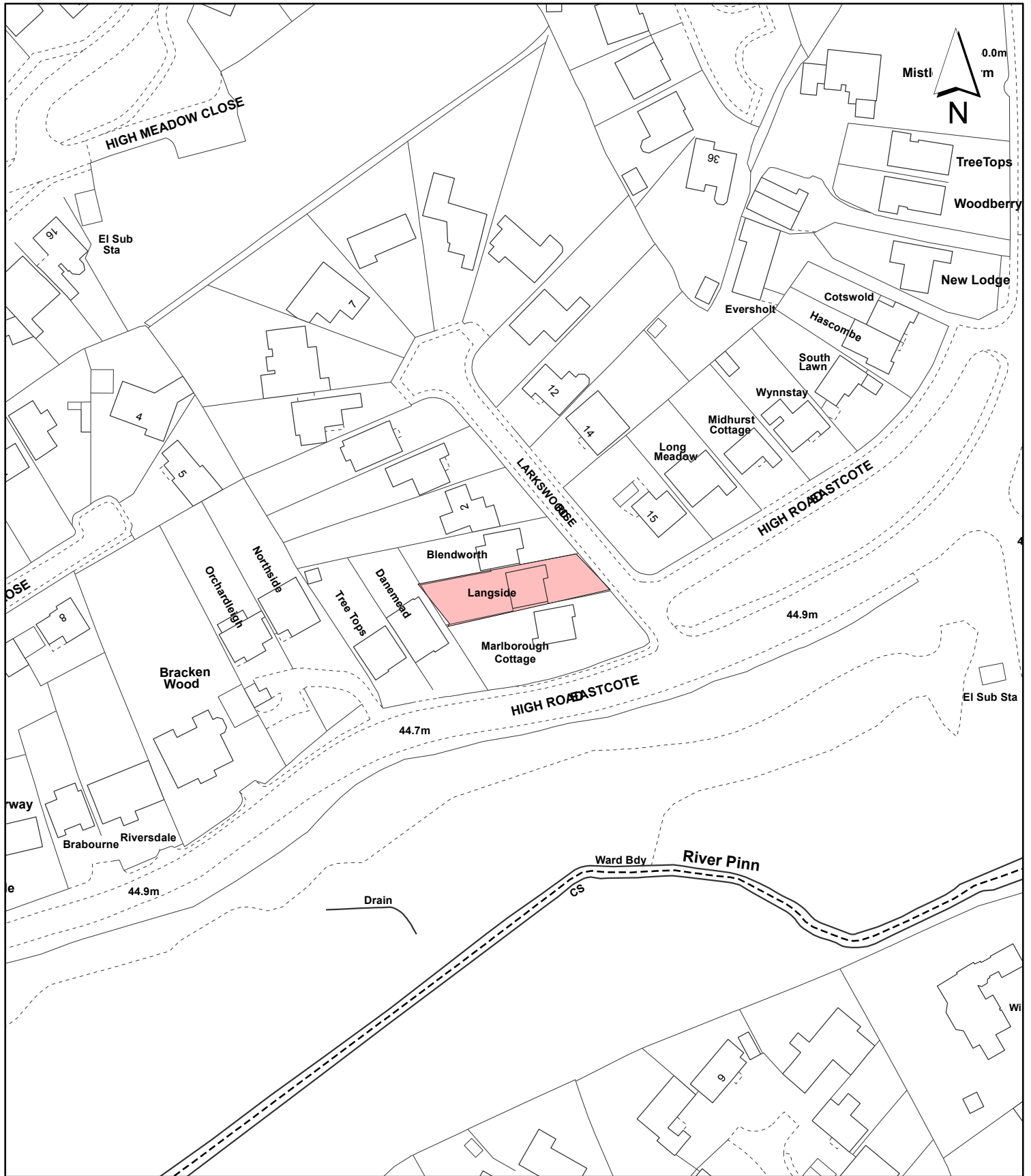
- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could 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:** Liz Arnold

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**Langside  
 Larkswobbe Rise  
 Eastcote**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Residents Services  
 Planning Section  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111

Planning Application Ref:  
**68232/APP/2015/1899**

Scale:  
**1:1,250**

Planning Committee:  
**North** Page 16

Date:  
**August 2015**



## Report of the Head of Planning, Sport and Green Spaces

**Address** 54-64 THE BROADWAY JOEL STREET NORTHWOOD

**Development:** Two storey rear extension and conversion of roof space to habitable use to include 2 x rear dormers and 3 x side dormers and conversion from 6 x 3-bed flats to 7 x 2-bed and 8 x 1-bed flats

**LBH Ref Nos:** 63833/APP/2015/1485

**Drawing Nos:** Block Plan  
4667-03  
4667-04  
4667-05  
4667-11  
4667-07  
4667-08  
4667-09  
4667-10  
4667-06  
4667-01  
4667-02  
4667-sp1

**Date Plans Received:** 26/03/2015

**Date(s) of Amendment(s):**

**Date Application Valid:** 01/06/2015

### 1. **SUMMARY**

The application relates to a two storey rear extension above an existing ground floor projection to the rear of a terrace of properties, which comprises a row of retail units at ground floor level and 6 maisonettes above. The proposed development will replace the existing 6 x 3 bedroom maisonettes with 7 x 2 bed flats and 8 x 1 bed flats.

The proposed two storey extension runs across the whole width of the existing building and incorporates a further roof extension. The overall size, scale and bulk results in the crown roof detail which significantly alters the character of the original building and is not in keeping with the character of the area. The development is for a mix of 1 and 2 bed properties that can be considered to include family accommodation however this proposal fails to provide sufficient private amenity space and insufficient information has also been provided to demonstrate that the proposal would not lead to increased demand for on street parking or suitable provision for cycle and waste storage facilities. It has also been noted from the scale drawings that some of the dimensions do not exactly correlate with the information provided, with some of the flats coming in slightly below the space standards.

### 2. **RECOMMENDATION**

**REFUSAL for the following reasons:**

#### 1 NON2 **Non Standard reason for refusal**

The proposed two storey rear extension, by reason of its size, scale, bulk, width and design, would result in an incongruous addition which would be detrimental to the architectural composition of the existing building and would be detrimental to the visual

amenity of the street scene and the character and appearance of the wider area. The proposal would therefore be contrary to Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

**2 NON2 Non Standard reason for refusal**

The proposed development, by virtue of its failure to provide amenity space of sufficient size and quality commensurate to the requirements for the mix of housing including family accommodation,- would result in an over-development of the site detrimental to the residential amenity of future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

**3 NON2 Non Standard reason for refusal**

The proposal has failed to provide secure cycle parking provision in accordance with the Council's adopted standards, and therefore the proposal is contrary to Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

**4 NON2 Non Standard reason for refusal**

The proposal has failed to provide adequate waste storage provision in accordance with the Council's adopted standards, and therefore the proposal is contrary to Policy OE1 and BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

**INFORMATIVES**

**1 I59 Councils Local Plan : Part 1 - Strategic Policies**

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

**2**

It should be noted that minor discrepancies were identified between the floor space provision as stated on the plans to the provision when measured from the scale drawings, in some cases resulting in the floor areas being marginally below the standards as required to guarantee satisfactory living space and amenities as identified within HDAS - Residential Layouts

**3. CONSIDERATIONS**

**3.1 Site and Locality**

The application relates to Nos. 54 - 64 Joel Street which are a terrace of three storey buildings. There are retail units at ground floor level with residential accommodation in the form of 6 maisonettes above. The building is situated on the western side of Joel Street. The



Metropolitan Underground Line runs south of the site and residential units are to the west. The site currently has some parking provision to the rear with an external staircase leading to a terrace in front of the residential units.

The site is located within the Northwood Hills Town Centre and the streetscene is characterised by similar 3 storey terraces. There is a bus stop directly to the front of the building and Northwood Hills Station is located over the road.

The application site lies within the Northwood Hills Primary Shopping Area and a developed area as designated by the policies of the Hillingdon Local Plan (2012).

### 3.2 Proposed Scheme

The proposals is for the erection of a two storey rear extension over the existing common terrace area and the conversion of roof space to habitable use to include 2 x rear dormers and 3 x side dormers, which would convert the upper floors of the building from 6 x 3-bed maisonettes to 7 x 2-bed and 8 x 1-bed flats.

The extension would be the same height as the existing building but would increase the depth by 2.6m from 9.65m to 12.25m.

### 3.3 Relevant Planning History

63833/APP/2007/3358 54a - 64a Joel Street Northwood

ALTERATIONS TO THE LAYOUT OF THE EXISTING THREE-BEDROOM FLATS ON THE FIFTH FLOOR SO THAT THE FLATS BECOME ONE-BEDROOM SELF-CONTAINED FLATS, ALTERATIONS AND EXTENSIONS TO THE EXISTING PITCHED ROOF TO INCORPORATE DORMER WINDOWS TO FACILITATE AN ADDITIONAL 6 THREE-BEDROOM FLATS WITH BEDROOMS AT SECOND FLOOR AND LIVING SPACE WITHIN THE ALTERED/EXTENDED ROOFSPACE.

**Decision:** 15-02-2008 Withdrawn

63833/APP/2008/2425 54a-64a The Broadway Joel Street Northwood

ALTERATIONS TO THE LAYOUT OF THE EXISTING 6, THREE-BEDROOM FLATS ON THE FIRST AND SECOND FLOORS TO CREATE 4, TWO-BEDROOM FLATS AT 1ST AND PART 2ND FLOOR LEVEL AND ALTERATIONS AND EXTENSIONS TO THE EXISTING PITCHED ROOF TO INCORPORATE DORMER WINDOWS TO FACILITATE AN ADDITIONAL 8, ONE-BED FLATS AT PART 1ST AND 2ND AND PART 2ND AND 3RD FLOOR LEVEL INCORPORATING ROOF ACCOMMODATION AND CREATION OF REFUSE STORAGE WITH SHOP NO. 54A

**Decision:** 27-11-2008 Approved

63833/APP/2008/435 54a - 64a Joel Street Northwood

ALTERATIONS TO THE LAYOUT OF THE EXISTING 6 THREE-BEDROOM FLATS ON THE FIRST AND SECOND FLOORS TO CREATE 6 TWO-BEDROOM SELF-CONTAINED FLATS AT FIRST AND PART SECOND FLOOR LEVEL, AND ALTERATIONS AND EXTENSIONS TO THE EXISTING PITCHED ROOF TO INCORPORATE DORMER WINDOWS TO FACILITATE AN ADDITIONAL 6 ONE-BEDROOM FLATS AT PART SECOND FLOOR AND THIRD FLOOR, INCORPORATING ROOF ACCOMMODATION.

**Decision:** 04-08-2008    Withdrawn

63833/PRC/2014/132    54a-64a The Broadway Joel Street Northwood

Extensions and alterations to existing first and second floors and the creation of additional residential units.

**Decision:**

#### **Comment on Relevant Planning History**

63833/APP/2008/2425 - Alterations to the layout of the existing 6 x 3 bed flats to create 4 x 2 bed flats and alterations and extensions to the existing pitched roof to incorporate dormer windows for an additional 8 x 1 bed flats (approved).

## **4. Planning Policies and Standards**

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

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

Part 1 Policies:

PT1.BE1    (2012) Built Environment

Part 2 Policies:

AM7    Consideration of traffic generated by proposed developments.

AM14    New development and car parking standards.

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.

H4    Mix of housing units

OE1    Protection of the character and amenities of surrounding properties and the local area

LPP 3.3    (2015) Increasing housing supply

LPP 3.4    (2015) Optimising housing potential

LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

17 neighbours were consulted for a period of 21 days expiring on the 25 June 2015. Three responses were received during the consultation process outlining the following issues:

- Another example of a landlord wanting to make money out of renting rabbit hutches
- Overdevelopment
- Joel Street is a busy road and has just had extra parking provided to enhance the shopping experience. Where are the new residents going to park their cars. Parking in Northwood Hills is a major problem particularly in this vicinity
- You allowed the site near Joel Street roundabout to be developed and it has been an on going issue due to flouting of planning from my understanding and is a nightmare for the residents of Windsor Close because of the inadequate parking.
- The size of the apartments has cleverly been disguised by simply putting square meters as opposed to actual dimensions presumably to try and pull the wool over the public's eyes.
- Also in order to redevelop this property the Landlord is making 6 families homeless in effect - how can that be responsible?
- I also note that the application form states that the ground floor lessees were notified of the intended application in March 2015! I can confirm that that is not so - no notification has been received by any of the shops in this property!
- This is not merely a roof conversion. The development will require a huge roof space to build and would create a precedent
- Overspill parking will probably have an impact on Haven Funerals who need clear access to the rear of the property 24 x 7
- Significant development involving scaffolding etc will further disrupt our business

A petition with 22 signatures objecting to the proposal was also received.

Northwood Hills Residents Association - no response.

### Internal Consultees

Highways -

a. No details regarding existing and proposed provision for car parking have been provided.

b. The site has poor / moderate public transport accessibility (PTAL=2 - 3). There is considerable on-street car parking stress in the vicinity of the site.

Trees/Landscape - No objection and, in this case, no need for landscape conditions

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

Policy H4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that wherever practicable a mix of housing units of different sizes should be provided in schemes of residential development including in particular units of one or two bedrooms. Within town centres predominantly one and two bedroom development will be preferable.

Policy H7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the Local Planning Authority will regard the conversion of residential properties into more units as acceptable in principle provided this can be achieved without causing demonstrable harm to the residential amenities or character of the area or the amenity of adjoining occupiers and the following criteria are met:-

(i) it can be demonstrated that adequate sound insulation is provided;

(ii) car parking to the standards adopted by the Local Planning Authority can be provided within the curtilage of the site and can be accommodated without significant detriment to the street scene;

(iii) all units are self contained with exclusive use of sanitary and kitchen facilities and with individual entrances, and internal staircases are provided to serve units above ground floor level; and

(iv) adequate amenity space is provided for the benefit of residents of the proposed development.

The principle of development was established in November 2008 when planning permission (ref: 63833/APP/2008/2425) was granted for alterations to the first and second floors and alterations and extensions to the roof, to create a total of 12 residential units. This proposal would increase the number of one-bed and two-bed units within the building from 6 to 15.

There is no policy objection to the redevelopment of the site to provide residential accommodation, subject to an appropriate design and the proposal being in accordance with all the relevant planning policies and supplementary guidance.

### **7.02 Density of the proposed development**

The density of the proposed development is 158 units/ha. It should be noted that on a development of the scale proposed, density in itself is of limited use in assessing such applications and more site specific considerations are more relevant.

### **7.03 Impact on archaeology/CAs/LBs or Areas of Special Character**

Not applicable to the consideration of this application as the site is not located within an Archaeological Priority Area, Conservation Area or Area of Special Local Character.

### **7.04 Airport safeguarding**

No objections are raised to the scheme in terms of airport safeguarding.

### **7.05 Impact on the green belt**

Not applicable, the site is not located within the green belt.

### **7.07 Impact on the character & appearance of the area**

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

states that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene, whilst Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require alterations and extensions to harmonise with the scale, form, architectural composition and proportions of the original building.

Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The existing 3 storey building has a small pitched roof to the front with a flat roofed section to the rear, characteristic of most of the properties on this part of the road. The proposed scheme includes a 2.6m deep two-storey extension across the full width of the building, over the first floor common walkway to the rear of the existing maisonettes. The extension is to the full height of the existing front pitched roof, including an extension to the roof area, replacing the existing two storey flat roof with a large crown roof and a cut in to provide a walkway for access to the 4 proposed third floor flats. The proposal also includes 3 side facing dormer windows, two rear facing dormer windows and 16 front facing roof lights. This is a substantial extension, which would significantly alter the character and appearance of the existing building. Furthermore given the prominent location of the building, with the large open area of the railway lines to the south, the extension would be clearly visible from the wider area, including on the approach northwards towards the building from Joel Street to the front and from Windsor Close and Fairfield Court to the north and rear.

The overall size, scale and bulk results in the crown roof detail which significantly alters the character of the building and is not in keeping with the character of the area. Therefore the proposed rear extensions are considered to detract from the visual amenities of the surrounding area and be harmful to the character and appearance of the subject property and as such would be contrary to Policies, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.08 Impact on neighbours**

The 2 storey rear extension would be constructed approximately 0.75m from the side of the adjacent property 52 Joel Street. The rear of this property aligns with the application site and the extension would project 2.6m to a height of an additional 9m. However this property sits at a slight angle to the application site facing away more north easterly than north. As such it is not considered that the proposed extension would have a significant impact on the amenity of that property.

To the rear of the site is Fairfield Court, which is a three storey building of similar proportions to the application site. It has a staggered building line the rear elevation facing south west. Due to the alignment of the application property and the neighbouring Fairfield Court, there is no direct overlooking of windows. The proposal is therefore considered to be acceptable in regards to Policy BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.09 Living conditions for future occupiers**

Section 4.7 of the SPD: Residential Layouts, states careful consideration should be given in the design of the internal layout and that satisfactory indoor living space and amenities should be provided. This recommends a floor space of 63sqm for 2 bed flats and 50sqm for a 1 bed flat. The plans identify that the 1 x bed flats have floor areas of 50sqm or more and the 2 x bed flats have floor areas of 63sqm or more. However when the floor areas have been measured from the scale drawings, slight discrepancies have been found to the

measurements given. For example, on the second floor the 4 central 1 x bed flats are all shown as having a floor area of 50sqm but from the scale drawings these vary from 49.4sqm to 50.4sqm, with the smaller central flats being slightly below minimum space standards.

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD: New Residential Layouts: Section 4.9.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

Policy AM14 of the Hillingdon Local Plan: Part Two- Saved UDP Policies (November 2012) requires developments to comply with the Council's Car Parking Standards.

The Highways Officer has identified that no details regarding the existing and proposed provision for car parking have been provided and that the site has a poor / moderate public transport accessibility (PTAL= 2 - 3), also that there is considerable on-street car parking stress in the vicinity of the site.

For a development such as this, 1.5 parking spaces and 1 cycle storage space would be required for each residential unit. It is noted that the site is located within an area well served by public transport (PTAL 3), a bus stop is directly in front of the application site and Northwood Hills Underground Station is virtually opposite. The site also lies within the Northwood Hills Primary Shopping area with numerous shops and services all within easy walking distance, which may allow some room to negotiate the provision. It is noted that there are twelve existing car parking spaces at the rear of 54A-64A The Broadway; six of the spaces are used for the ground floor commercial units whilst the remaining six are used for the six existing flats. As such it would be difficult to refuse the proposal on the basis of the lack of dedicated parking for occupiers of all the proposed residential units.

