



HILLINGDON  
LONDON



# North Planning Committee

**Date:** TUESDAY, 5 JANUARY  
2016

**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

**Published:** Friday, 18 December 2015

**Contact:** Kiran Grover

**Tel:** 01895 556454

**Email:** [democratic@hillington.gov.uk](mailto:democratic@hillington.gov.uk)

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)

# Useful information for residents and visitors

## Travel and parking

Bus routes 427, U1, U3, U4 and U7 all stop at the Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short walk away. Limited parking is available at the Civic Centre. For details on availability and how to book a parking space, please contact Democratic Services. Please enter from the Council's main reception where you will be directed to the Committee Room.

## Accessibility

For accessibility options regarding this agenda please contact Democratic Services. For those hard of hearing an Induction Loop System is available for use in the various meeting rooms.

## Attending, reporting and filming of meetings

For the public part of this meeting, residents and the media are welcomed to attend, and if they wish, report on it, broadcast, record or film proceedings as long as it does not disrupt proceedings. It is recommended to give advance notice to ensure any particular requirements can be met. The Council will provide a seating area for residents/public, an area for the media and high speed WiFi access to all attending. The officer shown on the front of this agenda should be contacted for further information and will be available at the meeting to assist if required. Kindly ensure all mobile or similar devices on silent mode.

Please note that the Council may also record or film this meeting and publish this online.

## Emergency procedures

If there is a FIRE, you will hear a continuous alarm. Please follow the signs to the nearest FIRE EXIT and assemble on the Civic Centre forecourt. Lifts must not be used unless instructed by a Fire Marshal or Security Officer.

In the event of a SECURITY INCIDENT, follow instructions issued via the tannoy, a Fire Marshal or a Security Officer. Those unable to evacuate using the stairs, should make their way to the signed refuge locations.



## A useful guide for those attending Planning Committee meetings

### Security and Safety information

**Fire Alarm** - If there is a FIRE in the building the fire alarm will sound continuously. If there is a BOMB ALERT the alarm sounds intermittently. Please make your way to the nearest FIRE EXIT.

**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

---

## 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 previous meeting 28 October 2015 and 18 November 2015 1 - 10
- 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.

### Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	150 Eastcote Road, Ruislip 71162/APP/2015/3138	Eastcote & East Ruislip	Installation of fencing (Part Retrospective).  <b>Recommendation: Approval</b>	11 - 18  62 - 66
7	Northwood Cricket Club, Rickmansworth Road, Northwood 45817/APP/2015/3697	Northwood	Single storey side extension to existing pavilion building with roofspace for use as storage space.  <b>Recommendation: Approval</b>	19 - 34  67 - 71
8	38 Elgood Avenue, Northwood 8469/APP/2015/3883	Northwood Hills	Two storey rear extension.  <b>Recommendation: Refusal</b>	35 - 42  72 - 84

9	45 Wieland Road, Northwood 41908/APP/2015/3822	Northwood Hills	Part two storey, part single storey side/rear extension, single storey side extension and raising and extension of roof to create additional habitable roofspace (Resubmission).  <b>Recommendation: Approval</b>	43 - 54  85 - 94
---	--	--------------------	---	------------------------

## **PART II - Members Only**

The reports listed below are not made public because they contain confidential or exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended.

10 Enforcement Report

55 - 60

## **PART I - Plans for North Planning Committee 61 - 94**

This page is intentionally left blank

## Minutes

### NORTH PLANNING COMMITTEE

28 October 2015

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



HILLINGDON  
LONDON

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman) John Morgan (Vice-Chairman) Peter Curling (Labour Lead) Jem Duducu Duncan Flynn Raymond Graham Carol Melvin John Morse John Oswell</p> <p><b>LBH Officers Present:</b> Alex Chrusciak (Planning Services Manager), Adrien Waite (Major Applications Manager), Syed Shah (Principal Highways Engineer), Sarah White (Legal Advisor) and Charles Francis (Democratic Services Officer).</p>	
84.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>None.</p>	
85.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>None.</p>	
86.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS HELD ON 26 AUGUST 2015 AND 6 OCTOBER 2015</b> (<i>Agenda Item 3</i>)</p> <p>Were agreed as an accurate record.</p>	
87.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>	
88.	<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 item 13 which was considered in Private.</p>	

89.	<p><b>146 FIELD END ROAD, EASTCOTE - 3016/APP/2015/2420</b> (<i>Agenda Item 6</i>)</p> <p><b>Change of Use from Use Class B1 (Offices) to part Use Class A1 (Shops) and part Use Class C3 (Flats) and the creation of a third floor to provide 6 x 2-bed, 2 x 1-bed, and 1 x 3-bed flats, new balconies, parking, amenity space and cycle store involving external alterations.</b></p> <p>Officers introduced the report and highlighted the changes set out in the addendum.</p> <p>The Committee heard the size and scale of the design was in keeping with the appearance of the existing and neighbouring buildings. The proposal was also in keeping with the street scene and would not be detrimental to the visual amenities of the wider area.</p> <p>Officers explained the proposal would provide a satisfactory level of accommodation and amenity space for future occupants of the proposed flats, as well as adequate off-street parking availability.</p> <p>Responding to questions from the Committee, Officers confirmed there were no over-looking or privacy issues associated with the design and the entrance to the car park would be gated. The Committee agreed it was good when buildings were brought back into use, and on this basis agreed the application should be approved.</p> <p>It was moved, seconded and on being put to the vote agreed that the application be approved.</p> <p><b>Resolved -</b></p> <p><b>That the application be approved for the reasons set out in the Officer report and addendum.</b></p>	
90.	<p><b>LAND TO NORTH OF MOORHALL ROAD, HAREFIELD, DENHAM - 71180/APP/2015/3252</b> (<i>Agenda Item 7</i>)</p> <p><b>Installation of groundwater monitoring boreholes.</b></p> <p>Officers provided an overview of the application.</p> <p>It was moved, seconded and on being put to the vote agreed that the application be approved.</p> <p><b>Resolved -</b></p> <p><b>That the application be approved as set out in the Officer report.</b></p>	
91.	<p><b>30 SUSSEX ROAD, ICKENHAM - 71045/APP/2015/3125</b> (<i>Agenda Item 8</i>)</p> <p><b>Part two storey, part single storey rear extension and single storey side extension</b></p>	



	<p>Officers introduced the report and highlighted the changes set out in the addendum.</p> <p>The Committee heard the main planning issues concerned the impact 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. Further considerations included whether or not there was adequate residential amenity and the availability of parking.</p> <p>The Committee noted that the proposal complied with the adopted guidance and had no adverse impact on neighbours. Subject to the correction to the Officer report that the dwelling was semi-detached, rather than mid-terraced, it was moved, seconded and on being put to the vote agreed that the application be approved.</p> <p><b>Resolved -</b></p> <p><b>That the application be approved for the reasons in the Officer report and subject to the changes set out in the addendum.</b></p>	
92.	<p><b>NORTHWOOD GOLF CLUB, RICKMANSWORTH ROAD, NORTHWOOD - 7932/APP/2015/2938</b> (<i>Agenda Item 9</i>)</p> <p><b>Single storey structure to be used as a toilet on golf course.</b></p> <p>Officers introduced the report. It was moved, seconded and on being put to the vote agreed that the application be approved.</p> <p><b>Resolved -</b></p> <p><b>That the application be approved</b></p>	
93.	<p><b>WAITROSE, 9 KINGSEND, RUISLIP - 36969/APP/2015/2159</b> (<i>Agenda Item 10</i>)</p> <p><b>Variation of condition 9 (Delivery Times) of planning permission ref: 36969/APP/2013/918, dated 16/03/2013, to extend the stores delivery hours (Variation of condition 1 of planning permission ref: 36969/APP/2011/2450 dated 02/12/2011 to extend opening hours).</b></p> <p>Officers introduced the report and highlighted the changes set out in the addendum.</p> <p>Officers explained the application sought a variation to existing planning permission to permit deliveries between 0600 and 2300 Monday to Saturday and 0800 and 2300 on Sundays and Bank Holidays.</p> <p>The Committee heard the applicants had submitted a noise survey which had demonstrated the noise resulting from the extended delivery</p>	

hours would not significantly detract from the residential amenities of occupants of nearby properties.

Officers confirmed numbers 5 and 7 Kingsend were derelict and the Council's Environmental Protection Unit (EPU) had reviewed the application and confirmed it was acceptable.

A Ward Councillor attended the meeting and raised the following points:

- The Committee were urged to be cautious in this case.
- Although 5 and 7 were derelict, the tenants from 15 Kingsend had only just moved in.
- The strong residential character of the area meant that local residents using their gardens and balconies would be directly affected by the delivery noise.
- The nature of the site encouraged existing delivery drivers to reverse into the site which caused nuisance due to the high pitched collision warning sounds.
- The Ward Councillor was unaware a noise survey had taken place and as far as he was aware, local residents had not seen or commented on this.

During the course of discussions a number of points were raised. In relation to the noise associated with HGV's and goods lorries reversing, Officers confirmed there was a legal requirement for these to be operational at all times. Members also enquired about the hours of operation and whether or not, 2300 meant that all lorries had to have left the site by this time. Officers confirmed that by 2300, all activities had to have ceased on the site.

The Committee asked about parking in the service road and whether or not this was an issue as it might inhibit the movement of delivery vehicles. Officers explained that historically, the service road had always been used as a generic storage yard and if parking were an issue, it would be a Highways matter. Commenting on the noise report which had been submitted by the applicant, Officers confirmed this has included an assessment of the lift, unloading, lorry movement and lorries reversing and EPU had found these to be acceptable.

The Committee asked Officers whether there was any merit in considering granting a temporary permission and revisiting the application to assess how significant the extra deliveries had been. On balance, Officers explained that in their view, similar concerns would be only be revisited if a temporary permission were granted. Officers highlighted they had not received any letters of objection or a petition about the application which would have provided residents with an opportunity to air their views.

It was moved and seconded with 5 votes in favour and 3 abstentions that the application be approved.

**Resolved -**

**That the application be approved as set out in the officer report**

	<b>and the changes set out in the addendum.</b>	
94.	<p><b>WAITROSE, 9 KINGSEND, RUISLIP - 36969/APP/2015/2167</b> <i>(Agenda Item 11)</i></p> <p><b>Variation of condition 1 (Delivery Times) of planning permission ref: 36969/APP/2002/133, dated 10-07-02, to extend the stores delivery hours (Removal of condition 13 of planning permission ref: 36969C/88/982 and condition 9 of planning permission ref: 36969G/89/2037, and replacement delivery hours condition).</b></p> <p>Officers provided an overview of the application. Subject to the discussions held in Item 10, it was moved, seconded and agreed with 5 votes in favour with 3 abstentions, that the application be agreed.</p> <p><b>Resolved -</b></p> <p><b>That the application be approved.</b></p>	
95.	<p><b>S106 QUARTERLY MONITORING REPORT</b> <i>(Agenda Item 12)</i></p> <p><b>This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 30 June 2015 where the Council has received and holds funds.</b></p> <p>Officers introduced the report. It was moved, seconded and agreed that the report be noted.</p> <p><b>Resolved -</b></p> <p><b>That the report be noted.</b></p>	
96.	<p><b>ENFORCEMENT REPORT</b> <i>(Agenda Item 13)</i></p> <p><b>Enforcement report</b></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 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	

	The meeting, which commenced at 7:00pm to 8:00pm.
--	---

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.

## Minutes

### NORTH PLANNING COMMITTEE

18 November 2015

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



HILLINGDON  
LONDON

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Peter Curling (Labour Lead), Duncan Flynn, Raymond Graham, Carol Melvin, John Morse, John Oswell and David Yarrow.</p> <p><b>LBH Officers Present:</b> James Rodger (Head of Planning and Enforcement), Adrien Waite (Major Applications Manager), Syed Shah (Transport Consultant), Nicole Cameron (Legal advisor) and Jon Pitt (Democratic Services Officer).</p>
97.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Jem Duducu with Councillor David Yarrow substituting.</p>
98.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>There were no Declarations of Interest made.</p>
99.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 3</i>)</p> <p>The Chairman advised that the application in relation to 51 Hilliard Road, Northwood (70450/APP/2015/3266) had been withdrawn by the applicant and, therefore, would not be considered by the Committee.</p>
100.	<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 4</i>)</p> <p>It was confirmed that all agenda items, with the exception of agenda item 10, were Part I and would be heard in public. Agenda item 10 was Part II and would be heard in private.</p>
101.	<p><b>51 HILLIARD ROAD, NORTHWOOD - 70450/APP/2015/3266</b> (<i>Agenda Item 5</i>)</p> <p>The application had been withdrawn and was not considered by the Committee.</p>
102.	<p><b>92 COPSE WOOD WAY, NORTHWOOD - 47953/APP/2015/3459</b> (<i>Agenda Item 6</i>)</p> <p><b>Two storey side/rear extension involving raising and enlargement of roof to provide habitable roof space to include a rear dormer and 7 rooflights, including demolition of existing rear conservatory.</b></p>

Officers introduced the report and referred Members to the addendum sheet circulated. The application was for a side and rear extension with rear dormer and roof lights. It was noted that there had been two previous applications for an extension at the property, one of which had been refused, while the other had been withdrawn.