In line with the Council's Car Parking Standards the proposal is also required to provide a minimum of 15 secure cycle parking spaces. No details have been provided within the context of this application to demonstrate that the proposal can accommodate cycle storage. Therefore, it is considered that there is insufficient evidence to confirm that a satisfactory cycle parking arrangement can be accommodated on the site. As such, the proposed development fails to accord with the requirements of Policy AM14 of the Hillingdon Local Plan (November 2012).

#### **7.11 Urban design, access and security**

HDAS advises that developments should incorporate usable, attractively laid out and conveniently located garden space. It should be of an appropriate size having regard to the size of the flats and the character of the area. Shared amenity space for a development such as this would be 335sqm based on the provision of 20sqm per 1 x bed flat and 25sqm per 2 x bed flat. Exceptions to garden area requirements will only apply in special circumstances, such as the provision of small non-family housing predominantly made up of 1 bed units, in town centres or the provision of small non family housing above shops. However even then care should be taken to provide some useable and reasonable private outdoor amenity space, perhaps in the form of balconies. Larger flatted developments in town centres, in excess of 10 units will be expected to provide adequate private amenity space.

It is acknowledged that this proposal is above commercial properties; however the mix of provision includes 7 x 2 bed properties which can be considered as family accommodation. This is an increase on the existing 6 units of family accommodation, which currently use the existing terrace to the front of the properties as amenity space. Also this can be considered

as a larger development providing 15 new residential units (an increase of 9 to the existing provision). As such, it could be reasonably expected that this form of development should incorporate an acceptable level of usable amenity space. Therefore the proposal fails to comply with the requirements of policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS Residential Layouts.

No details have been provided to demonstrate that adequate sound insulation could be provided, however this could be dealt with by way of a condition.

**7.12 Disabled access**

The Access Officer has not raised any concerns with relation to this application

**7.13 Provision of affordable & special needs housing**

Not relevant to this application.

**7.14 Trees, Landscaping and Ecology**

The Council's Landscaping Officer advises that there is no objection to the scheme with regard to trees or landscaping.

**7.15 Sustainable waste management**

It was observed that the bins for the existing units and currently stored on the raised terrace in front of the maisonettes. No details have been provided to indicate an adequate refuse storage area can be provided in the parking area below, but it is considered that these details could be conditioned if the application were acceptable in all other respects.

**7.16 Renewable energy / Sustainability**

The development would be required to achieve appropriate levels of sustainable design in accordance with the policies in section 5 of the London Plan, which would have to be proportionate to the nature of the development being an extension to an existing building. Had approval been recommended it is considered that the necessary measures could have been secured by way of appropriate conditions.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

Noise

It is considered that an appropriate specification of glazing would adequately protect future occupiers from road and rail noise. Had the proposal been recommended for approval, this could have been secured by way of appropriate conditions.

Air Quality

The proposed development is not located within an Air Quality Management Area and is not considered likely to have any unacceptable impacts on local air quality.

**7.19 Comments on Public Consultations**

A number of objections relate to temporary construction impacts and other developments elsewhere which are not considered material to this application.

One objection also claims that the lessees have not received notification from the applicant, but it is unclear if the author is a tenant of one of the units. Notwithstanding this the application form provides a signed declaration that such notice has been served.

The other comments raised have been addressed within the body of the report.

**7.20 Planning Obligations**

The development falls below the threshold at which affordable housing or travel plans would

be required. However, were the proposed development recommended for approval it would be liable to pay the Community Infrastructure Levy in order to fund the improvement of infrastructure to address the needs arising from the increase floorspace.

#### **7.21 Expediency of enforcement action**

Not applicable to this application.

#### **7.22 Other Issues**

There are no other issues for consideration.

### **8. Observations of the Borough Solicitor**

#### General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

#### Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

#### Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

#### Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals



against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

## **9. Observations of the Director of Finance**

## **10. CONCLUSION**

The proposed two storey extension, incorporating a further roof extension and results in an increase in the overall size, scale and bulk which significantly alters the character of the original building and is not in keeping with the character of the area. The development is for a mix of 1 and 2 bed properties, including an increase in the number providing family accommodation to the existing provision. However this proposal fails to provide sufficient private amenity space and insufficient information has also been provided to demonstrate that the proposal would not lead to increased demand for on street parking or suitable provision for cycle and waste storage facilities.

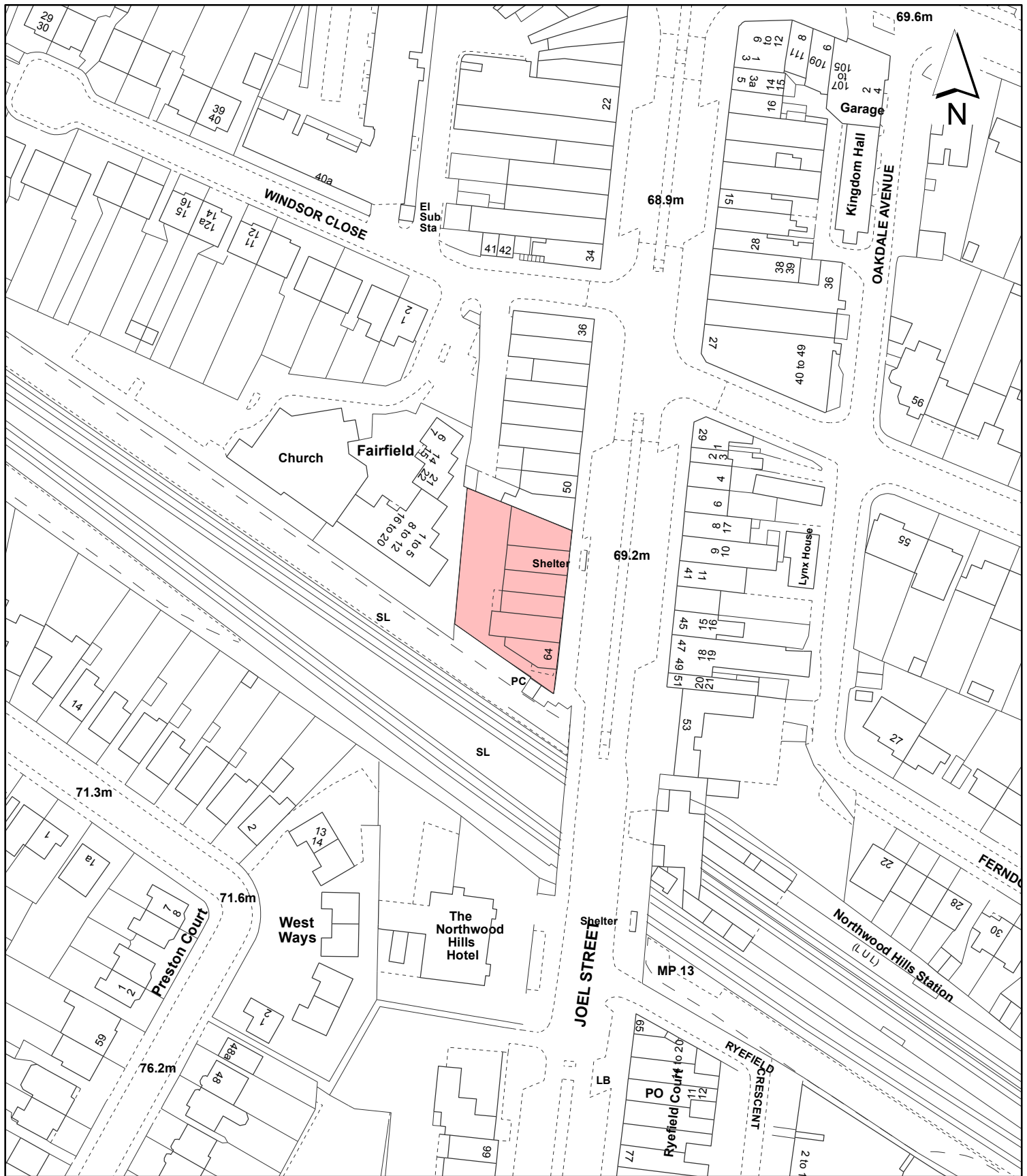
The proposal fails to comply with with policies AM14, BE13, BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and is therefore recommended for refusal.

## **11. Reference Documents**

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).  
Hillingdon Local Plan Part 2.  
The London Plan (July 2011).  
Supplementary Planning Document 'Accessible Hillingdon'.  
National Planning Policy Framework.

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**54-64 The Broadway  
 Joel Street  
 Northwood**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Residents Services  
 Planning Section  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111

Planning Application Ref:

**63833/APP/2015/1485**

Scale:

**1:1,250**

Planning Committee:

**North** Page 28

Date:

**August 2015**



**HILLINGDON**  
 LONDON

## Report of the Head of Planning, Sport and Green Spaces

**Address** 27D FRITHWOOD AVENUE NORTHWOOD

**Development:** Two storey side extension

**LBH Ref Nos:** 70710/APP/2015/2041

**Drawing Nos:** 01  
02 Rev. A  
06  
12  
11  
05  
04  
03  
07  
10  
09  
08

**Date Plans Received:** 01/06/2015

**Date(s) of Amendment(s):** 08/06/0015

**Date Application Valid:** 08/06/2015

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

This application has been called to committee for decision by a local Member.

The application site comprises a modern two-storey detached property. The property is situated on a prominent corner plot in a cul de sac leading off Frithwood Avenue. It is one of 6 similar properties built on land to the side and rear of 27 Frithwood Avenue. The front of the house faces north with garden space either side. The garage is located at the end of the garden to the west with the side garden to the east extending up the road as it turns to give access to no. 27e.

The wider street scene is residential in character and appearance comprising a mixture of modern and period properties.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). The area is also covered by TPO 15.

#### 1.2 Proposed Scheme

This application seeks permission for the erection of a two storey side extension.

#### 1.3 Relevant Planning History Comment on Planning History

## **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**

Three neighbours were consulted for a period of 21 days expiring on the 1st July 2015.

Two responses were received from adjoining neighbours raising the following points:

- Design of the extension looks too dominant and overbearing in terms of the host building and is out of character with the other properties in the cul de sac
- Loss of daylight and sunlight
- Feeling of being hemmed in because of the close proximity and height and depth of the proposal
- Loss of outlook
- Over-development

Northwood Residents Association - The proposed development would be over-dominant and out of character in relation to the adjoining property, its siting, bulk and proximity would result in a significant loss of residential amenity contrary to Policy BE19.

The proposed development would impede adequate daylight and sunlight penetrating into and between existing houses, causing loss of amenity, contrary to Policy BE20.

The proposed development does not maintain external amenity space sufficient to protect the amenity of occupants of surrounding buildings, contrary to Policy BE23.

Trees/Landscaping - This site is covered by TPO 15, however no trees, protected or otherwise, will be affected.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

## 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 area and the impact on residential amenity of the neighbouring dwellings.

The proposed two storey side extension measures 3m wide by 5.35m in depth and is set back from the existing front and rear elevations by 0.5m. The roof follows the existing roof lines but is set down 0.25m from the ridge height. HDAS advises that extensions should always be designed to appear subordinate. For two storey side extensions on detached properties it advises that there is no requirement to set the extension back or down but can be integrated into the original dwelling. However given the prominent position and high visibility from the road the extension has been designed so as to try and reduce the visual impact.

At this end of the cul de sac the 4 detached properties are sited, with the 2 outer properties (27b and 27e) set forward approximately 1m of the adjacent corner properties, which enhances the openness of the character of the streetscene. The provision of a side extension would bring the side wall of 27d approximately 1.8m beyond the return building line of the adjacent properties. In a normal situation where there was a strong building line across a long section of street such a feature may be considered to disrupt the character and appearance of the area. However, in this case given the relatively contained nature of the cul de sac and the fact that the four properties along the rear, in any even, do not have a consistent building line, it is not considered that the proposal would have an unacceptable impact on the character and appearance of the surrounding area. In this case the proposal is therefore considered to comply with Policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is noted that there are windows and a door on the side elevation of the adjacent property no. 27e. The property appears to be a mirror of the application site, meaning these would be a door to the kitchen door, a window to a downstairs cloakroom and a secondary window to the living room, and a first floor bathroom. Given that these do not serve habitable rooms, are primary windows to habitable rooms and that the proposal would not compromise a 45 degree line of site from the side windows of that property, it is not considered that the proposals would significantly harm the residential amenities of the occupiers of the adjoining detached properties from increased overshadowing, loss of sunlight, visual intrusion, over-dominance or loss of privacy. As such, the proposal is in compliance with Policies BE20,

BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Paragraph 5.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient private usable garden space to be retained as a consequence of an extension. The proposed extension on the side is in an area of open garden bordered on 2 sides by the road and only in part enclosed by a hedge. As such it cannot be considered to be private amenity space. Therefore the proposal does not affect the existing garden space provision.

There is no loss of parking provision as a result of this proposal.

## **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: 08, 09, 10, 11, and 12.

#### **REASON**

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

#### **3 HO4 Materials**

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

#### **REASON**

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

## **INFORMATIVES**

- 1** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies.

Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

### Standard Informatives

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

#### Part 1 Policies:

PT1.BE1 (2012) Built Environment

#### Part 2 Policies:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

- 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.

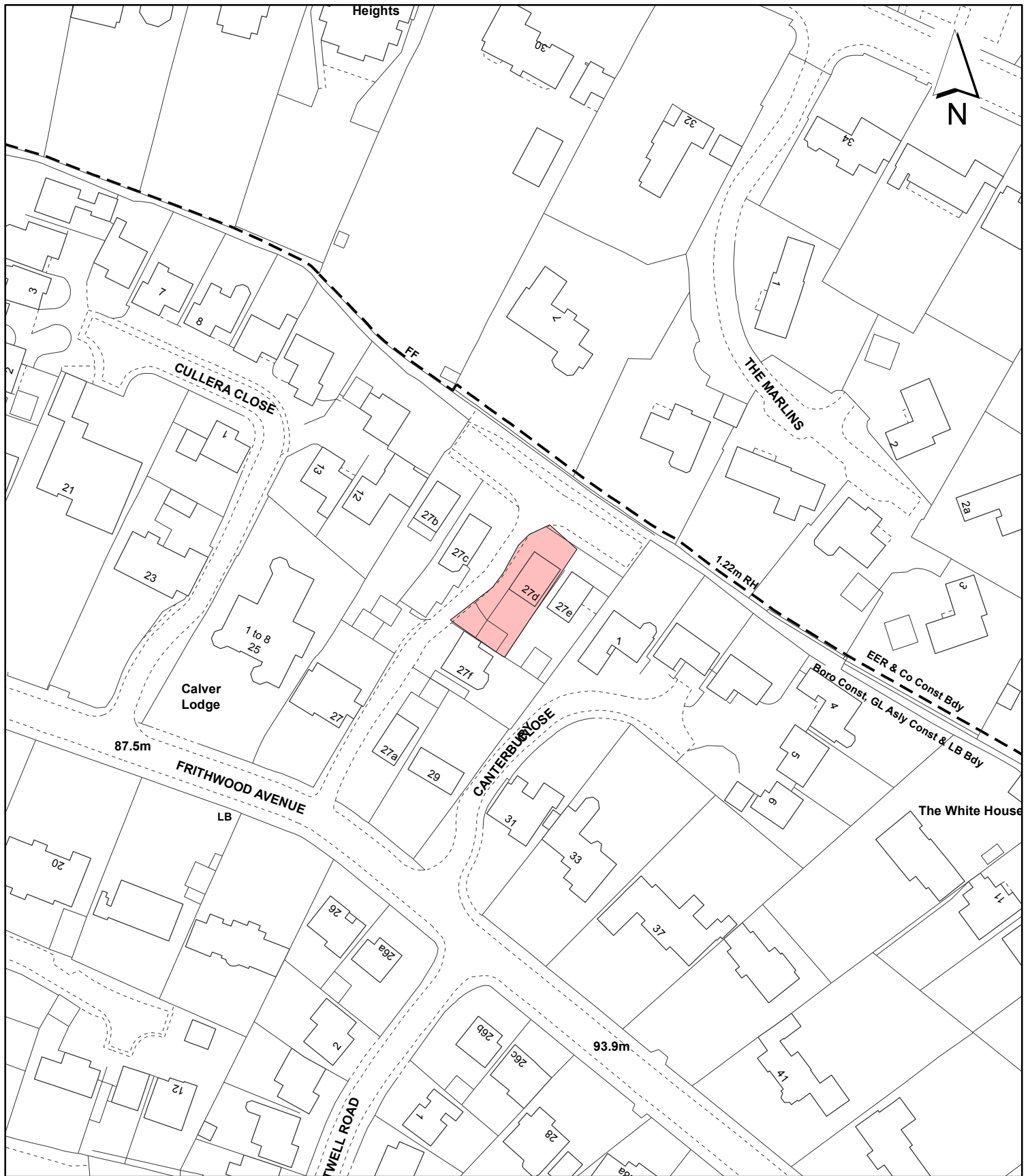
D) No bonfires that create dark smoke or nuisance to local residents.