Officers advised that the application currently under consideration was markedly different to the previous proposal. The main issues for consideration related to the effect of the application proposal on the character and appearance of the original house and the impact on the neighbouring properties and the surrounding area.

It was noted that the proposals included a slight raising of the roof, but similar work had been approved at a neighbouring property. A raised roof was not considered to be a significant issue as the 45 degree line would not be breached. The proposal would use similar architecture to the existing structure and would provide sufficient garden space and parking provision. Accordingly, officers recommended that the application be approved.

A petition had been received in support of the application. In accordance with the Council's constitution, the lead petitioner, who was also the applicant and the applicant's agent, addressed the meeting.

The applicant's agent made the following points in support of the proposals:

- Significant attempts had been made over the last two years to achieve planning permission for the applicant's dream home following the previous refusal in 2014 and an application that had been withdrawn.
- The comments received in objection to the application were similar to those raised in response to previous applications. These issues had been addressed, therefore, a number of the comments were not relevant to the current application. This was particularly true of point 9 of the objection, which stated that the rear extension was too big and point 10, which stated that the porch was not subordinate in scale and form. The agent advised that the application currently under consideration did not include a porch.
- Planning officers had not agreed with the objections raised in relation to the character and bulk of the proposals.
- The submitted proposals were in accordance with relevant planning policies.

The lead petitioner made the following points in support of the proposals:

- He had been a resident of Northwood since the 1980's. It was a great area in which to bring up a family.
- The house was a family home and the applicant wanted to use the application as an opportunity to allow the premises to 'grow and flourish.'
- The house was currently in relatively poor condition and had not had much work undertaken on it in the last 20 years. Approval of the application would provide an opportunity for the house to be updated and to provide extra accommodation for when the applicant's parents visited.
- The previous planning refusals had been problematic but the issues that had caused previous refusals had been resolved and the majority of neighbours were supportive of the application.
- The officer recommendation was that the application be approved.

	<p>There was a brief discussion, during which Members confirmed that they would be prepared to approve the application, given the changes compared to the previously refused and withdrawn proposals.</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' recommendation, subject to the conditions and informatives set out in the officer's report and the addendum sheet circulated.</b></p>
103.	<p><b>LAND TO THE REAR OF 2 HILLIARD ROAD, NORTHWOOD - 34684/APP/2015/2907</b> (<i>Agenda Item 7</i>)</p> <p><b>Single storey, 1-bed, detached dwelling with associated amenity space (Part Retrospective).</b></p> <p>Officers introduced the report and referred Members to the addendum sheet circulated. It was noted that the application was part retrospective.</p> <p>It was considered that the development would have an adverse impact on the local pattern of residential development and on the character of the area. The proposed access arrangements for the property were considered to be insufficient. The proposals also failed to provide satisfactory living space or parking provision. Accordingly, officers recommended that the application be refused.</p> <p>It was noted that there was an overprint on a number of the planning policies contained within the officer's report. A clear version of the policies could be found within the local plan.</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' recommendation, subject to the conditions and informatives set out in the officer's report and the addendum sheet circulated.</b></p>
104.	<p><b>BREAKSPEAR ARMS, BREAKSPEAR ROAD SOUTH, HAREFIELD - 10615/APP/2015/3318</b> (<i>Agenda Item 8</i>)</p> <p>Officers introduced the report and referred Members to the addendum sheet circulated. The application was for the resurfacing of a car park in order to replace the existing surface with permeable asphalt. It was noted that the area had longstanding use as a car park and that approval of the proposals would improve parking provision for a nearby restaurant.</p> <p>Subject to landscape conditions to ensure that the proposals preserved and enhanced the character of the local area, there were no objections. Accordingly, officers recommended that the application be approved.</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' recommendation, subject to the conditions and informatives set out in the officer's report and the addendum sheet circulated.</b></p>
105.	<p><b>MIDDLESEX STADIUM, BREAKSPEAR ROAD, RUISLIP - 18443/APP/2015/3181</b> <i>(Agenda Item 9)</i></p> <p>Officers introduced the report, which was for the installation of a temporary parking area to the rear of the site. The area, which was currently in use for storage, consisted of hard storage and contained overgrown weeds and trees.</p> <p>It was considered that the proposals represented inappropriate development within the green belt. Accordingly, officers recommended that the application be refused.</p> <p>It was noted that there was an overprint on a number of the planning policies contained within the officer's report. A clear version of the policies could be found on page 54 of the officer report, with the exception of policy B1, which was contained within the local plan.</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' recommendation, subject to the conditions and informatives set out in the officer's report.</b></p>
106.	<p><b>ENFORCEMENT REPORT</b> <i>(Agenda Item 10)</i></p> <p><b>RESOLVED: That:</b></p> <ol style="list-style-type: none"> <li><b>1. That the enforcement action as recommended in the officer's report was agreed.</b></li> <li><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></li> </ol>
	<p>The meeting, which commenced at 8:15 pm, closed at 8:40 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Jon Pitt on 01895 277655. 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** 150 EASTCOTE ROAD RUISLIP  
**Development:** Installation of fencing (Part Retrospective)  
**LBH Ref Nos:** 71162/APP/2015/3138  
**Drawing Nos:** Block Plan  
150ER/1  
Location Plan

**Date Plans Received:** 19/08/2015      **Date(s) of Amendment(s):**  
**Date Application Valid:** 03/11/2015

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application relates to a detached bungalow located on Eastcote Road. The external walls of the property are covered by a hipped roof. The area to the front of the property, within the curtilage of the dwelling, provides space to park 1 vehicle. The property also consists of a detached garage to the rear.

The site is located in a developed area as identified in the Hillingdon Local Plan (November 2012).

#### 1.2 Proposed Scheme

The application seeks planning permission for the installation of fencing (Part Retrospective

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

There is an outstanding enforcement investigation regarding this fencing.

### 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

### 3. Comments on Public Consultations

3 neighbouring occupiers along with the Ruislip Residents Association, were consulted on the application on 5th November 2015. By the close of the consultation period on 26th November 2015, 3 objections were received from the neighbouring properties that share a boundary with the application property, as well as an objection from the Ruislip Residents Association.

Comments raised from the objections are summarised in bullet point format below:

- The proposed fence is aesthetically at odds with the area
- The fence and proposed fence is higher than the permitted development allowance and would set a precedent
- The fence would be unnecessary and a prominent eye sore
- The fencing is of solid metal panels and is more of a hoarding fence not for domestic use

The application was called-in for consideration by the committee by a ward Councillor.

#### **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:

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.

#### **5. MAIN PLANNING ISSUES**

The main issues for consideration in determining this application relate to the impact of the fence and proposed fence would have on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, and the impact on the residential amenity of the neighbouring dwellings.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

The retrospective element of the fence is positioned to the side boundary of no.144 Eastcote Road runs along the rear half of the side boundary, and there is one panel next to the rear of the house. The existing side boundary between no.150 and no.144 consists of a privet hedge which varies in height from 2.00m to 2.30m. The proposed fence consists of 5no. 90mm x 90mm posts with spherical finials at top. The fence is to be built on the applicant's land, inside the hedgeline, and does not encroach onto any land belonging to the occupiers of no.144. The height of the panels is to be approximately 2.08m with a maximum height of 2.23m.

With regard to the side boundary between no.150 and no.152 Eastcote Road, there is an existing hawthorn hedge which has an approximate continuous height of 2.30m. The proposed fence will consist of 7no. 90mm x 90mm posts with spherical finials. The panels will measure approximately 2.28m and the maximum height of the fence will be approximately

2.45m.

The objections received raise concerns that: the proposed fence is aesthetically at odds with the area; the fence would be unnecessary and a prominent eyesore; and the fencing is of solid metal panels and is more of a hoarding fence not for domestic use.

With regard to these objections: the proposed fence will not be significantly visible to the adjoining properties, as it will be screened by a privet hedge (on the boundary between no.144) and a hawthorn hedge (on the boundary between no.152). Furthermore the fence will not be considerably higher than the existing hedges on the boundary.

There will be no detrimental impact upon the residential amenity of the neighbouring occupiers in terms of loss of light, loss of outlook or overshadowing, as the rear of no.144 Eastcote Road is set approximately 3.92m from the shared side boundary with no.150, and the rear of no.152 Eastcote Road, is set approximately 6.69m from the side boundary shared with no.150 Eastcote. The development is therefore in accordance with policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Other issue raised as an objection is that the fence and proposed fence would be higher than the permitted development allowance and would set a precedent locally. The applicant could construct a 2.0m fence under permitted development and it is considered that the additional 0.23m (on the boundary between no.150 and no.144) and 0.45m (on the boundary between no.150 and no.152) fence height, is not sufficiently out of keeping with the character and appearance of the site and surroundings as to warrant a recommendation for refusal. As such the proposal is considered to accord with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposal would not have any impact upon parking or private amenity space provision.

Therefore, it is recommended that this application be approved.

## 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, number: 150ER/1.

#### **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).

## INFORMATIVES

- 1 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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

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

- 2 On this decision notice policies from the Council's 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 Council's 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:

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.

- 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.

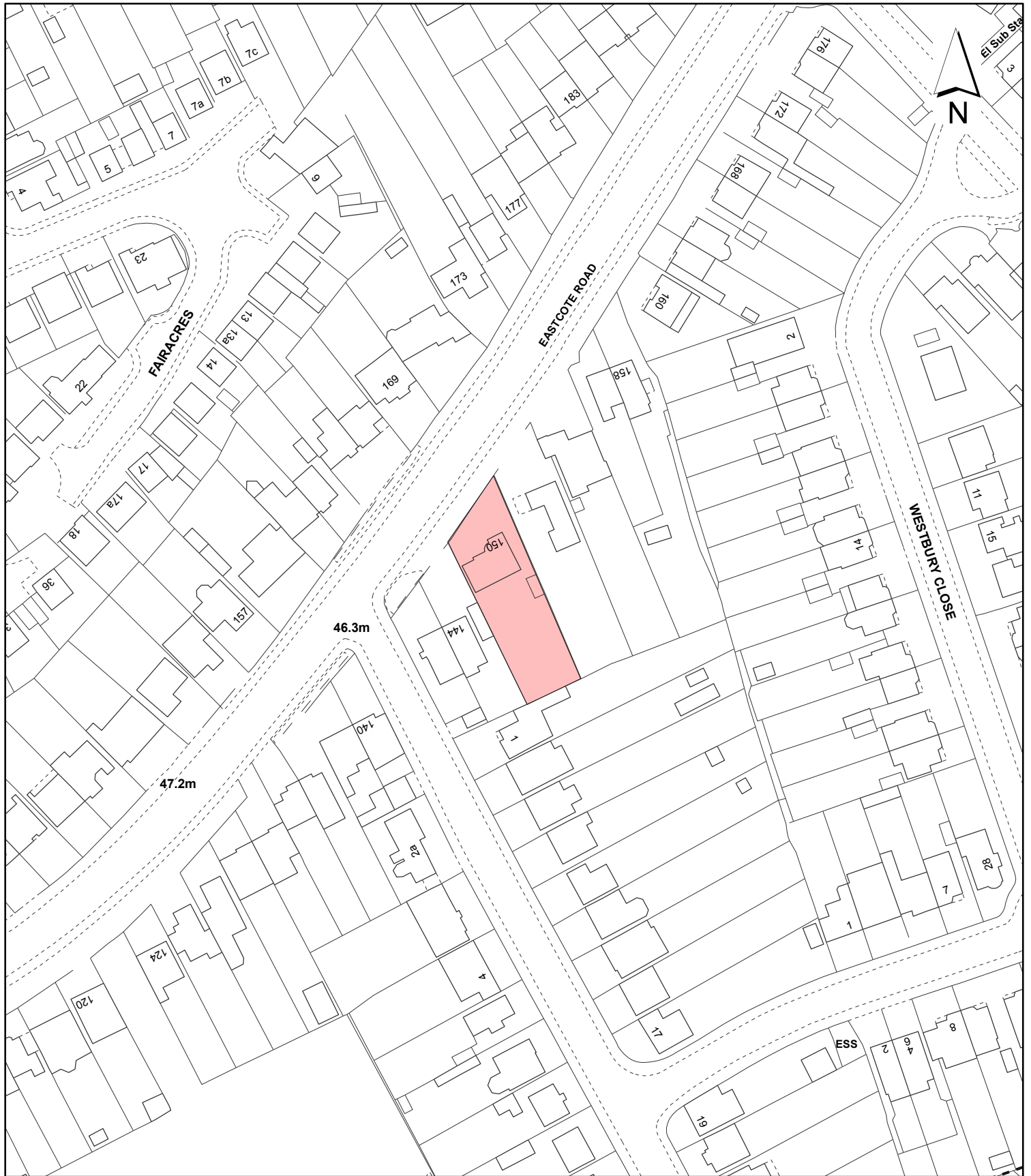
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the 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 (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

**Contact Officer:** Ayesha Ali

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**150 Eastcote Road  
 Ruislip**

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

Planning Application Ref:  
**71162/APP/2015/3138**

Scale:  
**1:1,250**

Planning Committee:  
**North** Page 18

Date:  
**January 2016**





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

**Address** NORTHWOOD CRICKET CLUB RICKMANSWORTH ROAD NORTHWOOD

**Development:** Single storey side extension to existing pavilion building with roofspace for use as storage space

**LBH Ref Nos:** 45817/APP/2015/3697

**Drawing Nos:** 20150811-PL01  
20150811-PL02  
20150811-PL04  
Arbtech TCP 01  
20150811-PL03 Rev. A  
Design Access Statement

**Date Plans Received:** 06/10/2015                      **Date(s) of Amendment(s):**

**Date Application Valid:** 15/10/2015

### 1. **SUMMARY**

This application seeks permission for a single storey extension to the northern side of the existing pavilion building on the site. The application is being referred to the Planning Committee because it incorporates a minor development within the Green Belt.

The side extension would have ancillary storage space in the roofspace, and the main area would form space for a new score box, colts (junior) club house and education/theory training area and male colts/female changing rooms and toilets.

It has been assessed and considered that the size, scale and footprint of the proposed extension are such that it would not result in a disproportionate addition to the existing pavilion building on the site, and ensure it is at an appropriate level to support an outdoor sports facility. The storey height and size of the proposed extension are such that it would not prejudice Green Belt objectives, and ensure that there is no detrimental impact on the maintenance of the openness and visual amenity of the Green Belt. The applicants have provided a reasoned justification for the additional floor space requirements and satisfactorily demonstrated that the facilities are essential for outdoor sport and recreation, and which preserve the openness of the Green Belt.

It has therefore been considered that the proposal constitutes a level of design that would be in keeping with that of the existing building on the site, and which would ensure it constitutes 'appropriate development' in the Green Belt.

Accordingly, the application is recommended for approval.

### 2. **RECOMMENDATION**

**APPROVAL subject to the following:**

1            COM3            **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 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 20150811-PL02, 20150811-PL03 Rev A, 20150811-PL04 and Tree Survey (Reference ARBTECH TCP 01 dated 2 October 2015), and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions 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).

**4 RES8 Tree Protection**

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

## REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with Policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### **5 RES10 Tree to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

## REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

## INFORMATIVES

### **1 I52 Compulsory Informative (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 I53 Compulsory Informative (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 (2015) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
NPPF8	NPPF - Promoting healthy communities
NPPF9	NPPF - Protecting Green Belt land

### **3 159 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.

### **4 147 Damage to Verge - For Council Roads:**

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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

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

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

This application relates to the site of the Northwood Cricket Club grounds, which has a very expansive area of 1.76 hectares. The site is located off the western corner of the junction between Rickmansworth Road and Duck's Hill Road.

The site is within the Green Belt and is adjacent to a Countryside Conservation Area. Access into the site is via an access drive to the eastern boundary, off the western side Duck's Hill Road (very close to the northern end and its junction with Rickmansworth Road). The site is generally well screened by tall trees and hedges/shrubbery on all its boundaries. An informal concrete driveway weaves around the site's southern boundary and terminates at an unmade vehicular hardstanding adjacent to the south-western boundary.

A concrete footpath provides 'ramped' access from the vehicular hardstanding area to the existing single storey pavilion building located at the far western corner of the site. Adjacent

to the north and south of the pavilion building are storage containers and a score box, which are located at the far western end of the site. The pavilion building is 24.1m wide, 11m deep and has an overall floor area of 264 sq.m. The building, which has red/brown brick and brown tiled roof external finishes, has a gable end pitched roof with maximum height of 7m from existing ground levels. The existing facilities inside the pavilion building incorporate: separate changing rooms and showers for home and away teams and umpires, toilet facilities for men, women and persons with disabilities, kitchen, bar and store (barrel), Members lounge and outside covered veranda.

The remainder of the site is principally laid out as an external grassed cricket field.

### 3.2 Proposed Scheme

This application seeks permission for a single storey extension to the northern side of the existing pavilion building on the site.

The side extension would be 11.7m wide, 11.13m deep and have a gable end pitched roof to maximum height of 7m, which would mirror the profile and height of the existing roof. The side extension would have ancillary storage space in the roofspace and comprise four rooflights. The main area would form space for a new score box, covered colts (Junior) verandah, colts club house and education/theory training area and male colts/female changing rooms and toilets. An existing storage container and score box would be removed to allow for the side extension, and the existing ramped access would be extended all along the front width of the proposed extension.

The applicants have submitted that when the existing pavilion was erected 10 years ago, the club had approximately 150 adult members (60 of whom were actually players and the rest being social members). Since then, the club has started a colts section, with approximately 150 youths aged between 7 and 15. These are mostly boys, but there are an increasing number of girls. In addition, the applicants submit that the club has female players and anticipate starting a full ladies team. In light of the above, additional space for separate changing facilities/toilets for women and juniors, new training area and ancillary storage space are required.

### 3.3 Relevant Planning History

45817/91/0555 Northwood Cricket Club Ducks Hill Road Northwood  
Use of clubhouse as a Montessori School catering for up to 20 under 5's during the day

**Decision:** 01-10-1991 Approved

45817/APP/2002/361 Northwood Cricket Club Ducks Hill Road Northwood  
ERECTION OF A NEW CLUBHOUSE (INVOLVING DEMOLITION OF EXISTING CLUBHOUSE SCOREBOARD HUT AND TEA HUT)

**Decision:** 07-05-2003 Approved

45817/APP/2003/2303 Northwood Cricket Club Ducks Hill Road Northwood  
VARIATION OF CONDITION 10 (TO ALLOW UNRESTRICTED USE FOR SOCIAL EVENTS) (PLANNING PERMISSION REF.45817/APP/2002/ 361 DATED 07/05/2003; ERECTION OF A NEW CLUBHOUSE

**Decision:** 31-08-2004    Withdrawn

45817/APP/2004/491      Northwood Cricket Club Ducks Hill Road Northwood  
ERECTION OF NEW CLUBHOUSE (INVOLVING DEMOLITION OF EXISTING CLUBHOUSE,  
AND TEA HUT)

**Decision:** 22-06-2004    Approved

45817/APP/2006/292      Northwood Cricket Club Ducks Hill Road Northwood  
INSTALLATION OF A 15 METRE HIGH MONOPOLE MOBILE PHONE MAST, EQUIPMENT  
CABINETS, FENCED COMPOUND AND ANCILLARY DEVELOPMENT (CONSULTATION  
UNDER SCHEDULE 2, PART 24 OF THE TOWN AND COUNTRY PLANNING (GENERAL  
PERMITTED DEVELOPMENT) ORDER 1995)(AS AMENDED).

**Decision:** 21-03-2006    Approved

45817/APP/2008/62      Northwood Cricket Club Ducks Hill Road Northwood  
DETAILS IN COMPLIANCE WITH CONDITIONS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 13 OF  
PLANNING PERMISSION REF; 45817/APP/2004/491, DATED 12-07-2004 :ERECTION OF A  
NEW CLUBHOUSE (INVOLVING DEMOLITION OF EXISTING CLUB-  
HOUSE AND TEA ROOM)

**Decision:** 28-10-2008    NFA

45817/PRC/2014/113      Northwood Cricket Club Ducks Hill Road Northwood  
Extension of pavilion

**Decision:** 10-02-2015    OBJ

57070/APP/2002/389      Land At South Of Northwood Cricket Club Ducks Hill Road Northwood  
CHANGE OF USE FROM AGRICULTURE (PASTURE LAND) TO PLAYING FIELD AND  
ENVIROMENTAL POND AREA, ASSOCIATED LEVELLING AND DRAINAGE

**Decision:** 19-07-2002    Approved

57070/APP/2004/332      Land At South Of Northwood Cricket Club Ducks Hill Road Northwood  
DETAILS OF TREE RETENTION (CONDITION 2), LANDSCAPE MAINTENANCE (CONDITION  
LANDSCAPING SCHEME (CONDITION 4), PLANTING TIMESCALE (CONDITION 5), FENCIN  
DETAILS (CONDITION 6), RELATING TO PLANNING PERMISSION REFERENCE  
57070/APP/2002/389 DATED 19/07/2003: CHANGE OF USE FROM AGRICULTURE (PASTUF  
LAND) TO PLAYING FIELD AND ENVIRONMENTAL POND AREA, ASSOCIATED LEVELLING  
AND DRAINAGE.

**Decision:** 03-03-2004    Approved

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

On 10/02/2015, advice was given for preapplication reference 45817/PRC/2014/113 for the erection of an additional 'L' shaped single storey club house/pavilion building measuring at its widest point approximately 7.5m by 22m long, with a total floor area of approximately 133.48 sq.m. The applicant submitted that the additional floor space was required to provide for the high numbers of members/players the club is having to cater for and to allow for continuing growth anticipated over the next few years.

The advice summary for the pre-application was that it will be important to demonstrate that the proposed additional accommodation for the cricket club would not result in a disproportionate addition to the existing built form on site, ensure it is at an appropriate level to support an outdoor sports facility, does not prejudice Green Belt objectives, and ensure that no detrimental impact on the openness and character of the Green Belt would result. It will be necessary to provide a reasoned justification for the additional floor space requirements and to demonstrate that the facilities are essential for outdoor sport and recreation which preserve the openness of the Green Belt. From the information provided, it has not been established that the proposal for this amount of additional built development on the site constitutes 'appropriate development' in the Green Belt and no very special circumstances are evident which either singularly or cumulatively overcome the presumption against inappropriate development in the Green Belt.

The existing replacement club house/pavilion building was granted planning permission in 2004 (application reference 517/APP/2004/491 dated 22/06/2004). This scheme comprised a club house of a reduced size to that previously approved in 2003.

Planning application (reference 45817/APP/2002/361) for the erection of a new clubhouse was approved on 07/05/2003. This proposal included a general purpose hall to be used for indoor training and coaching, youth cricket, table tennis, snooker etc and a local bridge club. This scheme was never implemented. This building comprised a (part two storey) pavilion approximately 30m wide, 13m deep, with a maximum height of 9.5m. The floor area of the building previously approved was 536m<sup>2</sup>.

On 01/10/1991, planning permission reference 45817/91/0555 was granted for the use of a now demolished clubhouse as a Montessori School catering for up to 20 under 5's during the day. However, it does not appear that this use was transferred to the current replacement club house.

## **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
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM4 (2012) Open Space and Informal Recreation
- PT1.EM5 (2012) Sport and Leisure

## Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
NPPF8	NPPF - Promoting healthy communities
NPPF9	NPPF - Protecting Green Belt land

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

Letters were sent to the owners/occupiers of 3 neighbouring properties (Park Farm, Park House and Adealon - William Old Centre, Ducks Hill Road) and the Northwood Residents Association on 16/10/2015. A site notice was also displayed in the area on 27/10/2015.

No responses were received from the notified consultees.

### Internal Consultees

TRESS OFFICER:

There are several mature trees close to the existing/proposed building that could be affected by construction-related activities. A basic tree report and tree constraints plan has been provided; however a tree protection plan is also required - this matter can be dealt with by condition.

Recommendations: In order to show that this scheme makes adequate provision for the protection and long-term retention of valuable tree/s, the following detail is required (in accordance with BS 5837:2012):

A tree protection plan to show how the trees (to be retained) will be protected during development and an arboricultural method statement to show any incursion into tree root protection areas (RPA's) will be addressed.

Conclusion (in terms of Saved Policy BE38): Acceptable subject to conditions RES8 and RES10.

HIGHWAYS OFFICER:

The current floor area is 264 sq.m. The proposed increase is 86.1 sq.m. No additional parking



spaces are planned. The site had consent in 2003 to increase the floor area to 536 sq.m, which was not implemented. The proposed increase in floor area is modest in comparison with that previously approved.