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:** Liz Arnold

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**27D Frithwood Avenue  
 Northwood**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Residents Services  
 Planning Section  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111

Planning Application Ref:  
**70710/APP/2015/2041**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 37**

Date:  
**August 2015**



**HILLINGDON**  
 LONDON

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# Plans for North Applications Planning Committee

5th August 2015



HILLINGDON  
LONDON



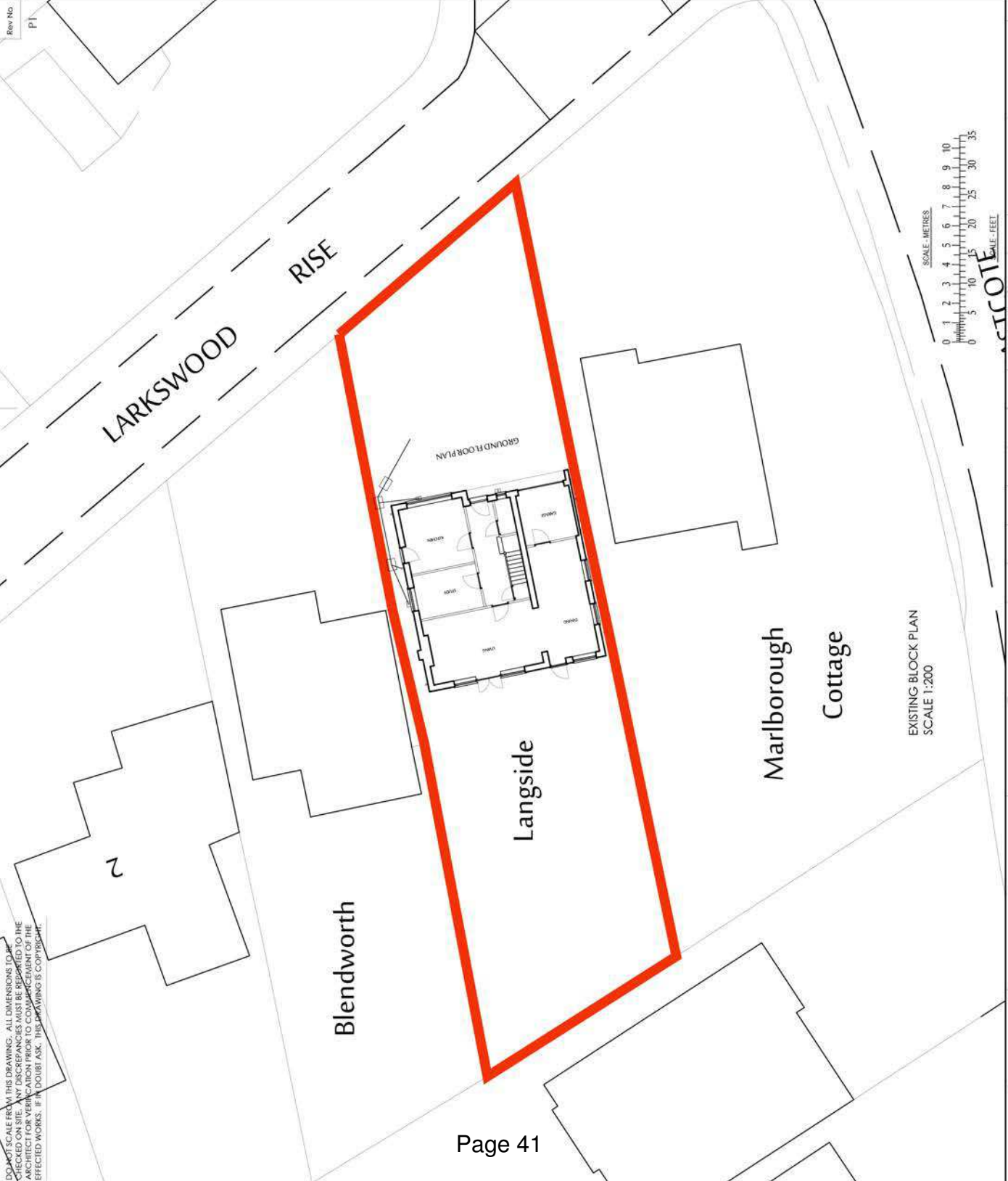
INVESTOR IN PEOPLE

**Report of the Head of Planning, Sport and Green Spaces**

**Address** LANGSIDE LARKSWOOD RISE EASTCOTE  
**Development:** Conversion of garage to habitable use involving alterations to front elevation  
**LBH Ref Nos:** 68232/APP/2015/1899

**Date Plans Received:** 22/05/2015                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 22/05/2015

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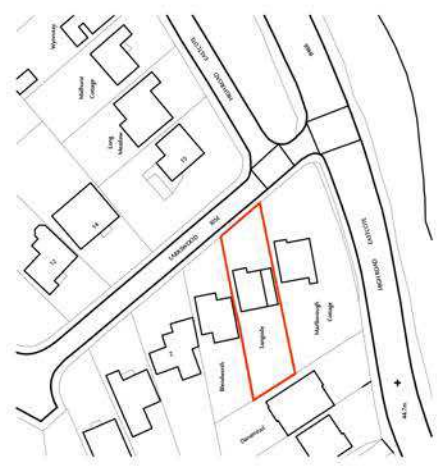


EXISTING BLOCK PLAN  
SCALE 1:200

Rev No  
P1

Date  
12.12.2014

Revision note  
Preliminary issue.



SCALE 1 : 1250



JOB TITLE  
LANGSIDE  
LARKSWOOD RISE  
PINNER, LONDON  
HAS 2HH

DRG TITLE  
SITE LOCATION PLAN

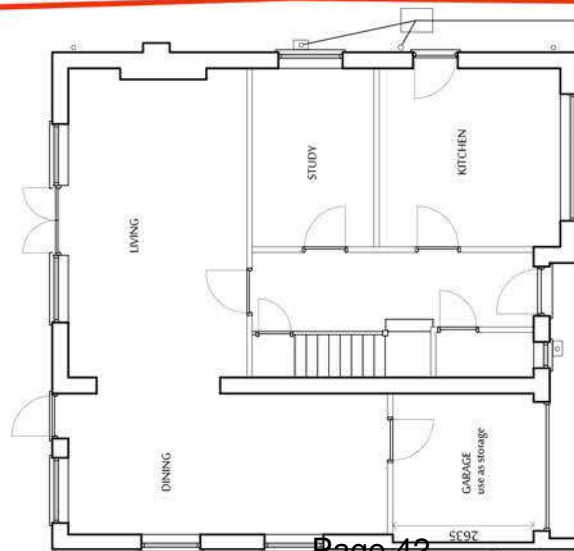
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JOB NO	DRG NO
10680	101
REV	PI

CEDAR HOUSE  
1200/1201  
1200/1201

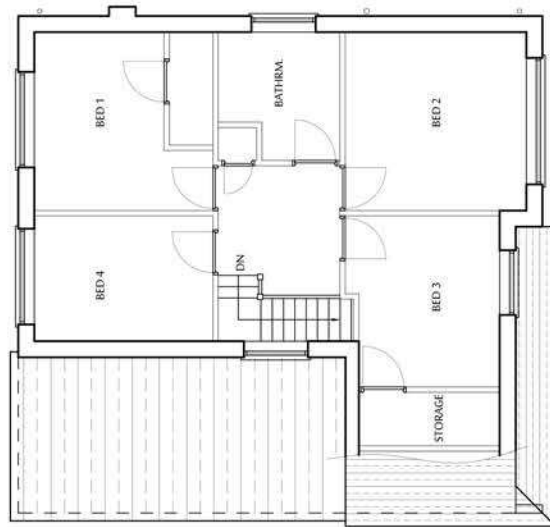
TEL: (020) 725 4466  
EMAIL: admin@jpbarchitects.co.uk  
jpbarchitects.co.uk

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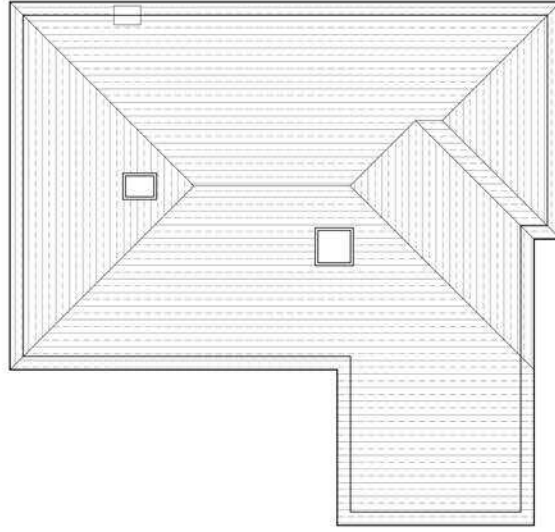
Rev No	Date	Revision note
P1	12.12.2014	Preliminary issue.
P2	22.05.2015	Additional note to garage.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

JOB TITLE  
LANGSIDE  
LARKSWOOD RISE  
PINNER, LONDON  
HAS 2HH

**ipb**  
architects

EXISTING PLANS

SCALE	DATE
1:100 @ A3	NOV '14
JOB NO	DRG NO
10680	102
REV	P2

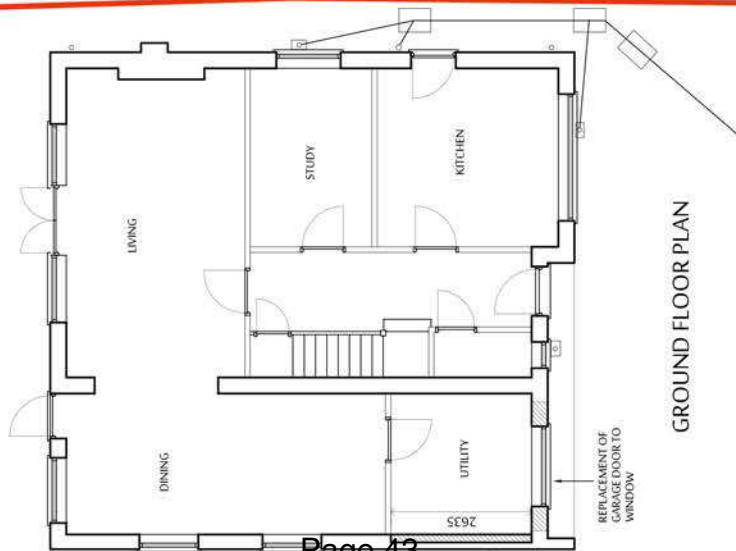
HOUSE NO  
CEDAR  
VENDOR  
TEL: (01895) 721 446  
EMAIL: admin@ipbarchitects.co.uk



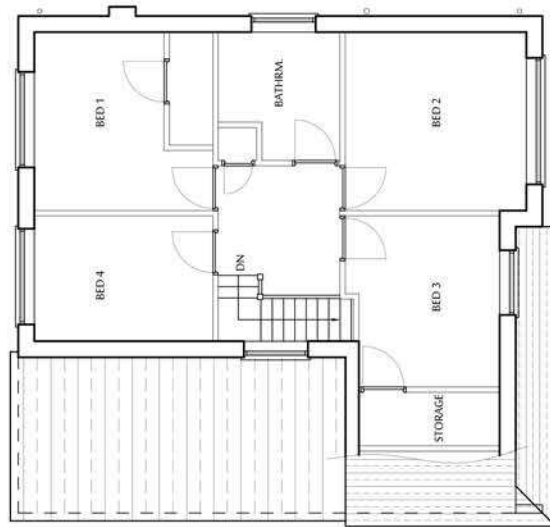


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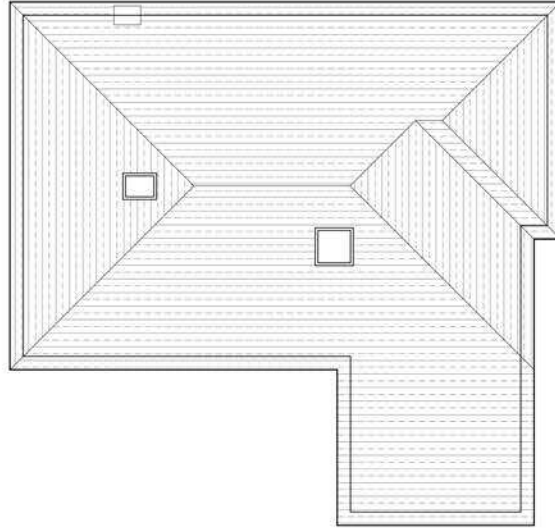
Rev No	Date	Revision note
P1	22.05.2015	Preliminary issue.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

JOB TITLE  
LANGSIDE  
LARKSWOOD RISE  
PINNER, LONDON  
HAS 2HH



PROPOSED PLANS

SCALE	DATE
1:100 @ A3	MAY 2015
JOB NO 10680	DRG NO 201
	REV P1

HOUSE  
CEDAR  
VENDOR  
TEL: (01895) 721 446  
FAX: (01895) 721 447  
EMAIL: admin@jpbarchitects.co.uk  
jpbarchitects.co.uk

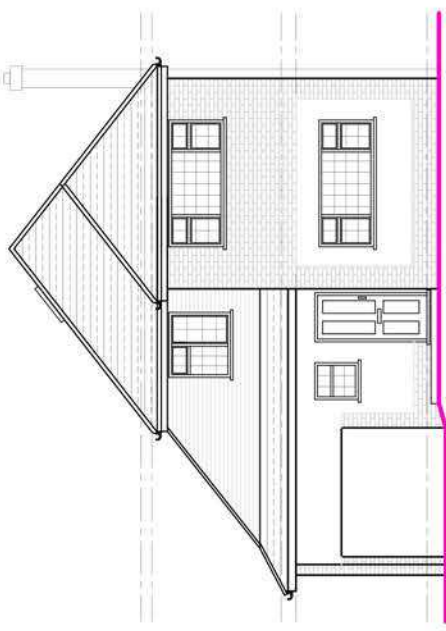


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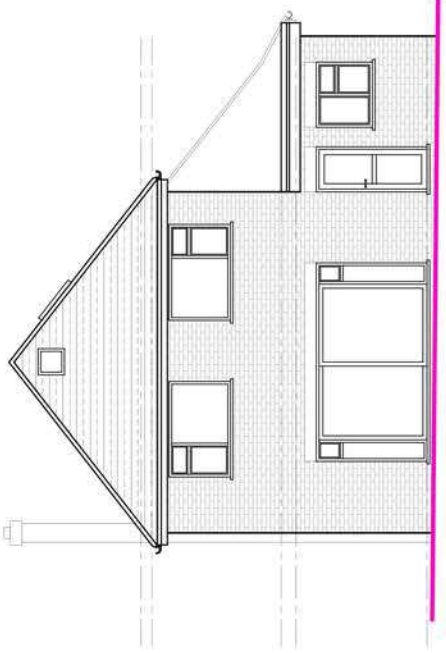
Revision note

Rev No Date

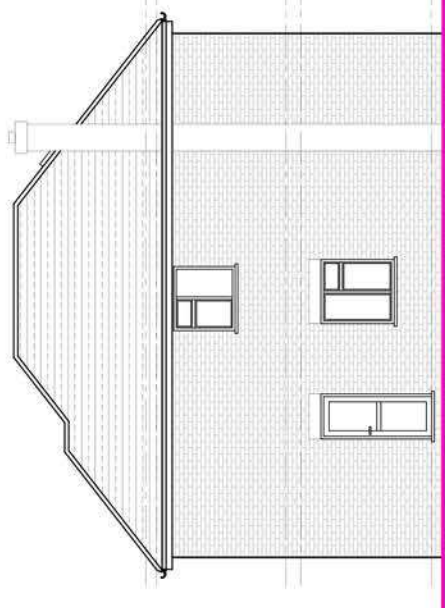
P1 12.12.2014 Preliminary issue.  
P2 17.12.2014 Side elevation facing Marl. Cottage revised.



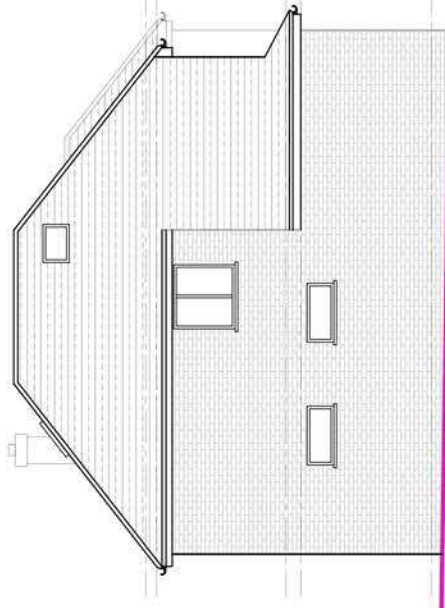
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION  
FACING BLENDWORTH



SIDE ELEVATION  
FACING MARLBOROUGH COTTAGE



JOB TITLE  
LANGSIDE  
LARKSWOOD RISE  
PINNER, LONDON  
HA5 2HH



DRG TITLE  
EXISTING ELEVATIONS

SCALE	DATE
1:100 @ A3	NOV '14
JOB NO	DRG NO
10680	103
REV	P2

CEDAR HOUSE  
128-130  
VYBORNE  
LONDON  
TEL: (0203) 721 446  
FAX: (0203) 721 447  
EMAIL: admin@jpbarchitects.co.uk  
jpbarchitects.co.uk

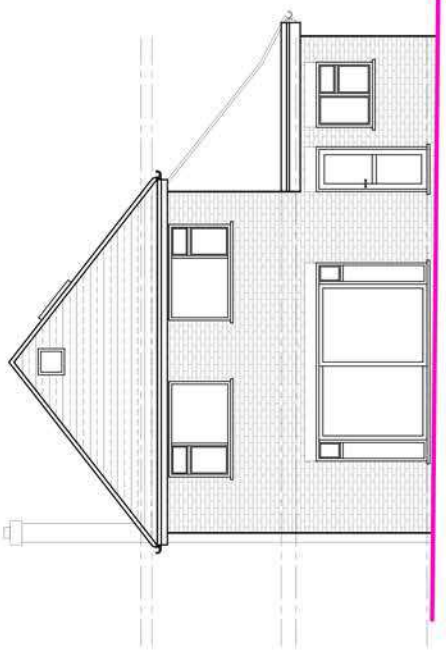
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Rev No P1 Date 22.05.2015 Revision note Preliminary issue.