No objections are raised on highway grounds.

## **7. MAIN PLANNING ISSUES**

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

#### **IMPACT ON THE OPENNESS AND VISUAL AMENITY OF THE GREEN BELT**

The whole of the application site is designated as Green Belt and there are currently no proposals to delete this land from its Green Belt designation. The main policy issue in relation to this development is therefore considered to be the principle of additional development within the Green Belt and its impact on the openness, character and visual amenity of the Green Belt.

The National Planning Policy Framework (NPPF) (2012) is relevant in this instance. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. Nevertheless, the document states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, the essential characteristics of Green Belts are their openness and their permanence. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 88 of the NPPF states:

"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations".

Paragraph 89 of the NPPF specifies that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The London Plan (2015) strongly supports the protection, promotion and enhancement of London's open spaces and natural environments. Policy 7.16 applies to the Green Belt and states that in terms of planning decisions:

"The strongest protection should be given to London's Green Belt, in accordance with

national guidance. Inappropriate development should be refused, except in very special circumstances. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance".

In terms of local policy, Part One of the Hillingdon Local Plan (Strategic Policies - November 2012) continues to give strong protection to Green Belt land. The relevant policy in the Local Plan is EM2, which makes clear that:

"The Council will seek to maintain the current extent, "Any proposals for development in the Green Belt and Metropolitan Open Land will be assessed against national and London Plan policies, including the very special circumstances test".

The 2007 Unitary Development Plan Saved Policies (currently serving as Part Two of the Hillingdon Local Plan - November 2012) are also relevant. Planning policy on Green Belt land is set out at Policies OL1, OL2 and OL4. These policies give strong emphasis to not normally permitting new building in the Green Belt, reflecting overarching national and London wide policies.

Of particular relevance is Saved Policy OL1 of the Hillingdon Local Plan Part Two, which endorses both national and London Plan guidance. Policy OL1 states 'Within the Green Belt, as defined on the Proposals Map, the following predominantly open land uses will be acceptable:

- Agriculture, horticulture, forestry and nature conservation;
- Open air recreational facilities;
- Cemeteries

The Local Planning Authority will not grant planning permission for new buildings or for changes of use of existing land and buildings, other than for purposes essential for and associated with the uses specified at (i), (ii) and (iii) above. The number and scale of buildings permitted will be kept to a minimum in order to protect the visual amenity of the Green Belt'.

Facilities that are essential for outdoor sport and recreation, which preserve the openness of the Green Belt can be appropriate, and possible examples are given as "small changing rooms or unobtrusive spectator accommodation for outdoor sport".

One of the core planning principles set out at Paragraph 17 of the NPPF specifies that planning should take account of and support local strategies to improve health, social and cultural well being for all, and deliver sufficient community and cultural facilities and services to meet local needs. Paragraph 73 of the NPPF confirms access to high quality opportunities for sport and recreation can make an important contribution to health and well-being of communities.

It is considered that the proposed single storey side extension would maintain the openness of the Green Belt as it would constitute a proportionate addition to the existing pavilion building. The footprint of the side extension would be 130.22 sq.m and it would account for 49.1% of the footprint of the existing building. The side extension would have an internal floor area of 104 sq.m (excluding covered colts verandah), which would account for approximately 39.3% of the floor area of the building. Given that the footprint and internal floor area of the proposed side extension would be less than half of those of the existing pavilion building, and the fact that the side extension would maintain the same single storey height as that of the existing, it is considered that the side extension would be modest in scale, and that it would not have a greater impact on the openness and visual amenity of

the Green Belt, or conflict with the purposes of including land within it. It is considered that the proposed side extension would not amount to inappropriate development in the Green Belt and given that it would constitute a proportionate addition for the purposes of essential outdoor sport and recreation, it is not required for the proposal to demonstrate whether very special circumstances arise.

The submitted floor plans and schedule of the proposed activities for each element of the extended pavilion building satisfactorily demonstrate a reasoned justification for the additional floor space requirements, which would principally be for purposes associated with outdoor sport and recreation. As such, the principle of the upgrading of the sporting facilities would be considered consistent with the development plan and accord with The London Plan Policy 7.16 on Green Belt, Policy EM2 of the Hillingdon Local Plan (Part One) and Policy OL1 of the Hillingdon Local Plan (Part Two).

The principle of the development is therefore considered acceptable as the development would constitute a proportionate and appropriate development within the Green Belt, and it would not have any detrimental impact on the maintenance of the openness and visual amenity of the Green Belt.

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

Not applicable to this application, as the proposal does not constitute a residential development.

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

The application site lies adjacent to a Countryside Conservation Area. The proposed single storey side extension would be constructed with facing red/brown brickwork and roof tiles to match those of the existing. Given that the side extension would be proportionate in size and scale to the existing building and would be constructed with matching materials, it is considered that the proposed development would not have any detrimental impact on the character and appearance of the adjacent Countryside Conservation Area.

#### **7.04 Airport safeguarding**

Not applicable to this application.

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

As discussed above in the 'Principle of the Development' section, the proposed development would constitute a proportionate addition to the existing clubhouse pavilion building on the site, and it would constitute an appropriate development within the Green Belt, given that it would be used as additional space for the purposes of outdoor sport and recreation. It has been considered that the proposed development and it would not have any detrimental impact on the maintenance of the openness and visual amenity of the Green Belt.

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development that would fail to harmonise with the existing streetscene, or which would fail to safeguard the design of existing and adjoining sites.

The external materials to be employed in the construction of the proposed single storey side extension would match those of the existing pavilion building. The very long views offered from all the boundaries of the site are such that the side extension would sit comfortably within the surrounding informal and semi-rural setting, and have an acceptable

impact on the character and appearance of the wider area.

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

The expansive area of the site and its semi-rural character and location are such that there are no residential properties within the immediate vicinity of the proposed development. It is therefore not considered that the proposal would result in an over-dominant form of development, or that there would be a material loss of privacy, daylight or sunlight to surrounding properties, which would detract from the amenities of neighbouring occupiers.

The proposal would therefore not have any conflict with the design guidance and objectives of Policies BE21, BE24 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Not applicable to this application, as the proposal does not constitute a residential development.

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

The tarmac drive and means of access to the site already exist and approximately 30 spaces, finished with shingle, on the southern side of the approach drive were approved under the previous application. Parking for people with disabilities is provided close to the clubhouse.

It does not appear that the proposed development will affect the existing parking provision or access arrangements. The proposed increase in floor area is modest in comparison with that previously approved.

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

It has been discussed above that the proposed development would constitute an acceptable level of design within the site, and it would utilise the existing access and security arrangements on the site.

#### **7.12 Disabled access**

The Council is committed to achieving the highest standards of access and inclusion. It requires that all buildings that are open to the public must be constructed according to the policies and design details as outlined in the Hillingdon Design and Accessibility Statement (HDAS) SPG: Accessible Hillingdon (2010).

The existing ramped access from the vehicular hardstanding area to the existing single storey pavilion building would be extended across to the proposed side extension, thereby ensuring inclusive and level access into the extended building. This would ensure inclusive mobility into the building for all persons and ensure compliance with 'secured by design' principles.

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

Not applicable to this application, as the proposal does not constitute a residential development.

#### **7.14 Trees, Landscaping and Ecology**

The Council's Tree Officer has commented that subject to the imposition of a condition requiring the submission and approval of a tree protection plan and an arboricultural method statement (to show how any incursion into tree root protection areas will be addressed), the proposed development would be acceptable in respect of the protection of the mature trees and soft landscaping on the site.

#### **7.15 Sustainable waste management**

The proposed development would not give rise to any adverse sustainable waste

management issues, given that it is proposed to utilise the existing adequate waste storage and disposal arrangements on the site. The proposal would not result in any over-intensification of the existing outdoor sport and recreational use on the site.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

The application site is not sited within any Flood Zone or Critical Drainage Area. So there are no adverse issues to address in relation to the management of surface water run-off and localised flooding.

**7.18 Noise or Air Quality Issues**

The proposed development would not give rise to any adverse noise or air quality issues, as it would provide additional accommodation and floorspace for the existing outdoor and recreation use on the site.

**7.19 Comments on Public Consultations**

No responses were received from the notified external consultees.

**7.20 Planning Obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

None.

**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**

Not applicable to this application.

#### **10. CONCLUSION**

The potential advantages of the provision of enhanced outdoor sporting facilities and the protection of recreational open space in urban areas is consistent with the objectives of the NPPF, Sport England's Planning Policies for Sport, The London Plan and Parts One and Two of the Hillingdon Local Plan, which seek to protect outdoor and indoor leisure facilities.

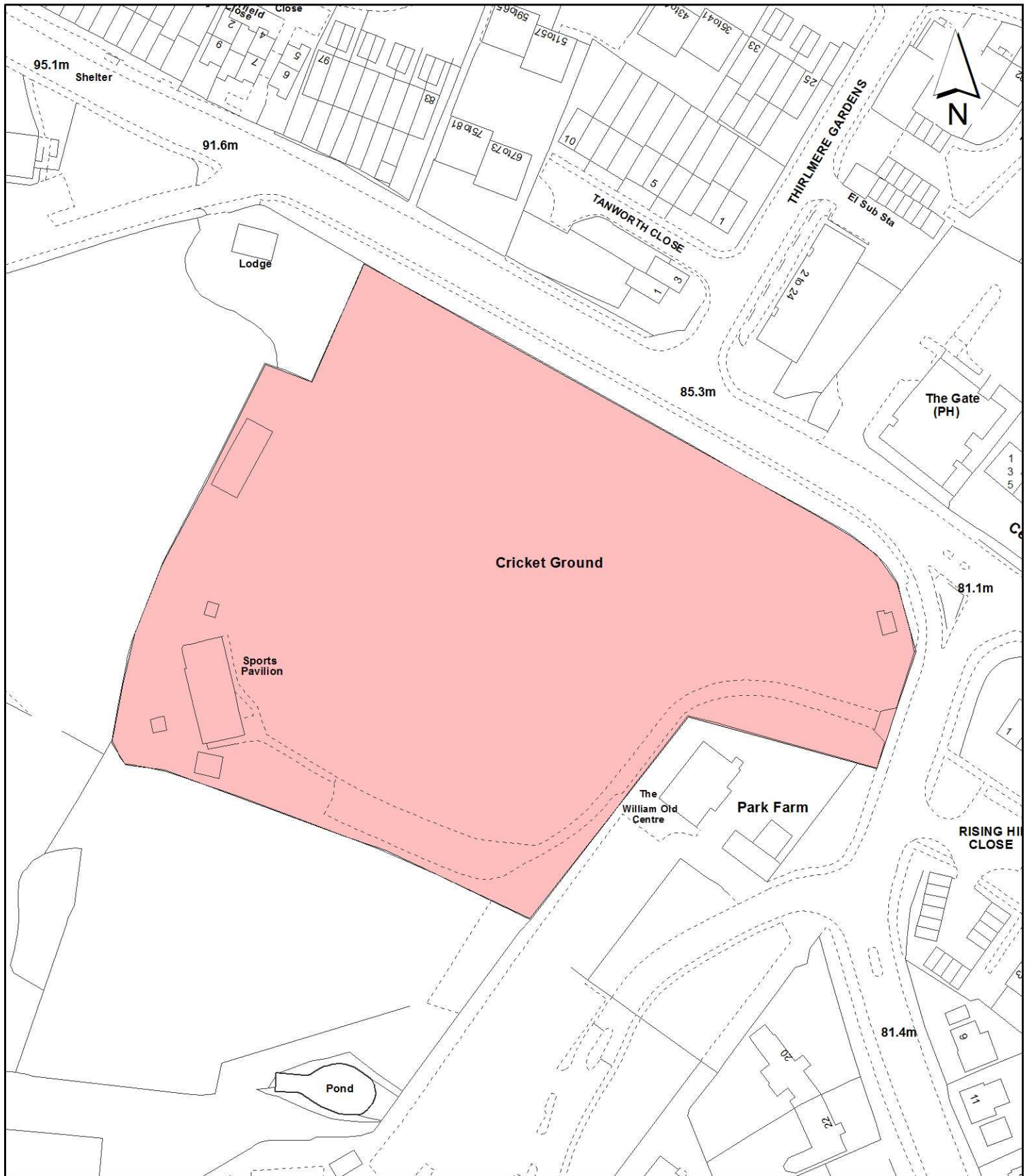
The application proposal has satisfactorily demonstrated that the proposed additional accommodation for the cricket club would not result in a disproportionate addition to the existing built form on site, and it ensures it is at an appropriate level to support an outdoor sports facility. It has been demonstrated that the proposal would not prejudice Green Belt objectives, and ensure that there is no detrimental impact on the maintenance of the openness and and visual amenity of the Green Belt.