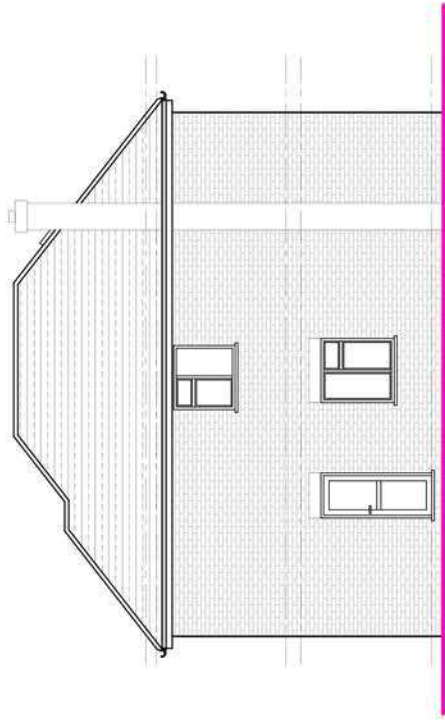


FRONT ELEVATION

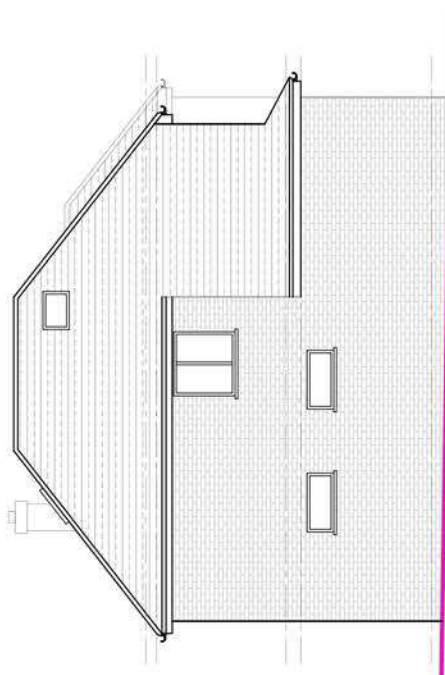
PROPOSED WINDOW  
BRICKWORK TO MATCH WITH EXISTING



REAR ELEVATION



SIDE ELEVATION  
FACING BLENDWORTH



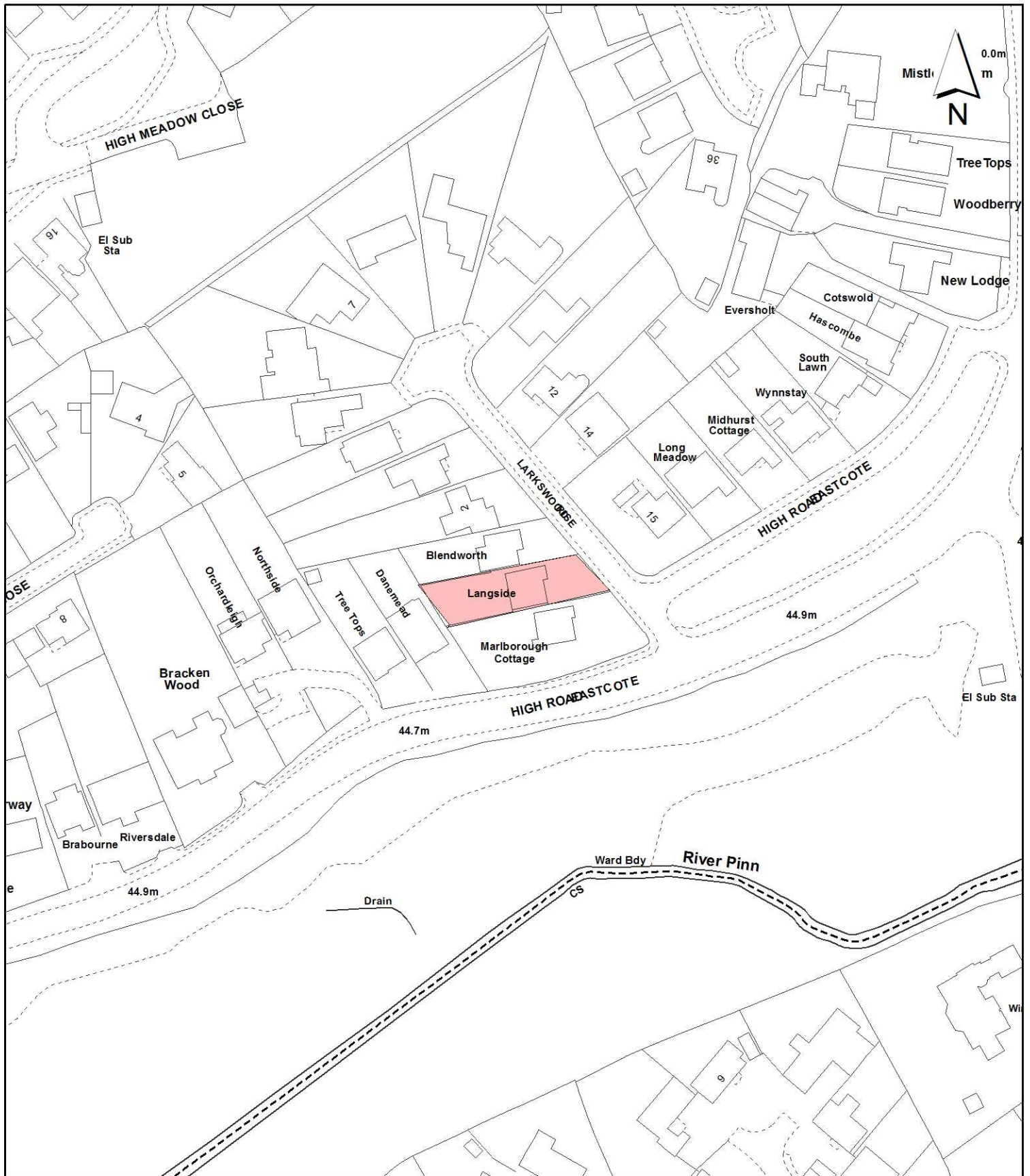
SIDE ELEVATION  
FACING MARLBOROUGH COTTAGE



**ipb architects**  
 CEDAR HOUSE  
 120 BLENDSWORTH  
 TEL: (01895) 725 446  
 EMAIL: admin@ipbarchitects.co.uk

JOB TITLE  
 LANGSIDE  
 LARKSWOOD RISE  
 PINNER, LONDON  
 HA5 2HH

DRG TITLE  
 PROPOSED ELEVATIONS  
 SCALE  
 1:100 @ A3  
 JOB NO  
 10680  
 DRG NO  
 202  
 DATE  
 MAY 2015  
 BY  
 PI



**Notes:**

 Site boundary

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Site Address:

**Langside  
 Larkwood Rise  
 Eastcote**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Residents Services  
 Planning Section  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111

Planning Application Ref:

**68232/APP/2015/1899**

Scale:

**1:1,250**

Planning Committee:

**North** Page 46

Date:

**August 2015**



**HILLINGDON**  
 LONDON

**Report of the Head of Planning, Sport and Green Spaces**

**Address** 54-64 THE BROADWAY JOEL STREET NORTHWOOD

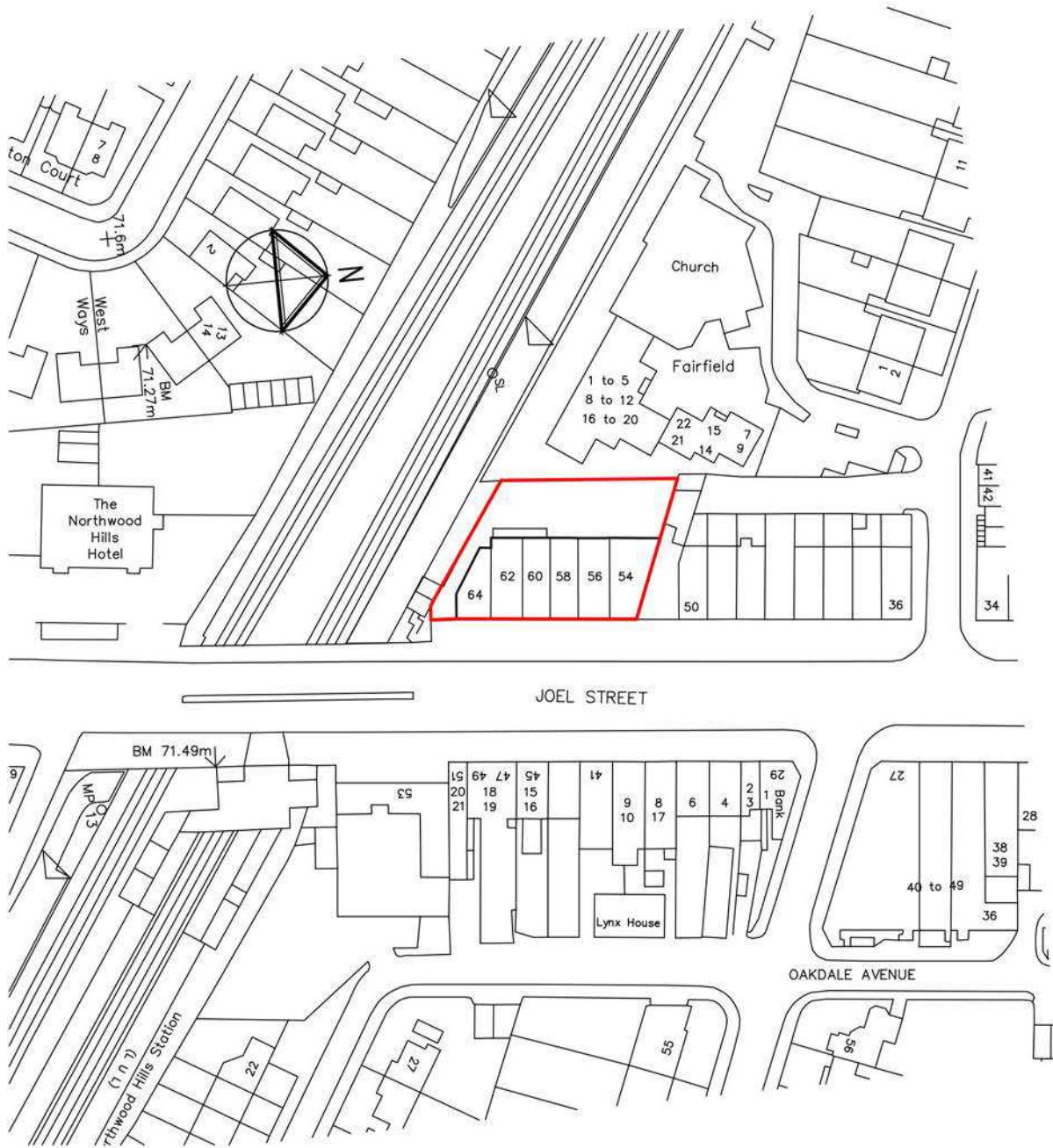
**Development:** Two storey rear extension and conversion of roof space to habitable use to include 2 x rear dormers and 3 x side dormers and conversion from 6 x 3-bed flats to 7 x 2-bed and 8 x 1-bed flats

**LBH Ref Nos:** 63833/APP/2015/1485

**Date Plans Received:** 26/03/2015

**Date(s) of Amendment(s):**

**Date Application Valid:** 01/06/2015



Rev:

Drawing Title:	Scale: 1:1250 @A4
Location Plan	Drwn: tdo
Project:	Date: feb 2015
Extensions and conversion	Drawing No:
Location:	<b>4667 sp1</b>
Joel Street Northwood Hills	

**STUART HENLEY & PARTNERS**  
Chartered Surveyors & Planning Consultants

6 Wrotham Business Park  
Hadley, Barnet  
Herts EN5 4SZ

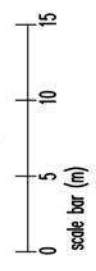
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f: 0800 007 3003  
e: enquiries@planningconsent.com  
w: www.planningconsent.com

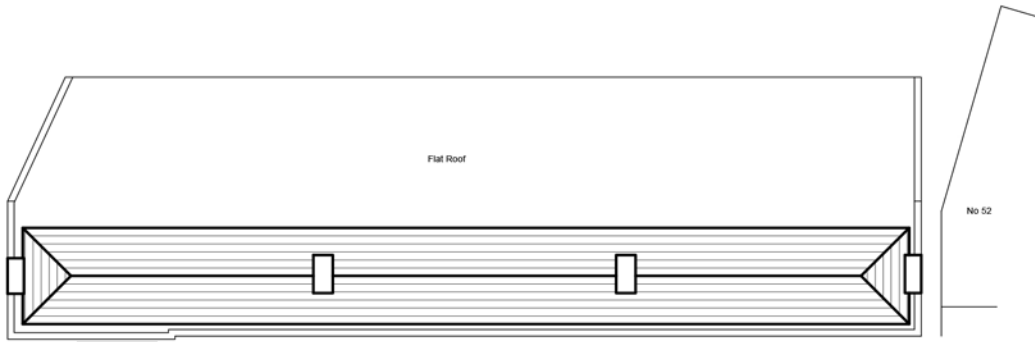
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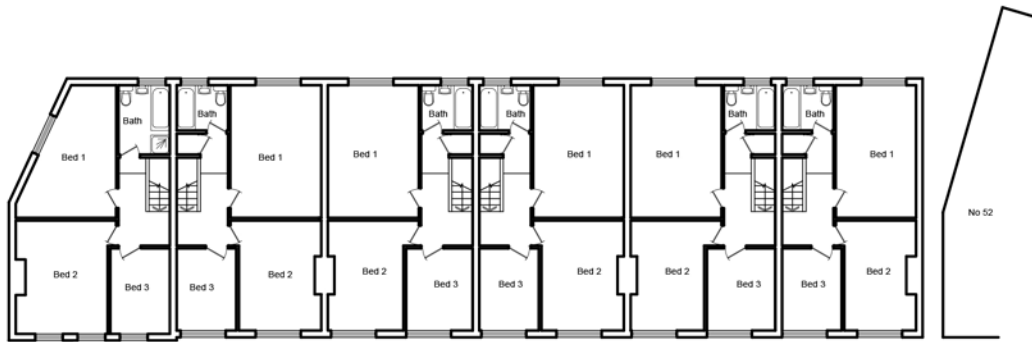
JOEL STREET

Scale 1:500  
 0-15m scale bar (m)

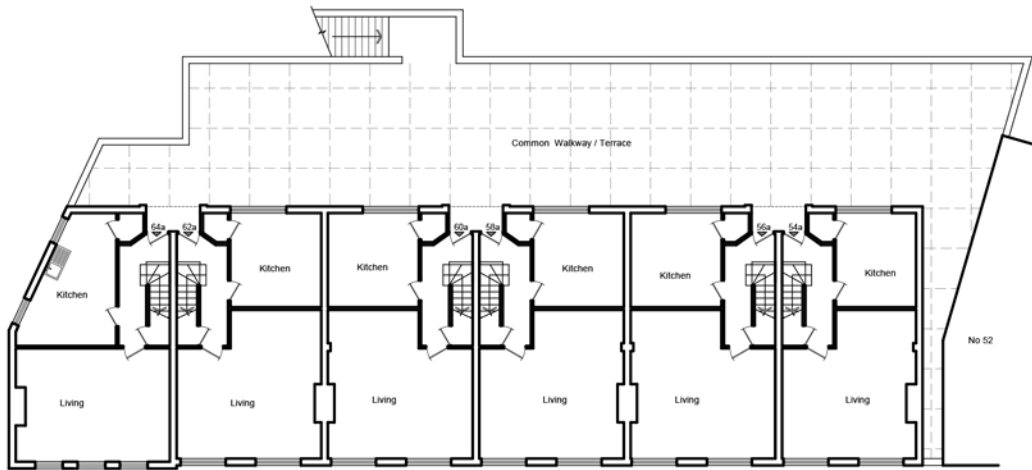




Existing Roof Plan



Existing Second Floor Plan



Existing First Floor Plan

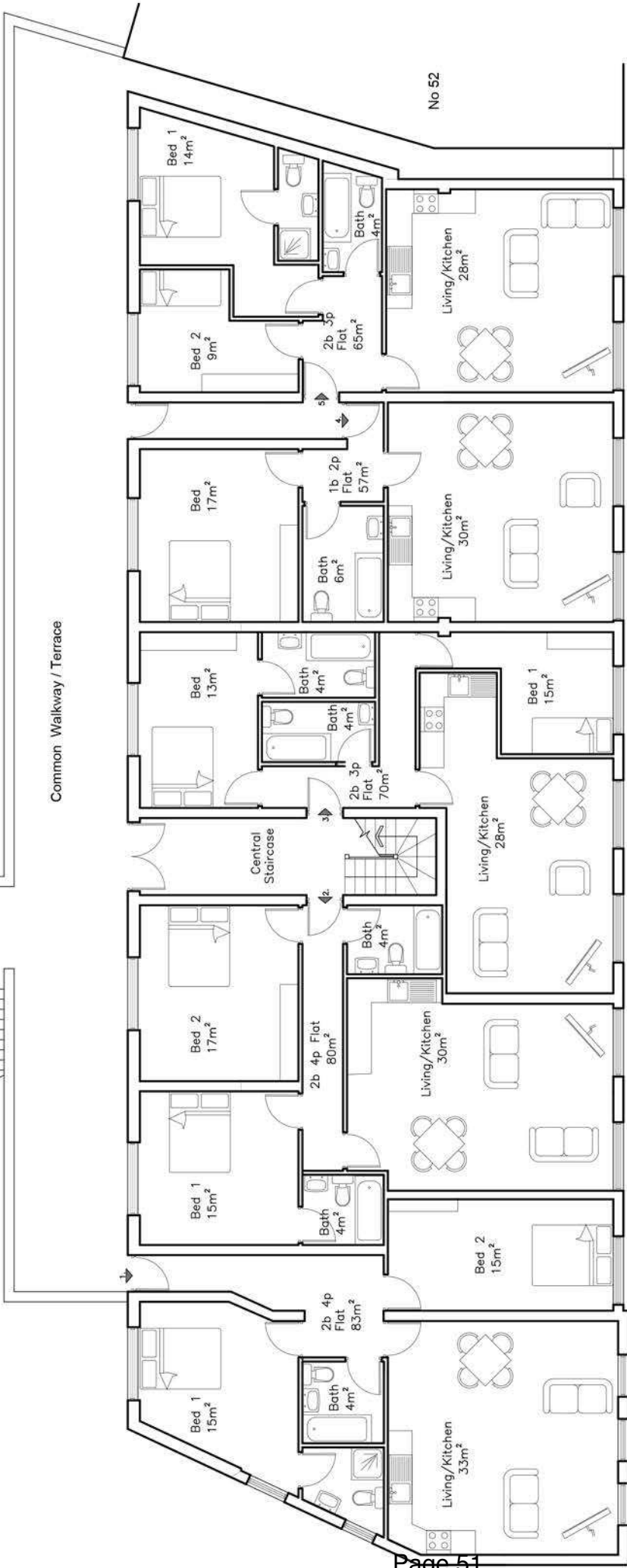
Rev:

Drawing Title:	Scale: 1:200@A3
Existing Floor Plans	Drwn: tdo
Project:	Date: November 2014
Extension & Conversion	
Location:	Drawing No:
Joel Street, Northwood, HA6 1PA	<b>4667 01</b>

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Chartered Surveyors & Planning Consultants

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Hadley, Barnet  
Herts EN5 4SZ  
t: 020 8275 1080  
f: 0800 007 3003  
e: enquiries@planningconsent.com  
w: www.planningconsent.com



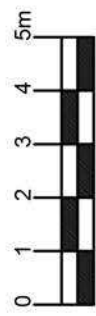


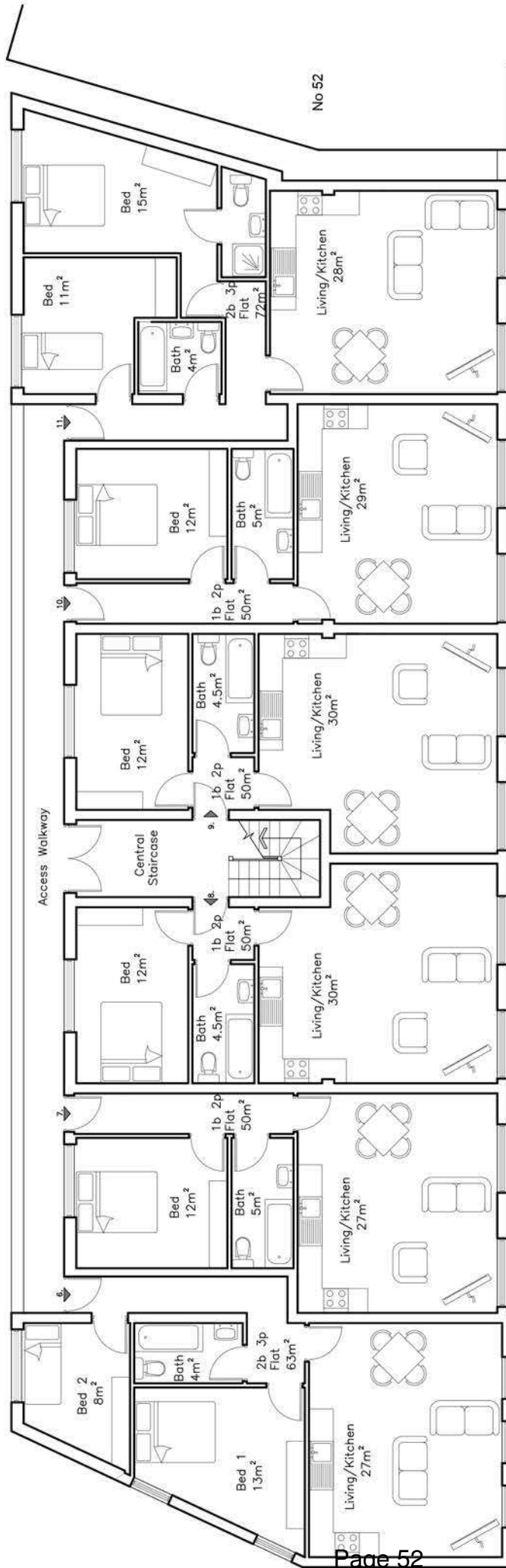
6 Wrotham Business Park  
 Barnet,  
 Herts  
 EN5 4SZ  
 t: 020 8275-1080  
 e: enquiries@planningconsent.com  
 w: www.planningconsent.com



# Proposed First Floor Plan

Drawing Title: Proposed 1st Floor Plan  
 Scale: 1:100@A3  
 Drwn: MT  
 Date: Feb 2015  
 Project: Extension & Conversion  
 Location: Joel Street, Northwood, HA6 1PA  
 Drawing No: **4667-03**





# Proposed Second Floor Plan

6 Wrotham Business Park  
Barnet,  
Herts  
EN5 4SZ

t: 020 8275-1080  
e: enquiries@planningconsent.com  
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Drawing Title:  
Proposed 2nd Floor  
Plan

Scale: 1:100@A3

Drwn: MT

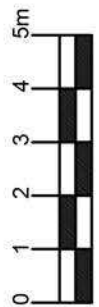
Date: Feb 2015

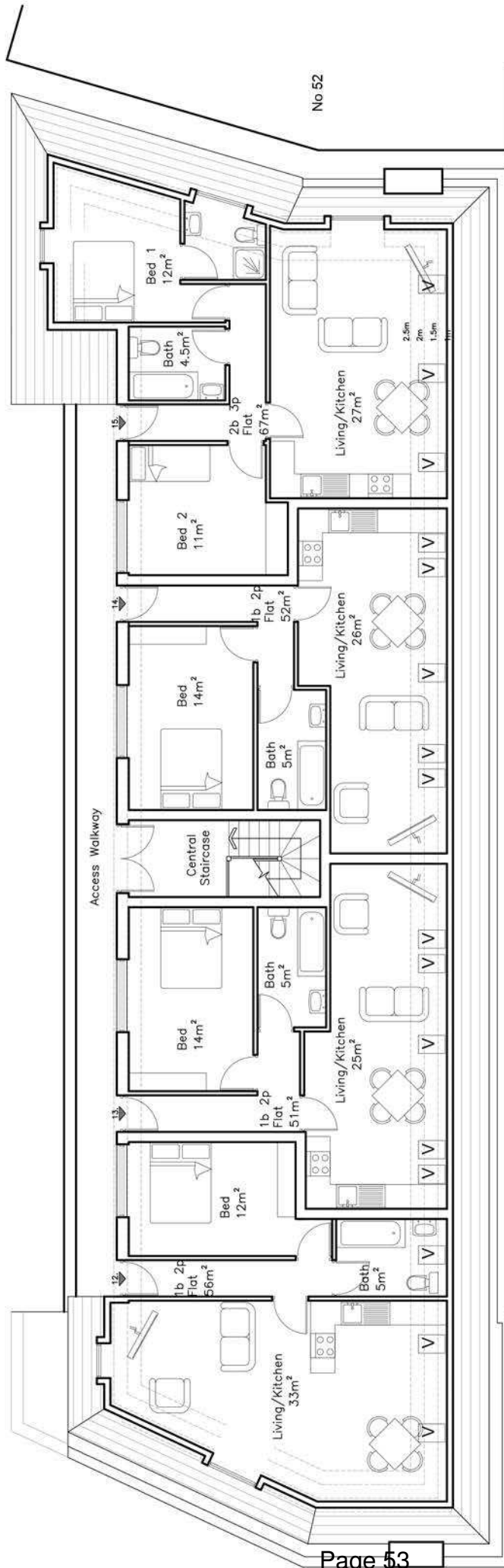
Project:  
Extension &  
Conversion

Location:  
Joel Street, Northwood,  
HA6 1PA

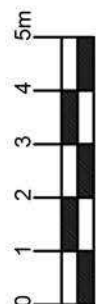
Drawing No:

**4667-04**





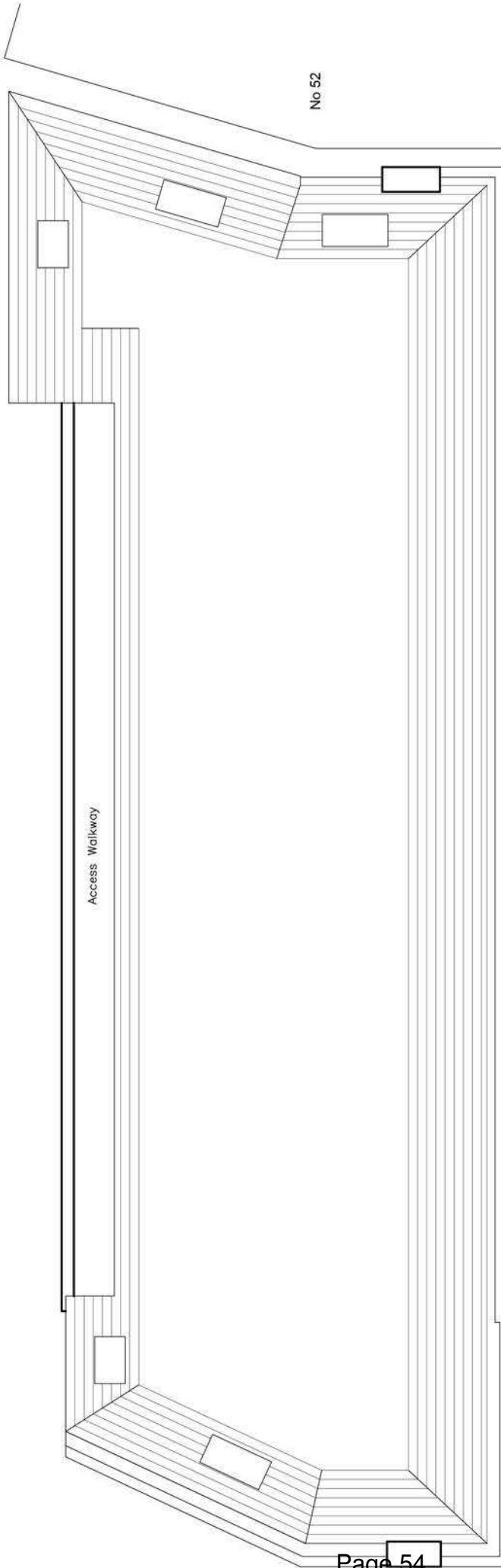
# Proposed Third Floor Plan



6 Wrotham Business Park  
Barnet,  
Herts  
EN5 4SZ  
t: 020 8275-1080  
e: enquiries@planningconsent.com  
w: www.planningconsent.com



Drawing Title: Proposed Third Floor Plan  
Scale: 1:100@A3  
Drwn: MT  
Date: Feb 2015  
Project: Extension & Conversion  
Location: Joel Street, Northwood, HA6 1PA  
Drawing No: 4667-05



# Proposed Roof Plan

6 Wrotham Business Park  
Barnet,  
Herts  
EN5 4SZ

t: 020 8275-1080  
e: enquiries@planningconsent.com  
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Drawing Title: Proposed Roof Plan

Scale: 1:100@A3

Drwn: MT

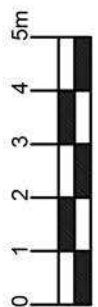
Date: Feb 2015

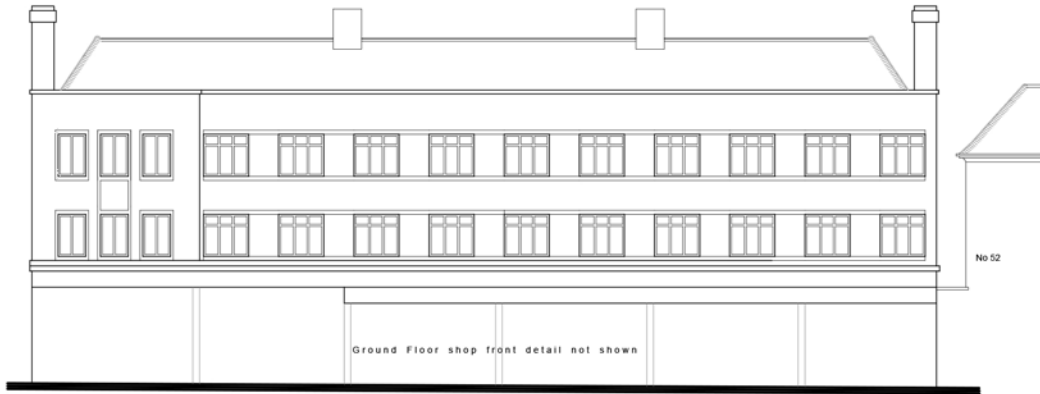
Drawing No:

**4667-06**

Project:  
Extension &  
Conversion

Location:  
Joel Street, Northwood,  
HA6 1PA

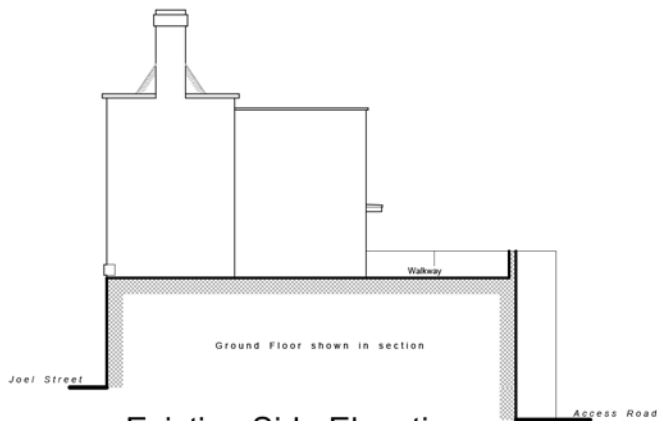




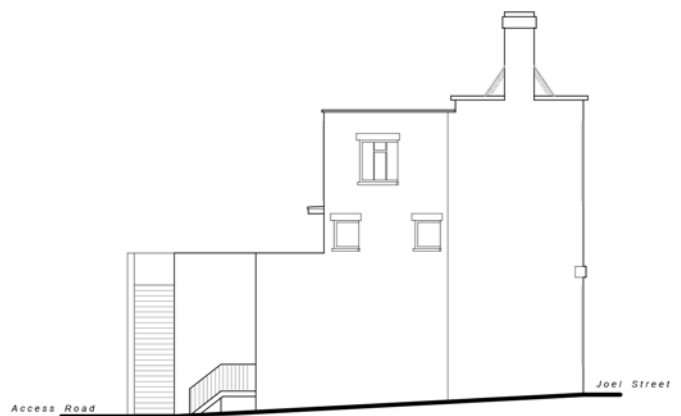
Existing Front Elevation



Existing Rear Elevation



Existing Side Elevation



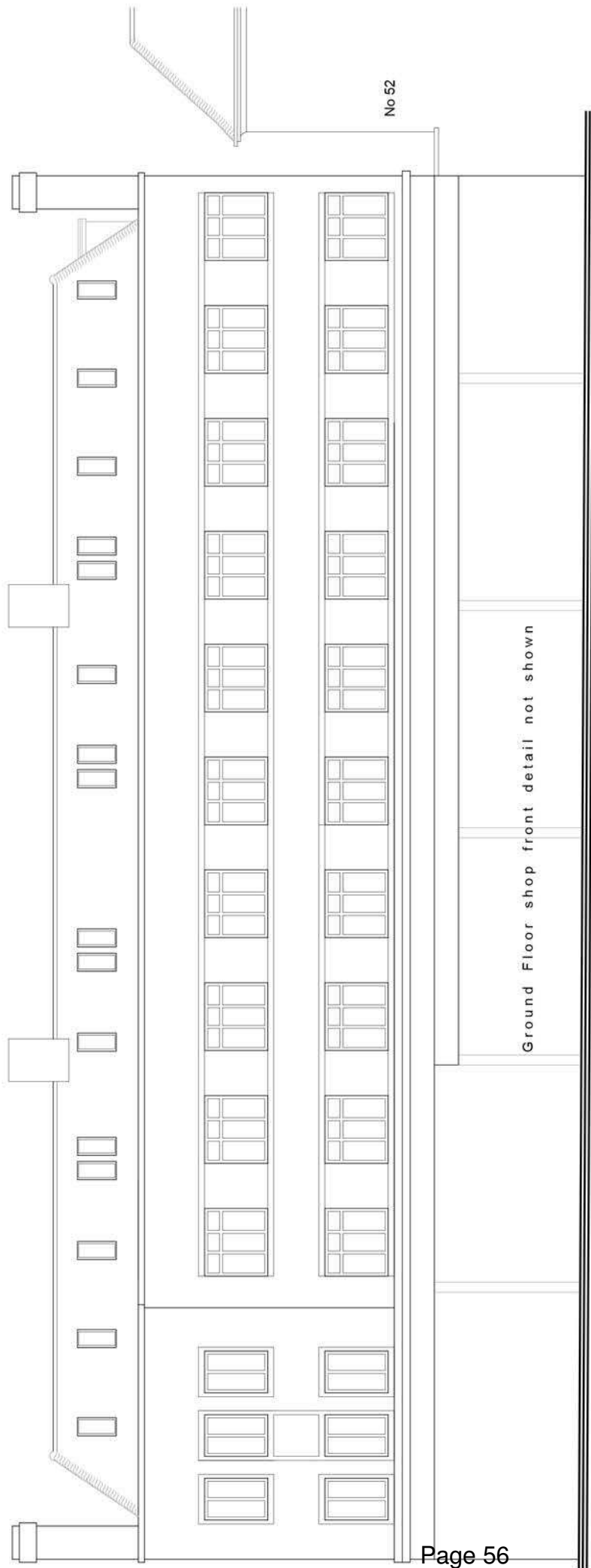
Existing Side Elevation

Rev:

Drawing Title: Existing Elevations	Scale: 1:200@A3 Drwn: tdo
Project: Extension & Conversion	Date: November 2014
Location: Joel Street, Northwood, HA6 1PA	Drawing No: <b>4667 02</b>

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No 52

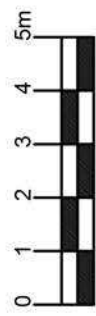
Ground floor shop front detail not shown

# Proposed Front Elevation

6 Wrotham Business Park  
Barnet,  
Herts  
EN5 4SZ  
t: 020 8275-1080  
e: enquiries@planningconsent.com  
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Drawing Title: Proposed Front Elevation  
Scale: 1:100@A3  
Drwn: MT  
Date: Feb 2015  
Project: Extension & Conversion  
Location: Joel Street, Northwood, HA6 1PA  
Drawing No: **4667-07**





# Proposed Rear Elevation

6 Wrotham Business Park  
Barnet,  
Herts  
EN5 4SZ

t: 020 8275-1080  
e: enquiries@planningconsent.com  
w: www.planningconsent.com



Drawing Title:  
Proposed Rear  
Elevation

Scale: 1:100@A3

Drwn: MT

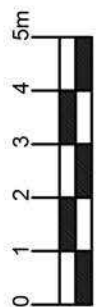
Date: Feb 2015

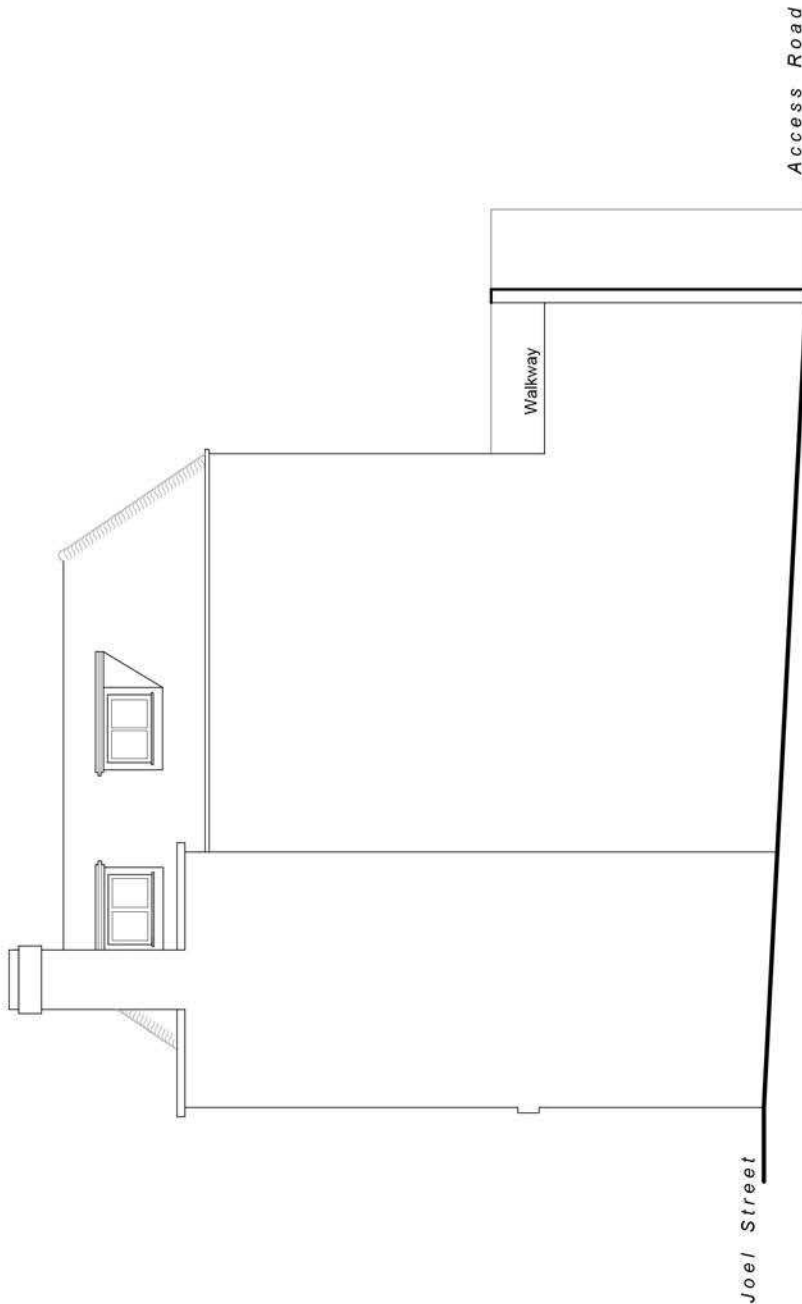
Drawing No:

**4667-08**

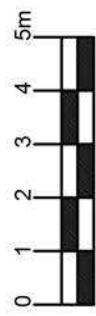
Project:  
Extension &  
Conversion

Location:  
Joel Street, Northwood,  
HA6 1PA





# Proposed Side Elevation

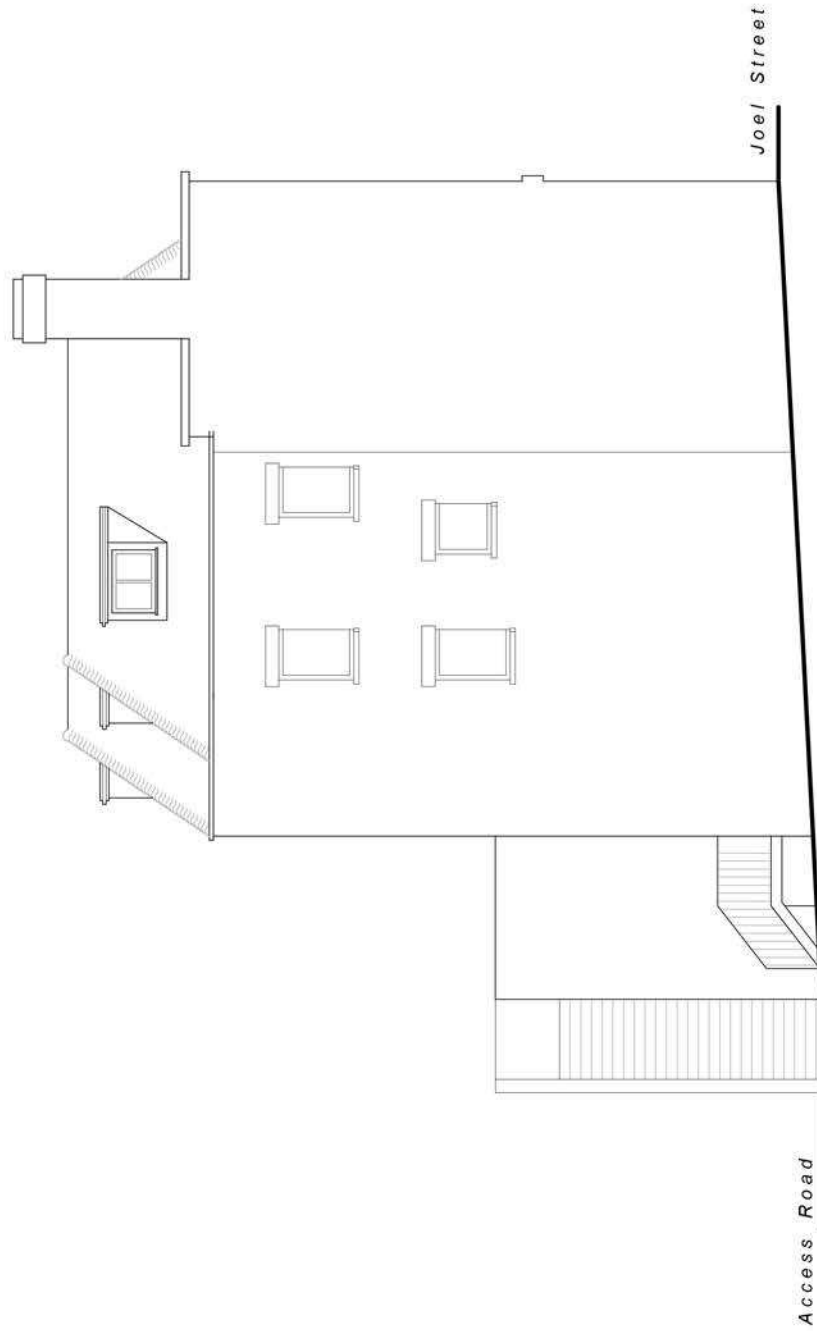


6 Wrotham Business Park  
Barnet,  
Herts  
EN5 4SZ  
t: 020 8275-1080  
e: enquiries@planningconsent.com  
w: www.planningconsent.com

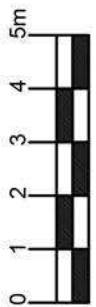


Drawing Title: Proposed Side Elevation  
Scale: 1:100@A3  
Drwn: MT  
Date: Feb 2015  
Project: Extension & Conversion  
Location: Joel Street, Northwood, HA6 1PA  
Drawing No: **4667-09**





# Proposed Side Elevation



6 Wrotham Business Park  
Barnet,  
Herts  
EN5 4SZ

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e: enquiries@planningconsent.com  
w: www.planningconsent.com



Drawing Title: Proposed Side Elevation

Scale: 1:100@A3

Drwn: MT

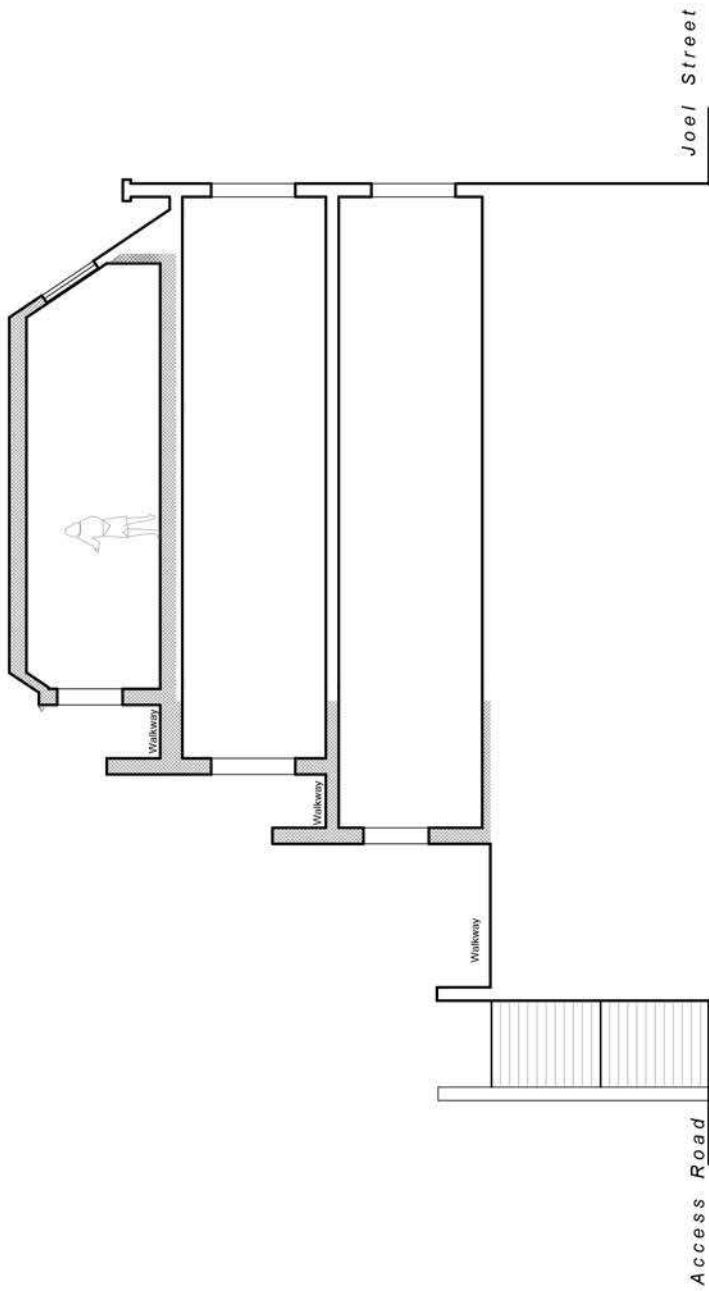
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Drawing No:

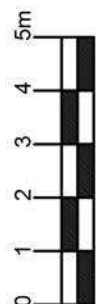
**4667-10**

Project:  
Extension &  
Conversion

Location:  
Joel Street, Northwood,  
HA6 1PA



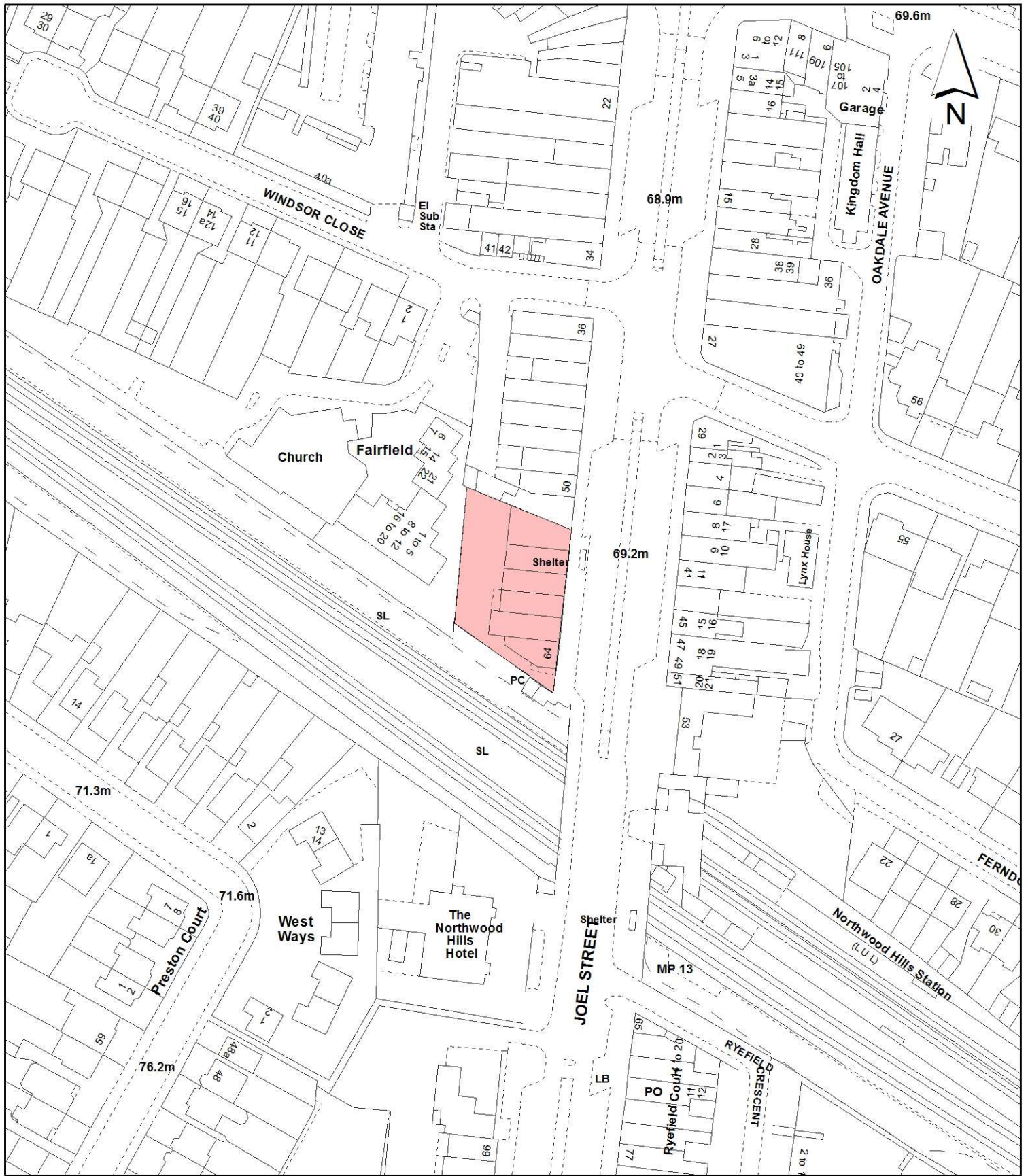
Proposed Typical Section ( for illustration only )



6 Wrotham Business Park  
 Barnet,  
 Herts  
 EN5 4SZ  
 t: 020 8275-1080  
 e: enquiries@planningconsent.com  
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Drawing Title: Scale: 1:100@A3  
 Proposed Section Drwn: MT  
 Project: Date: Feb 2015  
 Extension & Conversion  
 Location: Drawing No:  
 Joel Street, Northwood, HA6 1PA **4667-11**



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Site Address:

**54-64 The Broadway  
 Joel Street  
 Northwood**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Residents Services  
 Planning Section  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111

Planning Application Ref:

**63833/APP/2015/1485**

Scale:

**1:1,250**

Planning Committee:

**North** Page 61

Date:

**August 2015**



**HILLINGDON**  
 LONDON

**Report of the Head of Planning, Sport and Green Spaces**

**Address** 27D FRITHWOOD AVENUE NORTHWOOD

**Development:** Two storey side extension

**LBH Ref Nos:** 70710/APP/2015/2041

**Date Plans Received:** 01/06/2015

**Date(s) of Amendment(s):** 08/06/2015

**Date Application Valid:** 08/06/2015

08/06/0015

# H. M. LAND REGISTRY

NATIONAL GRID PLAN TQ 0991 SECTION D  
 GREATER LONDON

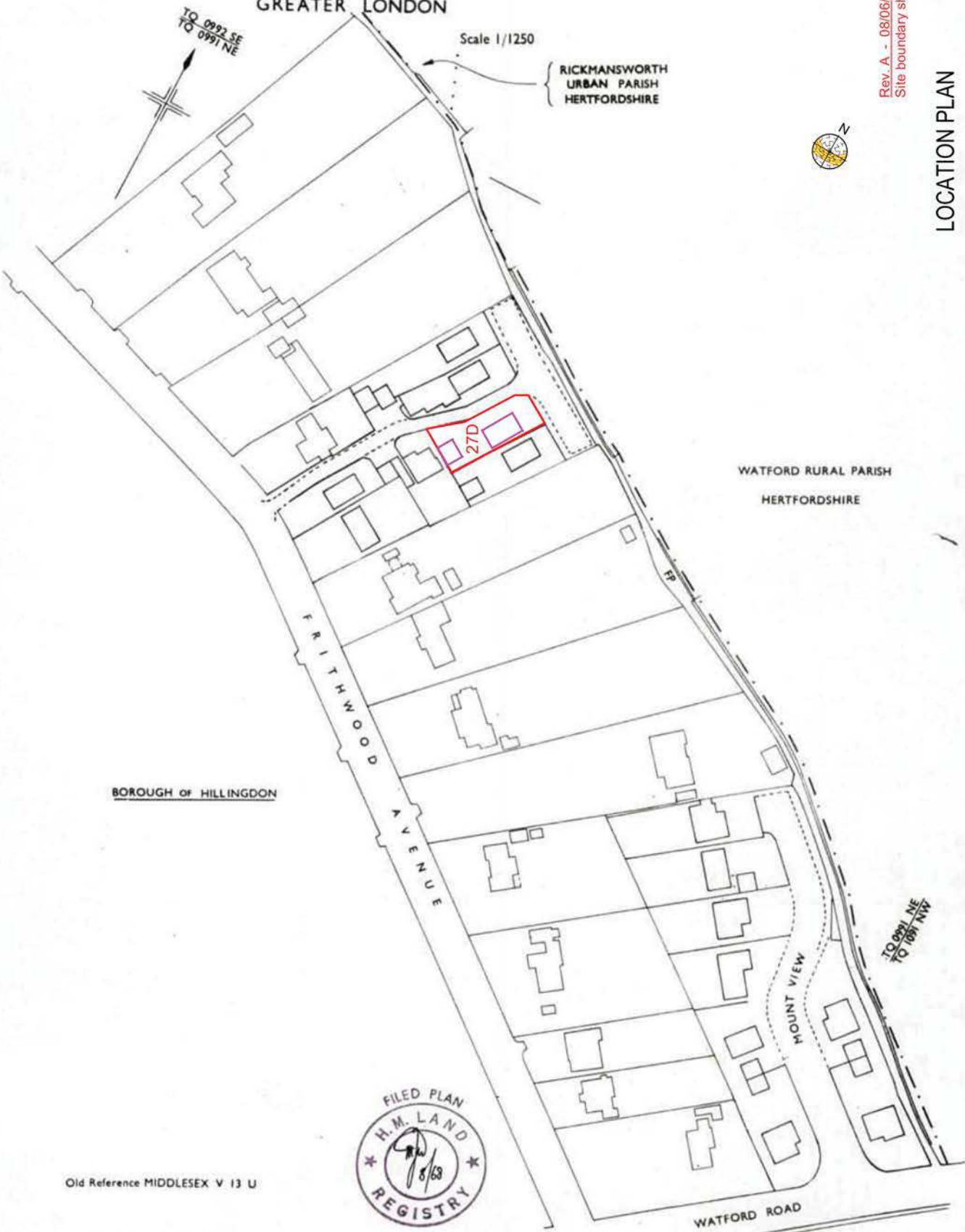
Scale 1/1250

RICKMANSWORTH  
 URBAN PARISH  
 HERTFORDSHIRE

Rev. A - 08/06/2015  
 Site boundary shown in red.