#### **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
The London Plan (2015).  
Supplementary Planning Document HDAS: Accessible Hillingdon (2010)  
National Planning Policy Framework (2012)

**Contact Officer:** Victor Unuigbo

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**Northwood Cricket Club  
 Rickmansworth Road  
 Northwood**

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

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

Planning Application Ref:

**45817/APP/2015/3697**

Scale:

**1:1,250**

Planning Committee:

**North** Page 33

Date:

**January 2016**



**HILLINGDON**  
 LONDON

This page is intentionally left blank



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

**Address** 38 ELGOOD AVENUE NORTHWOOD

**Development:** Part two storey, part single storey rear extension

**LBH Ref Nos:** 8469/APP/2015/3883

**Drawing Nos:** HH01-SM-10-15 Rev 0  
HH02-SM-10-15 Rev 0  
HH03-SM-10-15 Rev 0  
HH04-SM-10-15 Rev 0  
HH05-SM-10-15 Rev 0  
HH06-SM-10-15 Rev 0  
HH07-SM-10-15 Rev 0  
HH08-SM-10-15 Rev 0  
HH09-SM-10-15 Rev 0  
HH10-SM-10-15 Rev 0  
HH11-SM-10-15 Rev 0

**Date Plans Received:** 19/10/2015

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

**Date Application Valid:** 30/10/2015

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the western side of Elgood Avenue and comprises a large detached two storey house. The property is brick built with a hipped roof and has an existing two storey side extension and has a single storey extension and glass conservatory to the rear. The property benefits from good sized front and rear landscaped gardens, with parking provision for 2 cars.

The street scene is residential in character and appearance comprising mainly large detached properties.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and lies within the Gatehill Farm Estate Area of Special Local Character.

This application has been requested to be considered by Committee by Cllr Jonathan Bianco.

#### 1.2 Proposed Scheme

The application seeks permission for a part two storey, part single storey rear extension.

#### 1.3 Relevant Planning History

##### Comment on Planning History

None

## **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**

The following neighbours were consulted for a period of 21 days expiring on the 24 November 2015 as follows: -

- Ellesselle
- 40 Elgood Avenue
- 36 Elgood Avenue

One response was received from the neighbours outlining the following concerns:

- The proposal fails to maintain sufficient separation between neighbouring properties, detrimental to the character and appearance of the ASLC
- 38 and 40 would have more appearance of being semi-detached houses from the rear view
- Loss of views and sun light
- Over bearing and visually intrusive
- Loss of outlook
- The view from the rear of no.40 would be roof and brick walls
- Not subordinate in scale or proportion of the main property and fails to harmonise with the design, scale and architectural integrity of the original dwelling
- The proposal would give clear views into the conservatory and the rear garden of no.40 contrary to the Human Rights Act (right to respect private and family life)
- Contravenes the 45 degree line of site from a bedroom
- Nos 38 and 40 are already joined at the ground floor and there are concerns regarding possible damage and structural integrity
- The roof of the single storey element would be higher than the current felt roof which would be obstructive and add to the impact of having semi-detached properties

Applicant Response:

- The existing context is unique as the property is already built up to the boundary
- At 5m in depth this would match the rear building line of no. 40 and as a result there would be no impact as light, views and windows remain unaffected
- The current imposing building of no. 40 along the boundary on the ground floor reduces the enjoyment of the applicants property and garden, the extension will seek to ensure the rear bedroom windows once again retain their 45 degree rights
- On the side with no. 36 the extension is only 3m deep in line with HDAS and will level the rear elevation which will look far better architecturally
- There would be no increase of visual terracing as the existing property already extends to the boundary
- The proposal will address the issue with the gutter and foundation

Officer Response: Issues regarding damage and structural integrity are covered within the Part Wall Act and are not planning considerations. All other aspects are addressed within the body of the report. With regard to the Human Rights Act, case law has determined that impact on residential amenity is not necessarily a Human Rights matter, as proportionality

and wider concerns are to be taken into account.

Northwood Residents Association: No response has been received

Northwood Hills Residents Association: No response has been received

Gatehill (Northwood) Residents Association: The design shows a 5m deep ground floor extension. Part of the two storey extension is on the side boundary with no.40 and not set back 1.5m, so not in accordance with HDAS. The proposed ground floor roof sheds rainwater right on the boundary.

Trees/Landscape: Acceptable

Conservation and Urban Design: The design, in particular the roof form raises concerns. I object to this application.

#### **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.

BE5 New development within areas of special local character

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 Gatehill Farm Estate Area of Special Local Character, the impact on residential amenity of the neighbouring dwellings, provision of

acceptable residential amenity for the application property and the availability of parking.

It is proposed to erect a part two storey and part single storey rear extension across the whole width of the dwelling, levelling the rear elevation and incorporating the existing two storey and single storey rear projections. The two storey element has maximum depth of 3m with a dual hipped roof detail measuring 7.8m in height set down from the roof line by 0.2m matching the existing roof detail of the existing rear projection. The single storey element extends a further 2m and has a mono pitch detail of 3.25m in height. HDAS advises that extensions should be designed to appear subordinate to the original dwelling and for a single storey rear extension a depth of 4m with a height for a pitched roof not exceeding 3.4m would be acceptable. It also advises that two storey rear extensions will only be allowed where there is no significant over dominance. The overall depth of the extension where it is adjacent to the boundary with no.40 exceeds the guidance by 1m, however given this is a large property in a good sized plot; it is not considered that the proposed extension at that depth would be out of keeping with the character of the building

Notwithstanding the above, the proposed two storey element resulting in the dual pitched roof detail, with an extremely shallow pitch to the main roof is considered to be at odds with the character of the original building and is not in keeping with the character of the Area of Special Local Character. 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, BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Sections 3.0 and 6.0 of HDAS: Residential Extensions.

Concern has been raised that the proposed two storey extension right up to the boundary would not maintain the 1.5m gap as required by HDAS. However this property, uniquely for the area, already sits on the boundary with no. 40 and the proposed extension would not result in any additional closing of the gaps between the properties that already exist.

Concern has been raised by the occupiers of no. 40 over the impact of the development on the amenity of their property, including the loss of light, overbearing and compromising of the 45 degree line of site from their windows. This property sits to the south of the application site and is set deeper in the plot. It also benefits from a large single storey rear and side extension which extends to the boundary with the application site. The proposed extension is set back 1.95m from the rear elevation of the existing neighbouring extension and the first floor element does not extend beyond the rear of the wall of the main dwelling. To the north the properties are set apart by 3.4m and the extension includes just 1m at first floor level and 2m at the ground floor. The proposed extensions do not harm the 45 degree line of site and are not considered to significantly harm the residential amenities of the occupiers of the adjoining detached properties from increased overshadowing, loss of sunlight, visual intrusion and over-dominance. 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 HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized rear garden and adequate garden space would be retained.

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

## 6. RECOMMENDATION

### REFUSAL for the following reasons:

#### 1 NON2 Non Standard reason for refusal

The proposed two storey rear extension by virtue of its size, scale, bulk and design would be detrimental to the character and appearance of the existing dwelling and the visual amenity of the street scene and the wider Gatehill Farm Estate Area of Special Local Character. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

### INFORMATIVES

- 1 On this decision notice policies from the Council's 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 Council's 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 REFUSE 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 REFUSE 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

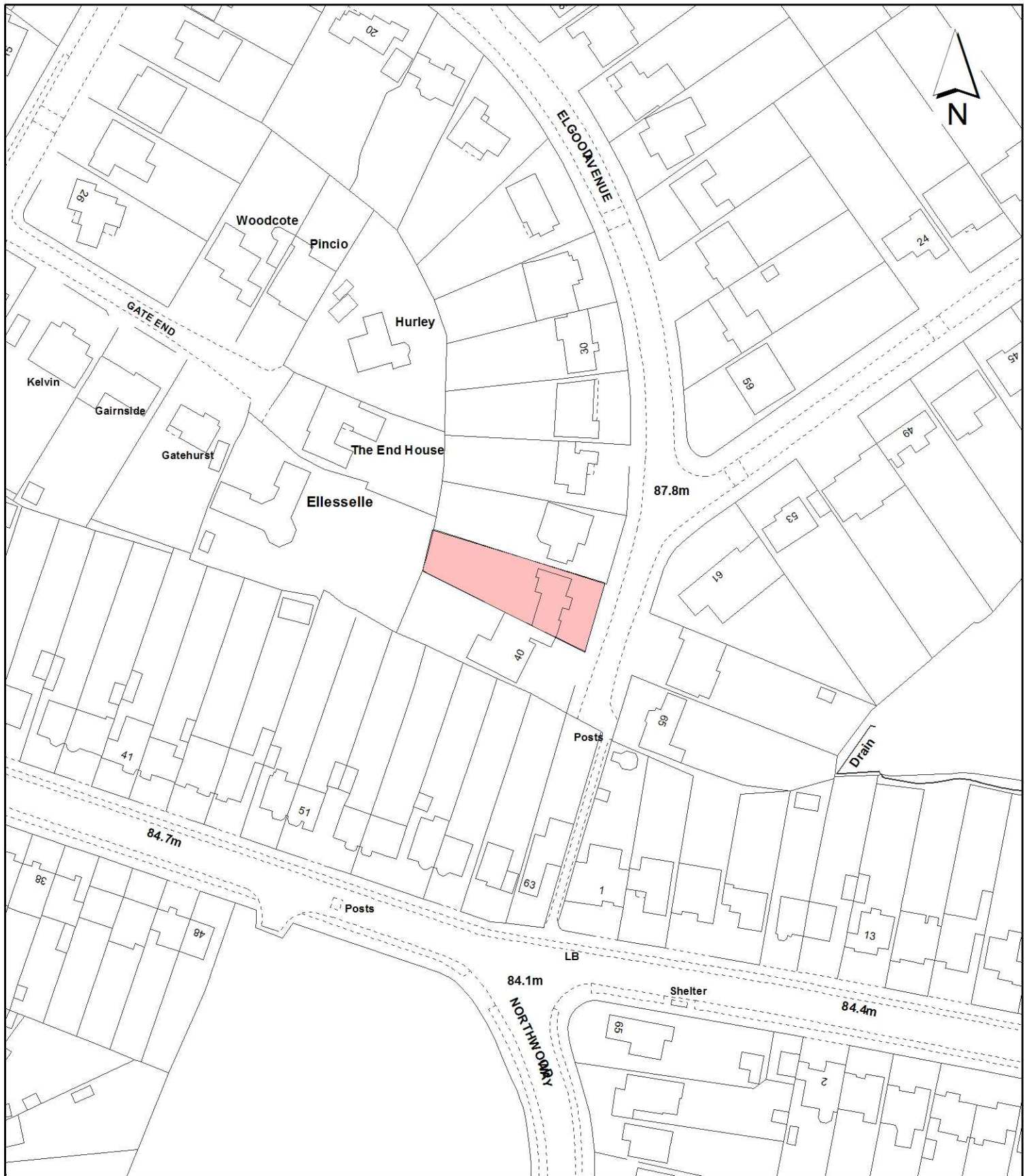
#### Part 2 Policies:

AM14 New development and car parking standards.  
BE5 New development within areas of special local character  
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

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**38 Elgood Avenue  
 Northwood**

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

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

Planning Application Ref:

**8469/APP/2015/3883**

Scale:

**1:1,250**

Planning Committee:

**North** Page 41

Date:

**January 2016**



**HILLINGDON**  
 LONDON

This page is intentionally left blank



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

**Address** 45 WIELAND ROAD NORTHWOOD

**Development:** Part two storey, part single storey side/rear extension, single storey side extension and raising and extension of roof to create additional habitable roofspace (Resubmission)

**LBH Ref Nos:** 41908/APP/2015/3822

**Drawing Nos:** 101.135-03 Rev H  
101.135-04 Rev D  
101.135-12 Rev F  
101.135-11 Rev D  
101.135-05 Rev A  
101.135-01 Rev A  
101.135-02 Rev A  
Design and Access Statement  
101.135-13 Rev A

**Date Plans Received:** 14/10/2015

**Date(s) of Amendment(s):** 14/10/2015

**Date Application Valid:** 02/11/2015

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the south-eastern side of Wieland Road and comprises a period two storey brick detached house set within a good sized plot. The garden slopes away from the house with the rear garden at a slightly lower level and accessed by steps from a patio area. The hipped roof of the original property has previously been extended with two very large dormer windows. One has been installed on the rear elevation and an even larger one, with a crown roof, has been installed on the side elevation. The property has a through driveway to the front, with parking provision for at least 3 cars.