EXISTING

## LOCATION PLAN



BOROUGH OF HILLINGDON

WATFORD RURAL PARISH  
 HERTFORDSHIRE

FRITHWOOD AVENUE

WATFORD ROAD

MOUNT VIEW

27D

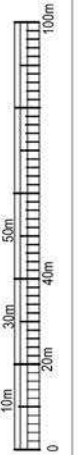
TO 0992 SE  
 TO 0991 NE

TO 0991 NE  
 TO 1091 NW

Purpose - Homeholders Planning Application

All dimensions to be checked on site.	project	date	dwg. no./rev.
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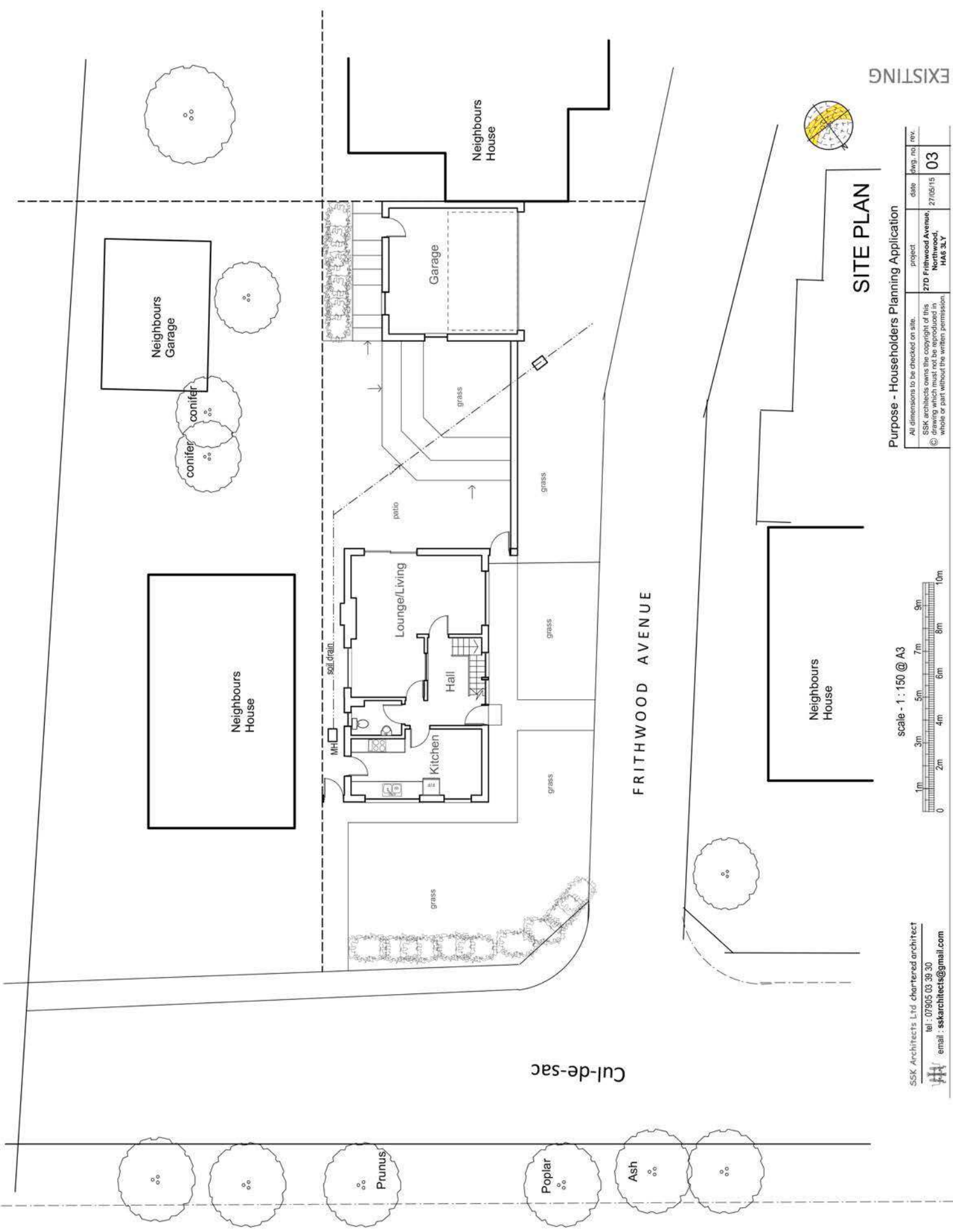
SSK Architects Ltd chartered practice  
 tel : 07905 03 35 30

email : sskarchitects@gmail.com

Old Reference MIDDLESEX V 13 U

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EXISTING



**SITE PLAN**

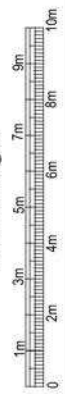
Purpose - Householders Planning Application

date	rev.
27/05/15	03

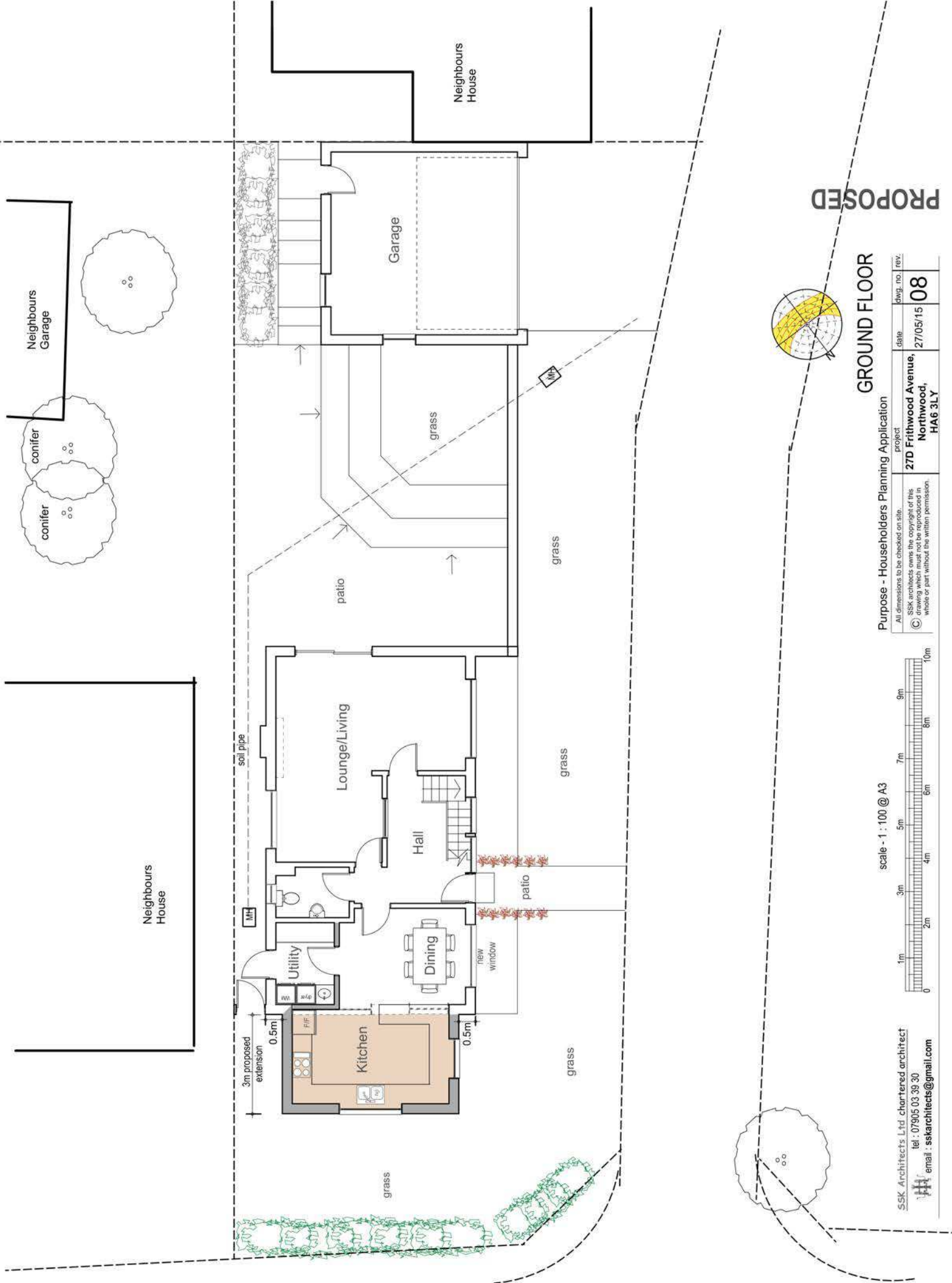
project: 270 Frithwood Avenue, Northwood, HA6 3LY

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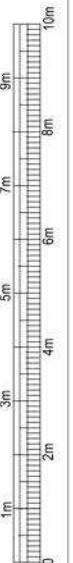
PROPOSED

**GROUND FLOOR**

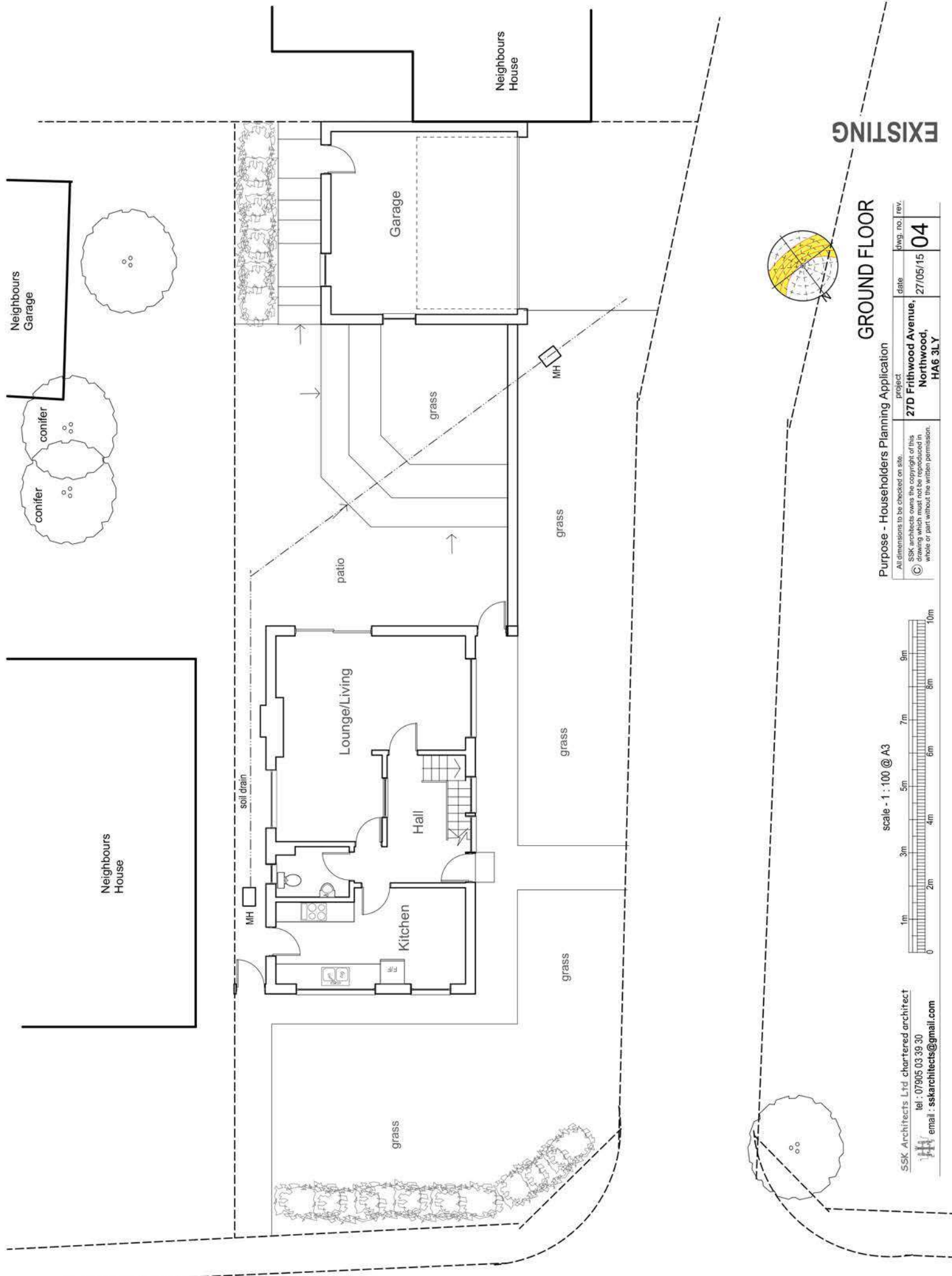
Purpose - Householders Planning Application

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project	27D Frithwood Avenue, Northwood, HA6 3LY
date	27/05/15
aug. no.	08
rev.	

scale - 1 : 100 @ A3



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 tel : 07905 03 39 30  
 email : sskarchitects@gmail.com



EXISTING

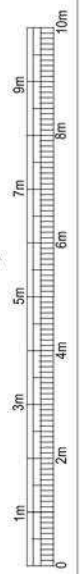
GROUND FLOOR

Purpose - Householders Planning Application

Project	27D Frithwood Avenue, Northwood, HA6 3LY
date	27/05/15
dwg. no.	04
rev.	

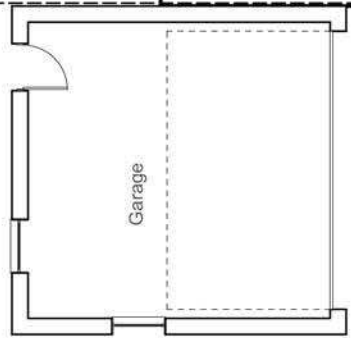
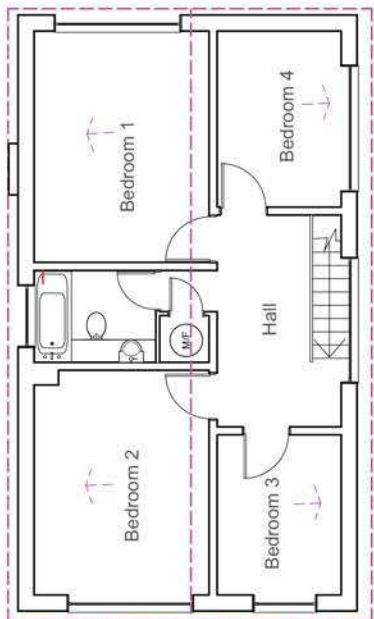
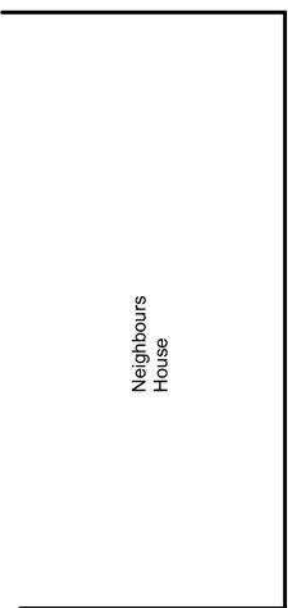
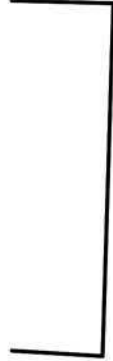
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scale - 1 : 100 @ A3



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email : sskarchitects@gmail.com

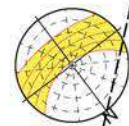




Neighbours House

Garage

EXISTING

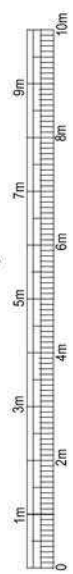


**FIRST FLOOR**

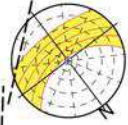
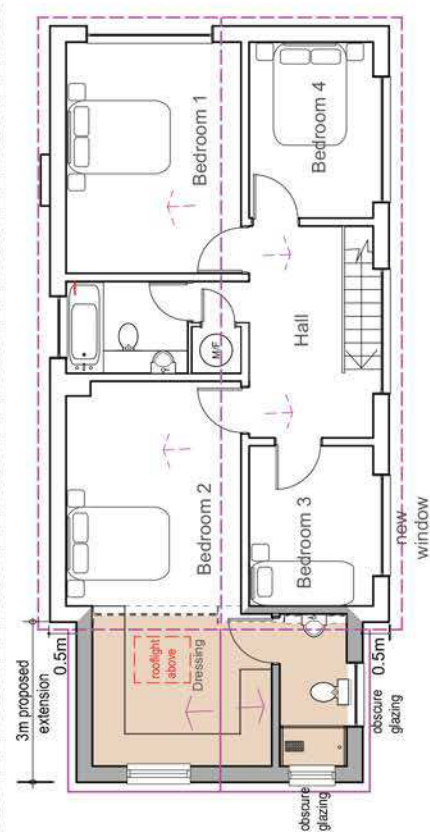
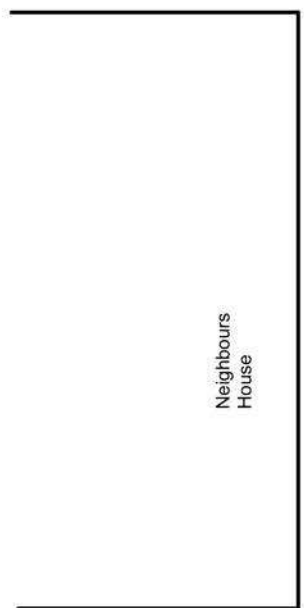
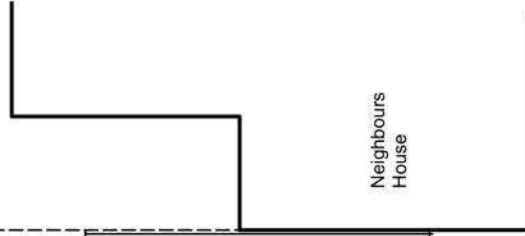
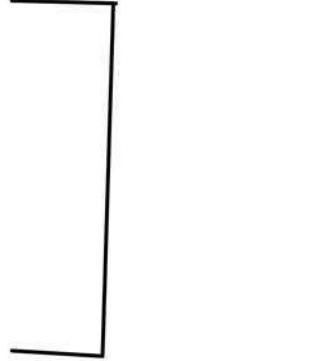
Purpose - Householders Planning Application

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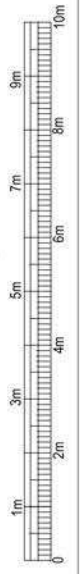
PROPOSED