The street scene is residential in character and appearance comprising large detached period houses of varying designs, set within large plots.

The application site lies within the Gatehill Farm Estate, Area of Special Local Character and the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). It is also covered by TPO 172.

#### 1.2 Proposed Scheme

The application is for the erection of a part two storey, part single storey side/rear extension, a single storey side extension and the raising and extension of the roof to create additional habitable roofspace.

#### 1.3 Relevant Planning History

41908/APP/2004/606 45 Wieland Road Northwood

CONVERSION OF GARAGE TO HABITABLE ROOM (APPLICATION FOR A CERTIFICATE OF  
LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT)

**Decision Date:** 26-04-2004 GPD **Appeal:**

41908/APP/2015/2452 45 Wieland Road Northwood

Part two storey, part single storey side/rear extension, single storey side extension and raising  
and extension of roof to create additional habitable roofspace

**Decision Date:** 14-09-2015 Refused **Appeal:**

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

41908/APP/2015/2452 - Part two storey, part single storey side/rear extension, single storey  
side extension and raising and extension of roof to create additional habitable roofspace  
(refused)

41908/APP/2004/606 (CLD) - Conversion of garage to habitable room

41908/C/99/0008 - Erection of a single storey side and rear extension (approved)

41908/88/1087 - Erection of a two storey side extension and single storey rear extension  
and attached garage (approved)

The previous application was refused on the basis of loss of amenity to the neighbouring  
property from overlooking by a proposed first floor side window and the excessive height of  
the single storey side and rear extensions.

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

**2.1** Advertisement Expiry Date:- Not applicable

**2.2** Site Notice Expiry Date:- Not applicable

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

The following neighbours were consulted for a period of 21 days expiring on the 24  
November 2015 as follows: -

- 47 Wieland Road
- 43 Wieland Road
- 24 Wieland Road
- 22 Wieland Road

One response was received from a neighbour who raised the following points:

- Contrary to policy & adopted guidance
- This is a substantial increase in the floor area of the dwelling by over 100%, which is  
clearly not subordinate
- Increase in height creates over dominance and is detrimental to the street scene
- Our property is 0.9m lower and the height of the extension would be 4.338m from our  
property, which compares to the bottom of our first floor windows, therefore this should be  
considered as a first floor extension and the 45 degree line of sight guidance is breached
- Because of the height difference the 1.5m gap required for two storey developments  
should apply
- In this proposal the maximum gap is 1.212m and the minimum to the eye between the  
eaves and the gutters of nos. 45 and 47 is a mere 0.33m, which is detrimental to the street

scene

- If such an extension is to be considered it should be flat roofed with no dummy sloping roof, which would reduce the over dominance and retain a 45 degree line of sight
- The window proposed to the side on no. 45 will be a minimum height of 1.7m from floor level and obscure glazed and non opening or top opening in accordance with HDAS
- Our daylight and sunlight will be interrupted, this is particularly apparent on the second floor which extends from the original roof line by 3.349m
- Our own ground floor extension is a conservatory with glass walls and windows on three sides, with one facing the side of no. 45. If an angle of 25 degrees is taken from the centre of it at 2m in height it strikes the roof of no. 45 at 0.963m below the proposed height, which will result in blocking daylight and sunlight
- Lack of privacy from the rooflights
- All in all this proposal breached our Human Rights under article 8 (right to respect for private and family life)

Applicant response: We note that the GRA did not object to our first application but they have to the current one.

- As a courtesy we invited our neighbour to our house for a chat to discuss his concerns and from the beginning he was quite aggressive
- He claimed we had not informed him fully of our first application, which is not true
- He presented photographs of a model made by one of his colleagues to show the impact of our single storey side extension on his property. This was made without any site dimensions having been taken and is not an accurate representation of the true situation.
- The retaining wall indicates a height difference of 1.8-1.9m when it is no more than 0.9m
- The side boundary between our properties is heavily screened by a 3.3m high hedge, so he would not even see the extension
- The height of the proposed side extension has been reduce to 3.4m
- It is heavily recessed from the front elevation by 5m so the impact on the street scene is de minimis
- The side wall of no 47 is blank so it is not possible to see the extension form his side at all
- No. 47 is to the west south west so from almost any sun angle the affects on daylight/sunlight is completely immaterial and the BRE standards noted in HDAS are immaterial
- With regard to the 45 degree impingement The owner of no.47 allowed the applicants architect to survey the rear of his property and the relationship between the widths/boundaries and the drawings have been updated to accurately reflect this
- The width of the land from the side of our existing house to the boundary is 0.93m more than originally shown
- The rear of the neighbours house projects further into their garden than originally shown and the proposals do not contravene the 45 degree line of site
- The proposals do not contravene the 45 degree line of site from no. 43
- Whilst the GRA is supposed to be objective, it would appear Mr Ball (representing the GRA) has been quite partisan, meeting with the neighbours but being evasive when we asked to discuss the application with him

Officer Response: With regard to the Human Rights Act, case law has determined that impact on residential amenity is not necessarily a Human Rights matter, as proportionality and wider concerns are to be taken into account. All other issues are addressed in the body of the report.

Northwood Residents Association: No response has been received

Northwood Hills Residents Association: No response has been received

Gatehill Residents Association: The land on this part of Wieland Road slopes and the adjoining houses are at different levels. From the plans it appears the 45 degree line of sight from the 1st floor window of no.47 may be partially compromised by the sloping roof above the ground floor side extension. As no.47 is at a lower level and set back slightly this appears over dominant when viewed from their immediate amenity space at the rear of their property.

Trees/Landscape -The site is covered by TPO 172. There is a maturing flowering Cherry in the front garden (possibly replacement for TPO tree T21). To protect this tree from harm, the grass verge/lawn it is situated on should be protected by fencing and/or ground protection. A tree protection plan should be provided to show how the Cherry tree will be protected during development. Acceptable subject to condition.

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.

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.

BE5 New development within areas of special local character

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

The existing dwelling has a single storey flat roofed extension (a garage conversion) on the north western side elevation. It is proposed to replace this with a two storey side extension which measures 2.45m wide by 12.6m deep including a 3m deep projection beyond the rear elevation. The two storey element then continues across the whole of the rear elevation. This also includes alterations to the roof, increasing the height from 8.6m to 9.5m and incorporating a rear dormer window measuring 2.85m wide by 3.6m deep with a gable end roof detail of 2.65m high. On the south eastern side elevation it is proposed to erect a single storey side extension set back from the front elevation by 5.85m and measuring 2.6m wide by 8.35m in depth including a 4m projection beyond the rear elevation. A 1m deep single storey element then extends across the whole of the rear elevation behind the proposed two storey side and rear extension. The side extension has a flat roof detail with a parapet edge, which measures 3m in height (3.1m including the parapet) and returns along the rear extension.

HDAS advises that extensions should always be designed so as to appear 'subordinate' to the original house. For single storey extensions a depth of 4m with a flat roof at a height of 3m, with a parapet of 3.1m would be acceptable.

The area is characterised by a range of housing styles and designs with varying roof heights. In principle there is no objection to the two storey side and rear extensions, including the raising of the roof. This would replace the existing dormer windows which are an incongruous feature on the building and in the wider street scene. The two storey element is set back 1.5m from the boundary maintaining the visual separation between the application site and no. 43 and is considered acceptable. The single storey element has reduced the height and design of the roof form from the previous submission to a height of 3m in accordance with HDAS guidance.

Therefore, it is considered that the proposed single storey side and rear extensions are in keeping with the character and appearance of the subject property and the wider Area of Special Local Character. As such it complies with Policy BE5, BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) and guidance in HDAS Residential Extensions.

The proposal does include and an additional high level first floor window to serve a new laundry room, which will face the flank wall of no.47. However there are no side windows within the neighbour's elevation and as a non habitable room this new window proposed could be conditioned to be obscure glazed and non opening below 1.8m. It is therefore considered that this proposal does not give rise to an unacceptable level of overlooking or loss of amenity to the neighbouring properties, above that already existing. It is considered that the proposed two storey side and rear extensions would not harm the residential amenities of the occupiers of the adjacent properties from increased overshadowing, visual intrusion and/or over-dominance.

Concern has been raised by the occupier of no.47 with regard to the potential overbearing of the single storey side extension. No. 47 is set further back in its plot by 4.75m and is at a

lower ground level than the application site. The proposed single storey side/rear extension is set back from the boundary and has been significantly reduced in height to the previous submission. Given the more southerly position of no. 47 and the presence of the existing 3.3m high well established hedge between the two properties, it is not considered that the proposal would result in increased overshadowing, visual intrusion and/or over-dominance. As such, the application proposal would not represent an unneighbourly form of development and complies with policies BE20 and BE21 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

Paragraph 5.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized rear garden and adequate garden space would be retained.

There is no impact on the existing 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 101.135-03 Rev H; 101.135-04 Rev D; 101.135-11 Rev D and 101.135-12 Rev F.

#### **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)

#### **4 HO5 No additional windows or doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without

modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 43 and 47 Wieland Road.

#### REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

#### 5 HO6 Obscure Glazing

The first floor window facing 47 Weiland Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

#### REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

### INFORMATIVES

- 1 Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.
- 2 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant 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.
BE5	New development within areas of special local character
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.

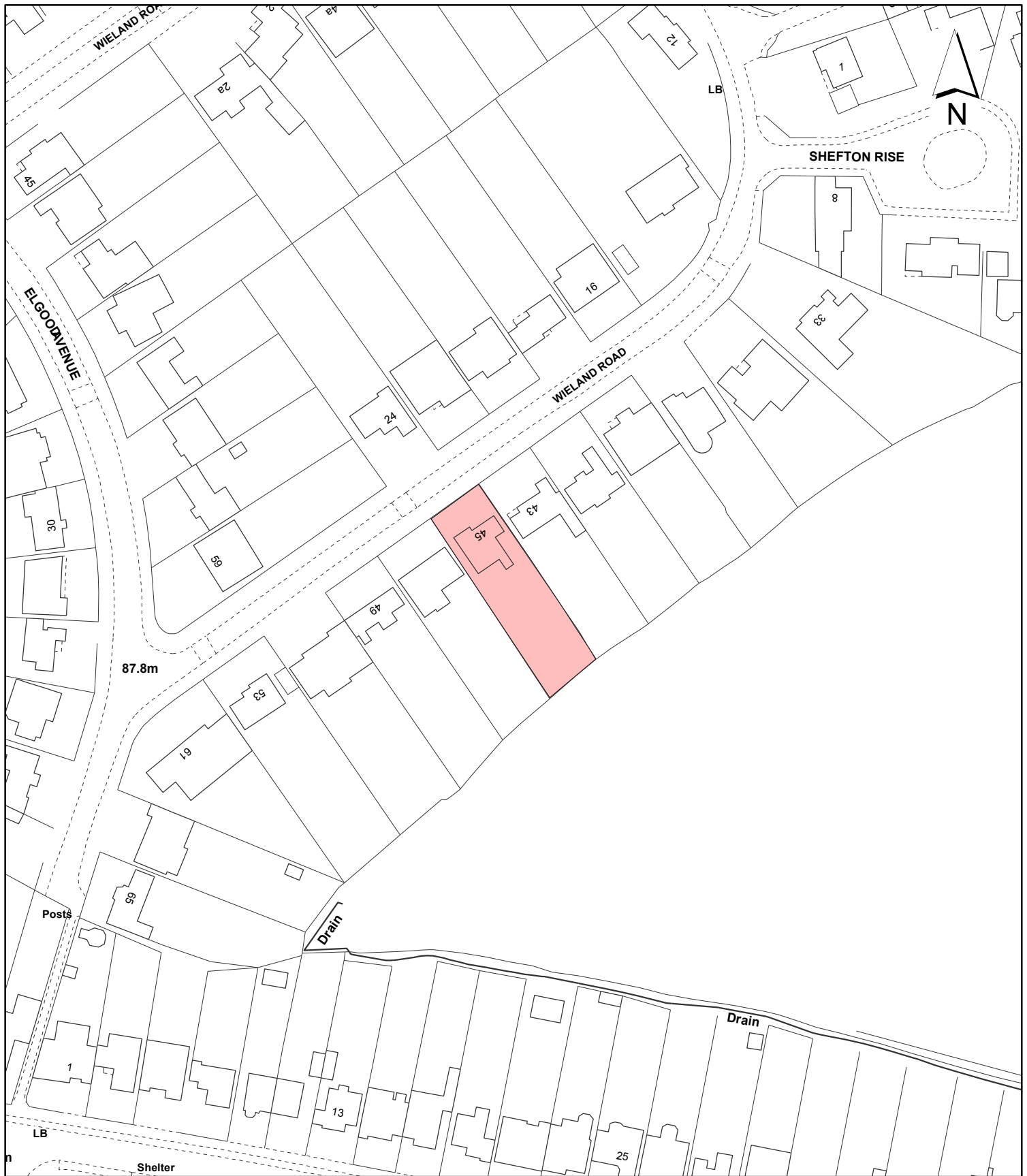
D) No bonfires that create dark smoke or nuisance to local residents.