**FIRST FLOOR**

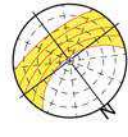
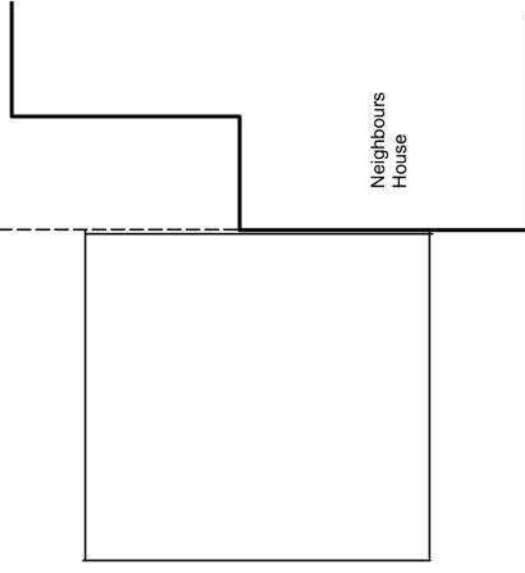
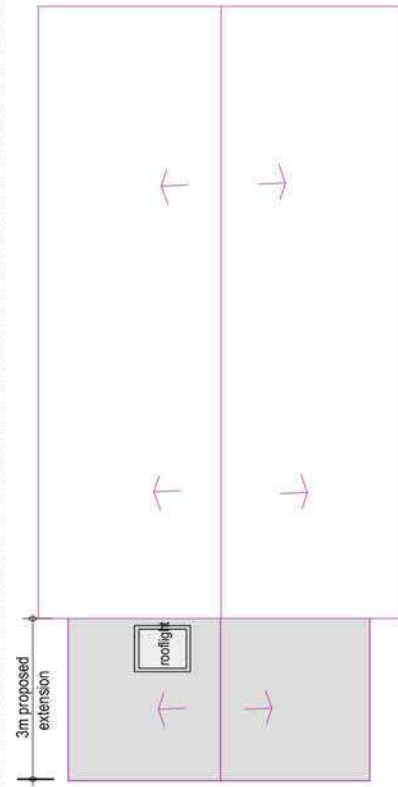
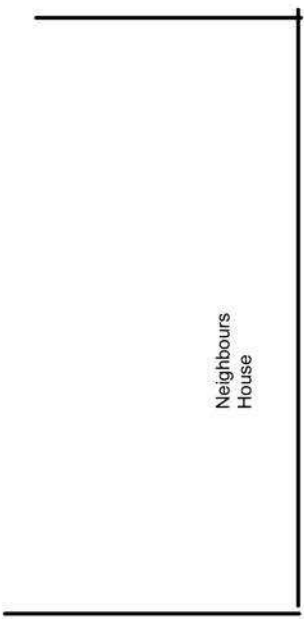
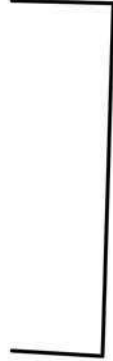
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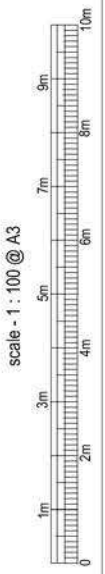


**PROPOSED**

**ROOF PLAN**

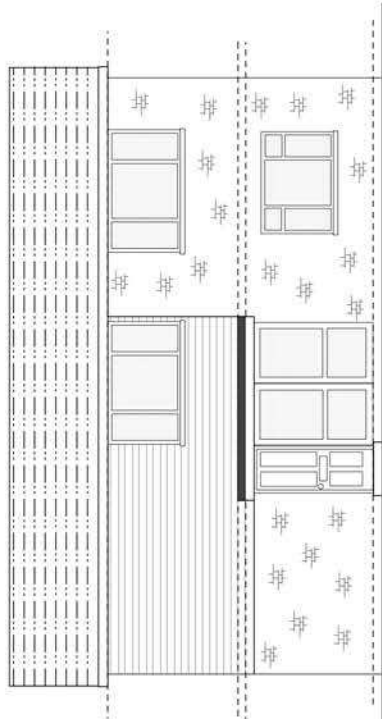
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Purpose - Householders Planning Application

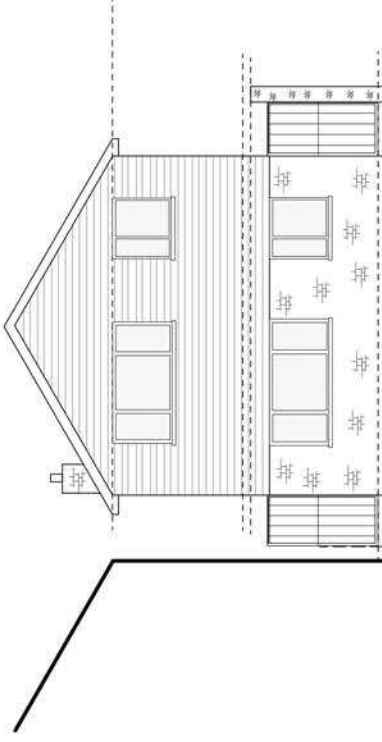


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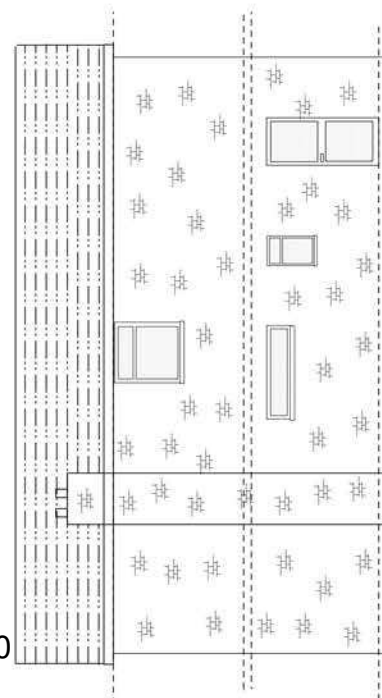


FRONT ELEVATION

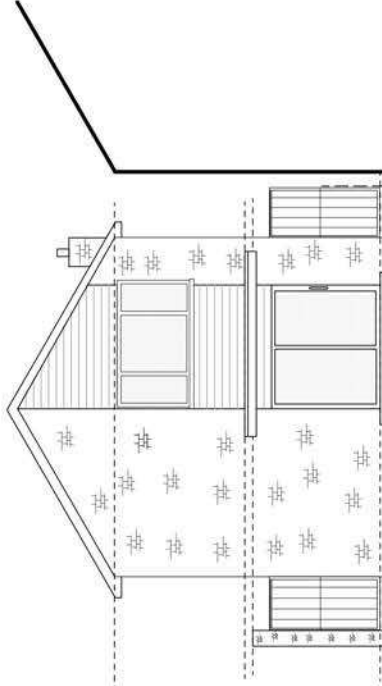


SIDE ELEVATION  
(North East)

- ROOF - Plain roof tiles
- WALLS - Brickwork and UPVc white panelling above
- WINDOWS - White UPVc double glazed
- DOORS - White UPVc double glazed
- RWP & GUTTERS - UPVc white

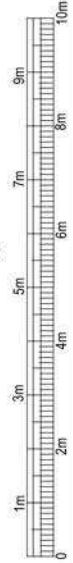


REAR ELEVATION



SIDE ELEVATION  
(South West)

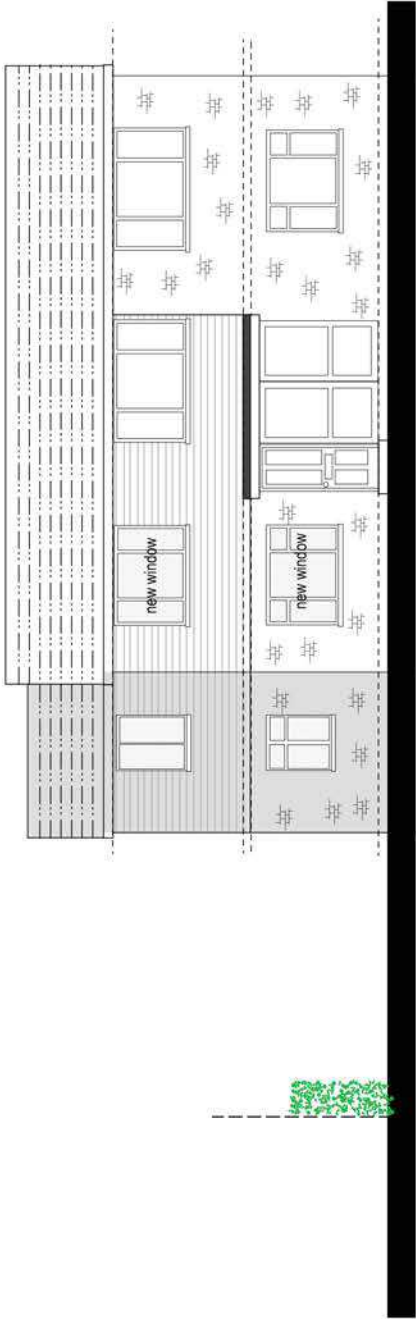
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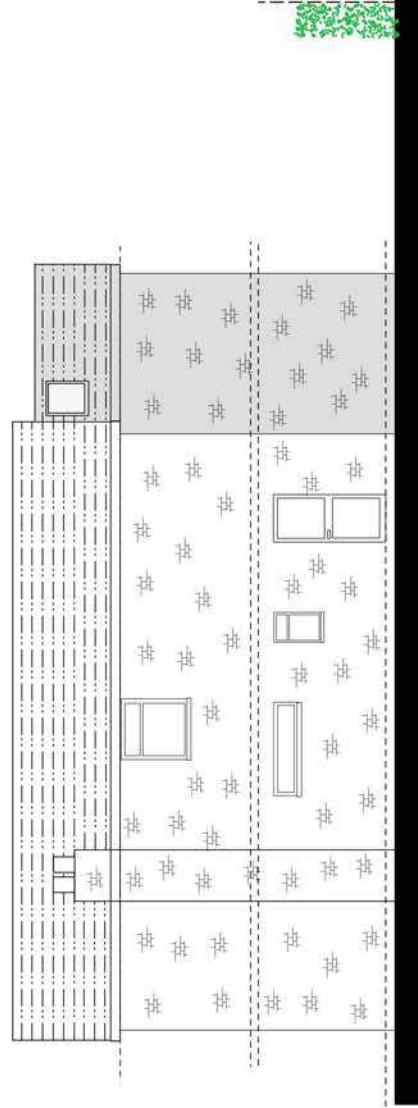
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Purpose - Householders Planning Application					

EXISTING



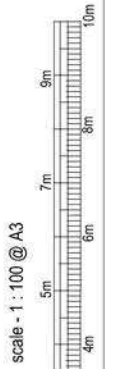
FRONT ELEVATION

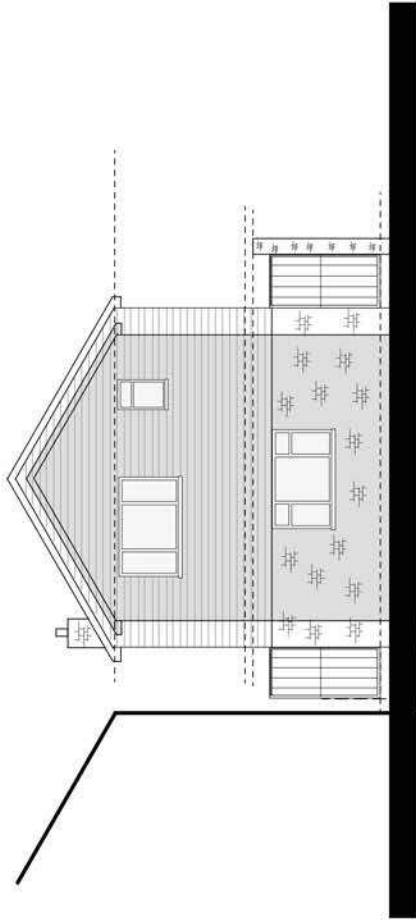


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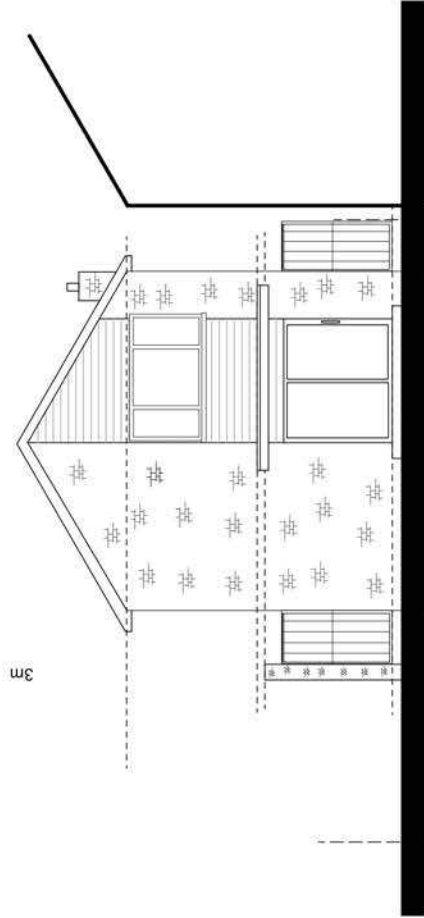
- GENERAL -** New materials used in exterior work to match existing.
- WALLS** - Facing brickwork and UPVc white panies above to match existing
  - WINDOWS** - All new windows to be white UPVc double glazed, profile to match existing + set within opening to match existing.
  - DOORS** - All new doors to be white UPVc double glazed, profile to match existing + set within opening to match existing.
  - RWP & GUTTERS** - to be UPVc to match existing.
  - ROOF** - Tile type, size & colour to match existing.
  - ROOF LIGHTS** - "Velux" projection maximum 150mm beyond the plan of the roof slope.
  - EAVES** - Soffitt and fascia size and material to match with existing
- PROPOSED WORK SHADED.**

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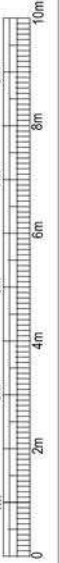


SIDE ELEVATION  
(North East)



SIDE ELEVATION  
(South West)  
(NO CHANGE)  
for reference only

scale - 1 : 100 @ A3



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	Purpose - Homeholders Planning Application			

**GENERAL - New materials used in exterior work to match existing.**

- WALLS** - Facing brickwork and UPVc white panies above to match existing
- WINDOWS** - All new windows to be white UPVc double glazed, profile to match existing + set within opening to match existing.
- DOORS** - All new doors to be white UPVc double glazed, profile to match existing + set within opening to match existing.
- RWP & GUTTERS** - to be UPVc to match existing.
- ROOF** - Tile type, size & colour to match existing.
- ROOF LIGHTS** - "Velux" projection maximum 150mm beyond the plain of the roof slope.
- EAVES** - Soffit and fascia size and material to match with existing

**PROPOSED WORK SHADED.**

PROPOSED



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project <b>27D Frithwood Avenue,    Northwood,    HA6 3LY</b>				

Description of proposed works

- Ground floor - Side extension and internal alterations  
 First floor - Side extension and internal alterations

Drawing nos.	scale	Description
01	.....	Title sheet
02	1:1250	Location plan

<u>Existing</u>		
03	1:150	Site plan
04	1:100	Ground floor plan
05	1:100	First floor plan
06	1:100	Elevations - Front and Rear
07	.....	Photos - front, rear & garden views

<u>Proposed</u>		
08	1:100	Ground floor plan
09	1:100	First floor plan
10	1:100	Roof plan
11	1:100	Elevations - front and rear
12	1:100	Elevations - sides

Approx. areas

**Existing:**  
 Site area - 400 sq. meters.

Ground floor,  
 Main house - 70 sq. meters.  
 Garage - 38 sq. meters  
 Total building area - 108 sq meters

**Proposed:**  
 - 16 sq. meters.



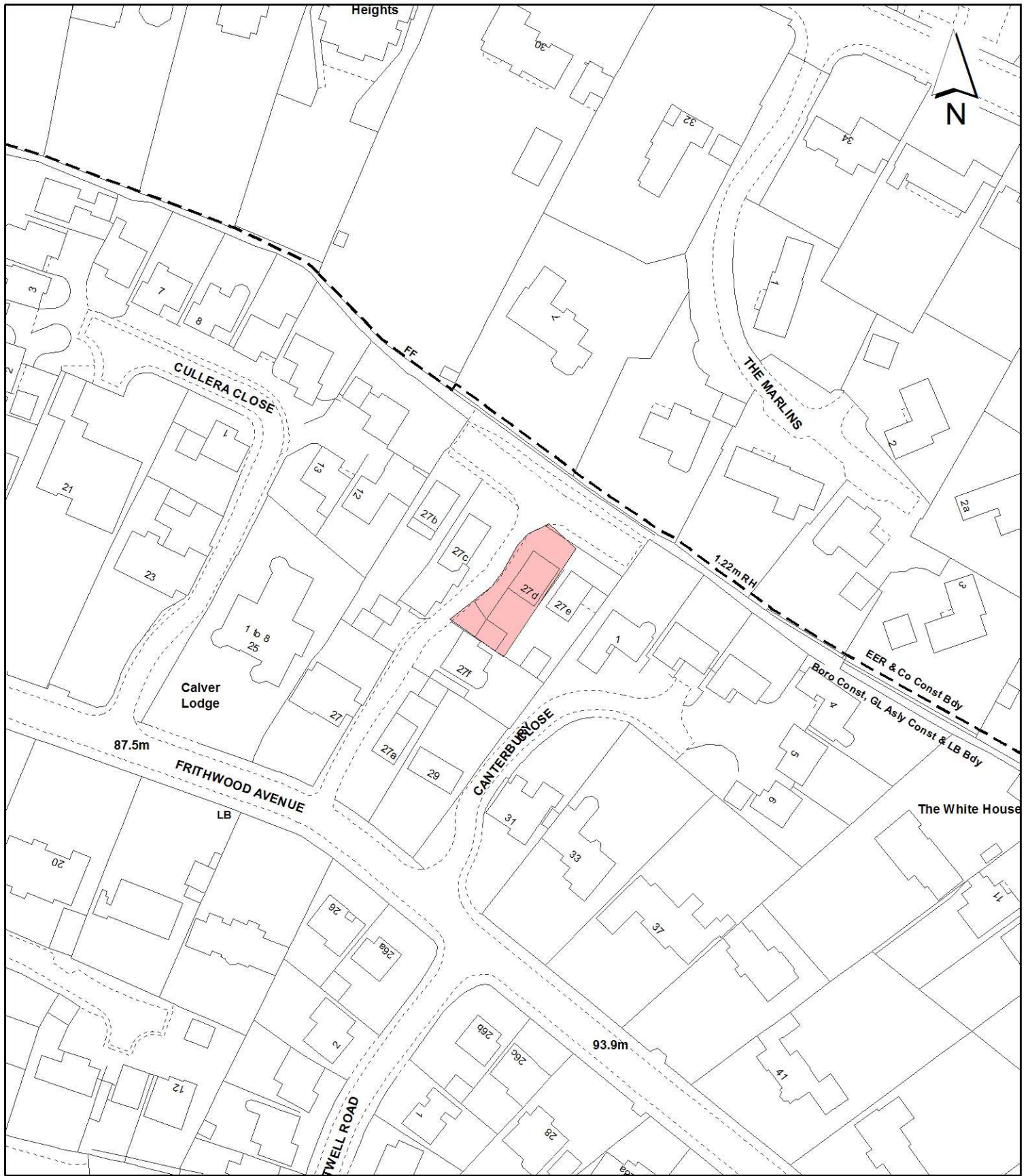
AERIAL VIEW

DRAWING TITLES

Purpose - Householders Planning Application

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**Notes:**

 Site boundary

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Site Address:

**27D Frithwood Avenue  
 Northwood**

Planning Application Ref:

**70710/APP/2015/2041**

Planning Committee:

**North Page 75**

Scale:

**1:1,250**

Date:

**August 2015**

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

Civic Centre, Uxbridge, Middx. UB8 1UW  
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