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.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**45 Wieland Road  
 Northwood**

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

Planning Application Ref:

**41908/APP/2015/3822**

Scale:

**1:1,250**

Planning Committee:

**North Page 53**

Date:

**January 2016**



**HILLINGDON**  
 LONDON

This page is intentionally left blank

By virtue of paragraph(s) 6 of Part 1 of Schedule 12A  
of the Local Government (Access to Information) Act 1985 as amended.

Document is Restricted

This page is intentionally left blank

# Plans for North Applications Planning Committee

Tuesday 5th January  
2016



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)  
Page 61

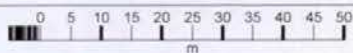
**Report of the Head of Planning, Sport and Green Spaces**

**Address** 150 EASTCOTE ROAD RUISLIP  
**Development:** Installation of fencing (Part Retrospective)  
**LBH Ref Nos:** 71162/APP/2015/3138

**Date Plans Received:** 19/08/2015      **Date(s) of Amendment(s):**  
**Date Application Valid:** 03/11/2015



# Location Plan



150 Eastcote Road  
HA4 8DX

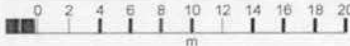
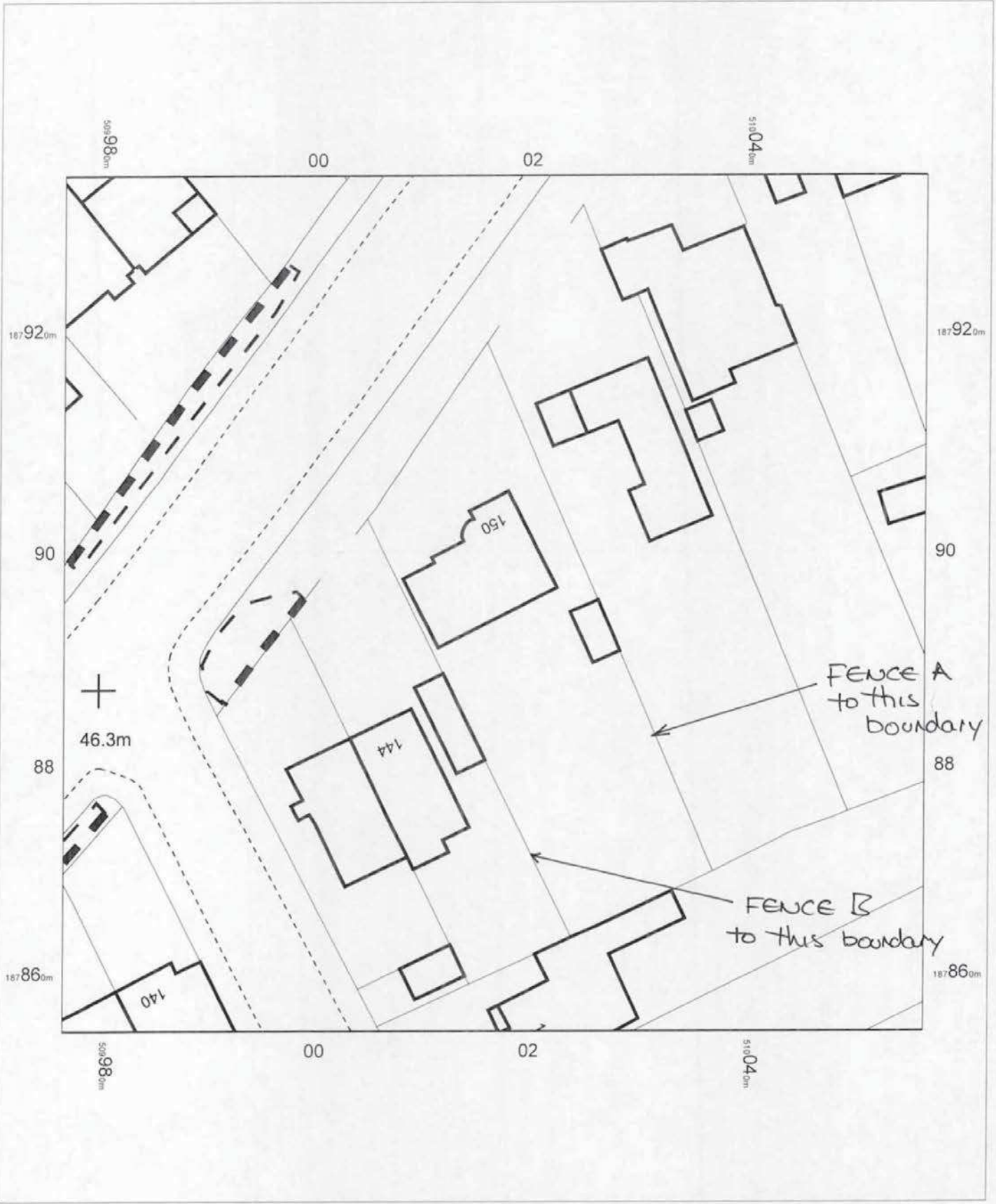
OS MasterMap 1250/2500/10000 scale  
28 August 2015, ID: JEW-00458926  
maps.johnwright.com

1:1250 scale print at A4, Centre: 510017 E, 187895 N

©Crown Copyright Ordnance Survey. Licence no. 100025568

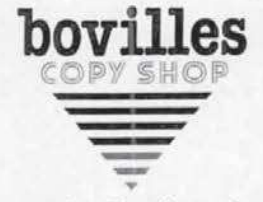


copyshop@bovilles.co.uk  
tel: 01895 450321



150 Eastcote Road  
HA4 8DX 500

OS MasterMap 1250/2500/10000 scale  
28 August 2015, ID: JEW-00458930  
maps.johnwright.com  
1:500 scale print at A4, Centre: 510017 E, 187895 N  
©Crown Copyright Ordnance Survey. Licence no. 100025568

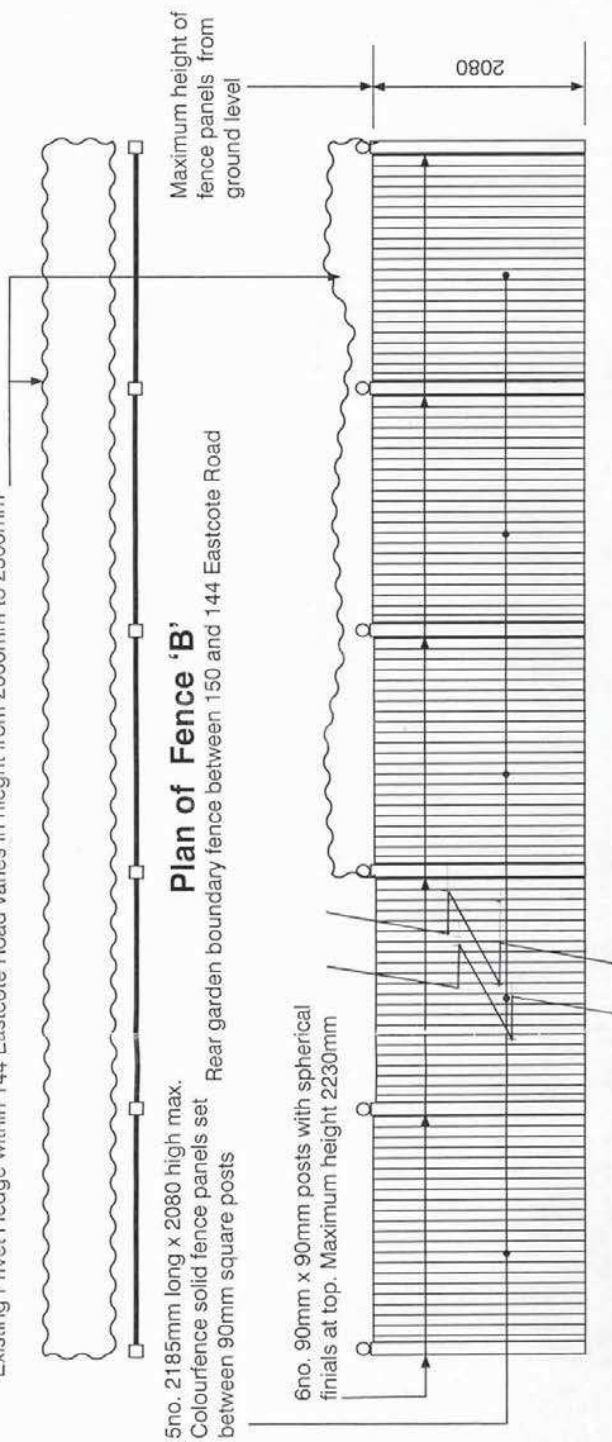


copyshop@bovilles.co.uk  
tel: 01895 450321

**Rear Garden to 144 Eastcote Road**

2184.4mm Fence panel  
88.9mm Square Post

Existing Privet Hedge within 144 Eastcote Road varies in height from 2000mm to 2300mm



**Plan of Fence 'B'**

5 no. 2185mm long x 2080mm high max.  
Colourfence solid fence panels set between 90mm square posts  
Rear garden boundary fence between 150 and 144 Eastcote Road

6 no. 90mm x 90mm posts with spherical finials at top. Maximum height 2230mm

2080

Maximum height of fence panels from ground level

**Rear Garden to 152 Eastcote Road**

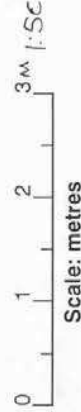
Existing Hawthorne Hedge within 152 Eastcote Road approximate continuous height 2300mm

6 no. 2185mm long x 2286 high max. Colourfence solid fence panels set between 90mm square posts  
Rear garden boundary fence between 150 and 152 Eastcote Road

7 no. 90mm x 90mm posts with spherical finials at top. Maximum height 2450mm

2286

Max. height of fence panels above ground level



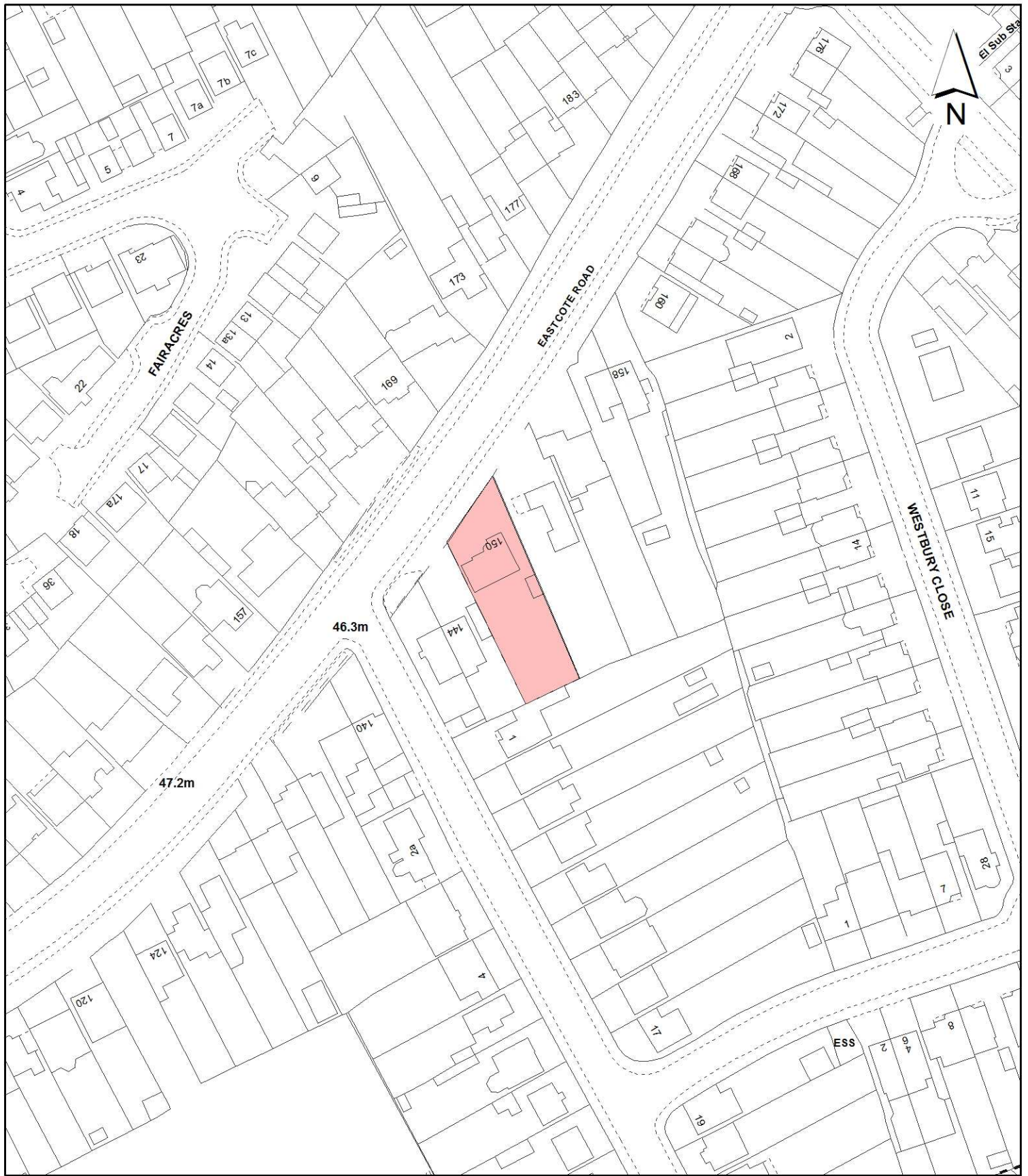
**Plans and Elevations to Rear of 150 Eastcote Road Showing of Proposed Boundary Fences to East and West Elevations**

Address: 150 Eastcote Road, Ruislip

Owner/Occupier: B. Robson

Date: 14th August 2015 Scale: As Shown

Drawing Number: 150ER/1



**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**150 Eastcote Road  
 Ruislip**

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

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

Planning Application Ref:

**71162/APP/2015/3138**

Scale:

**1:1,250**

Planning Committee:

**North** Page 66

Date:

**January 2016**



**HILLINGDON**  
 LONDON

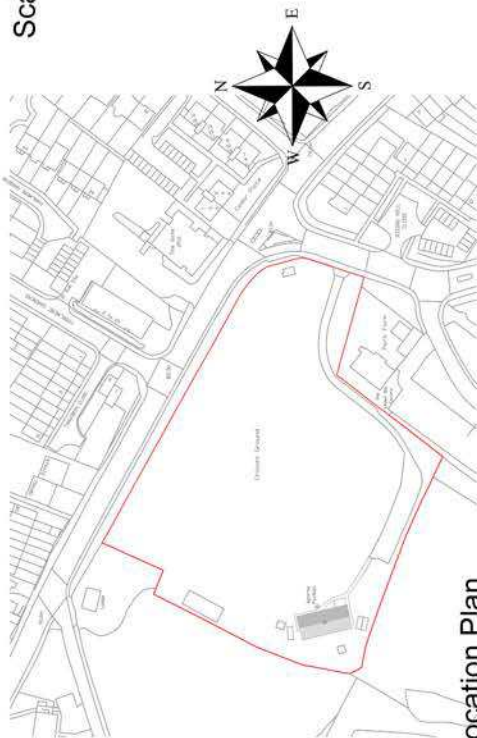
**Report of the Head of Planning, Sport and Green Spaces**

**Address** NORTHWOOD CRICKET CLUB RICKMANSWORTH ROAD NORTHWOOD  
**Development:** Single storey side extension to existing pavilion building with roofspace for use as storage space  
**LBH Ref Nos:** 45817/APP/2015/3697

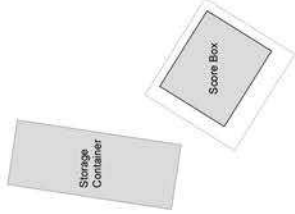
**Date Plans Received:** 06/10/2015  
**Date Application Valid:** 15/10/2015

**Date(s) of Amendment(s):** 05/10/0015

**Existing Ground Floor Plan**  
Scale 1:100



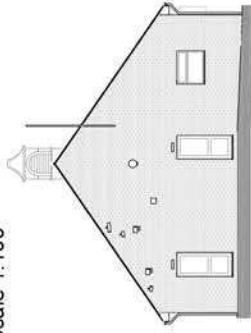
Scale Bar 1:100



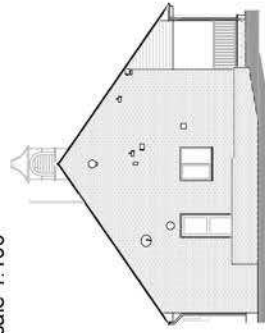
**Location Plan**  
Scale 1:1250



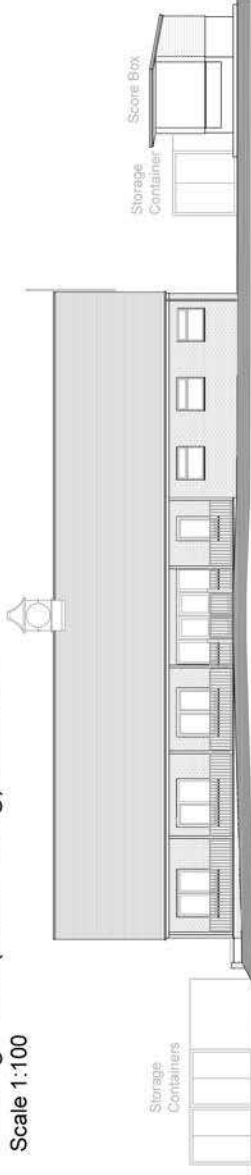
**Existing Right (North Facing) Flank Elevation**  
Scale 1:100



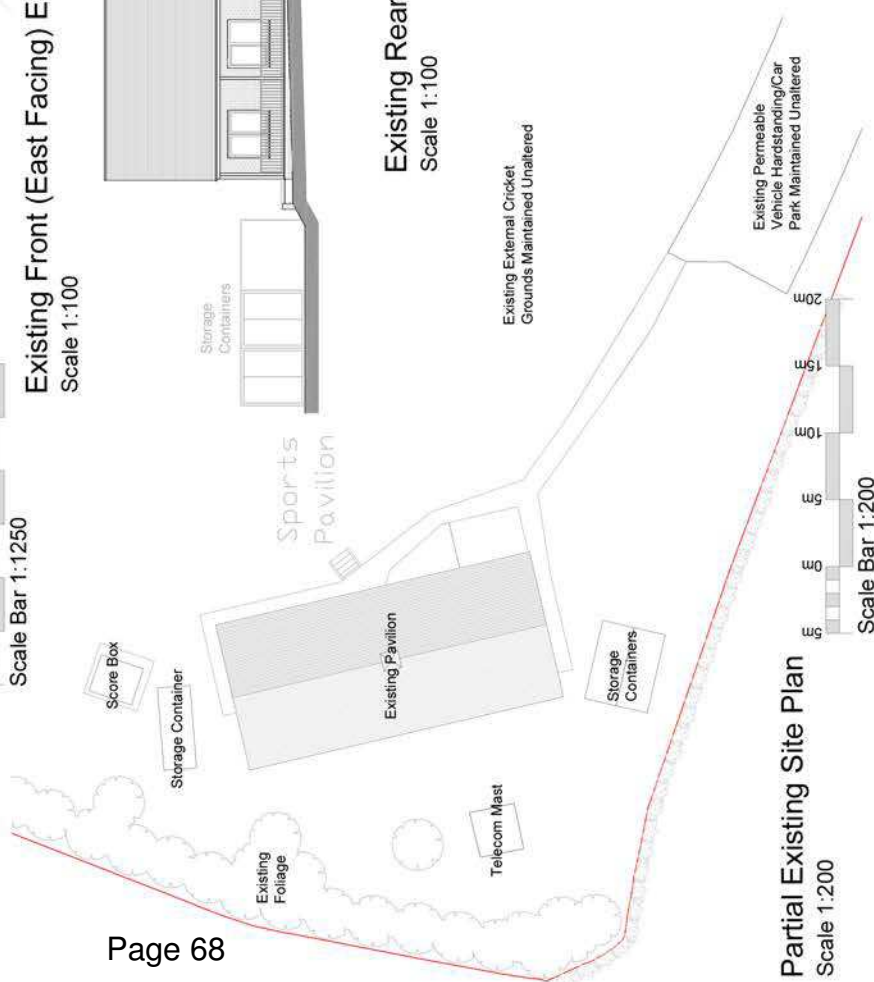
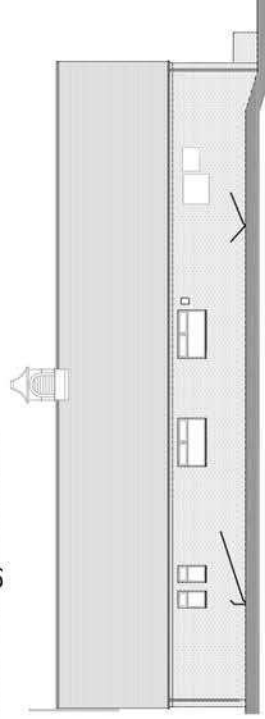
**Existing Left (South Facing) Flank Elevation**  
Scale 1:100



**Existing Front (East Facing) Elevation**  
Scale 1:100



**Existing Rear (West Facing) Elevation**  
Scale 1:100



**Partial Existing Site Plan**  
Scale 1:200

**CLIENT**  
Northwood Cricket Club

**PROJECT**  
Northwood Cricket Club  
Ducks Hill Road  
Northwood HA6 2NP

**SCALE**  
1:1250, 1:200 & 1:100 @ A1

**DATE**  
Aug' 2015

**DATE**

**REVISIONS**

**CLIENT**  
Northwood Cricket Club

**PROJECT**  
Northwood Cricket Club  
Ducks Hill Road  
Northwood HA6 2NP

**SCALE**  
1:1250, 1:200 & 1:100 @ A1

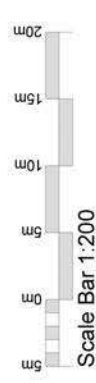
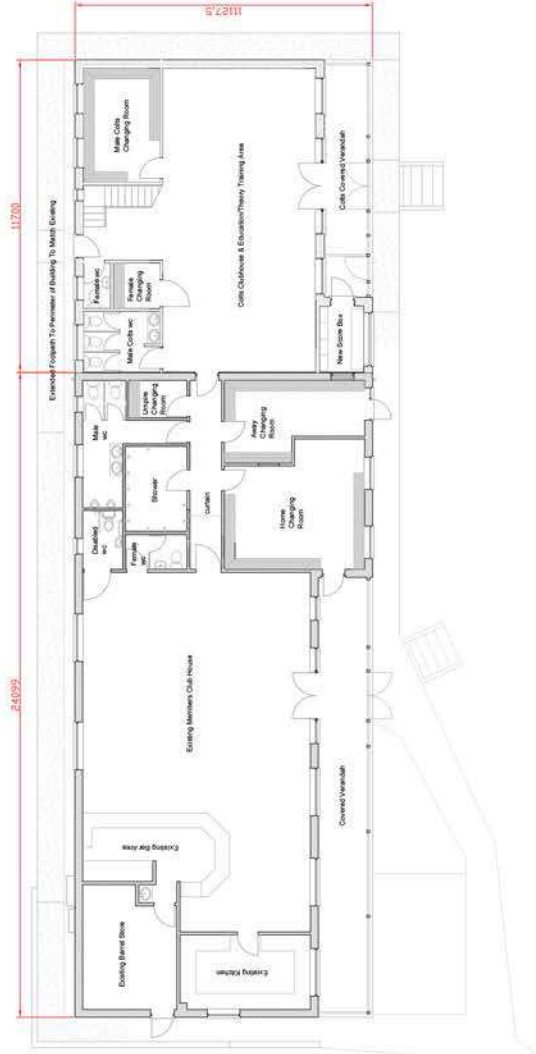
**DATE**  
Aug' 2015

**ABSTRACT DESIGN**

**REV**  
20150811-PL01

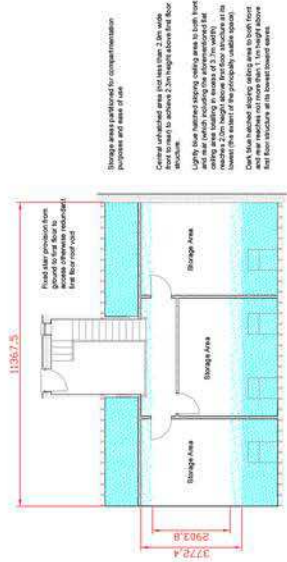
# Proposed Ground Floor Plan

Scale 1:100

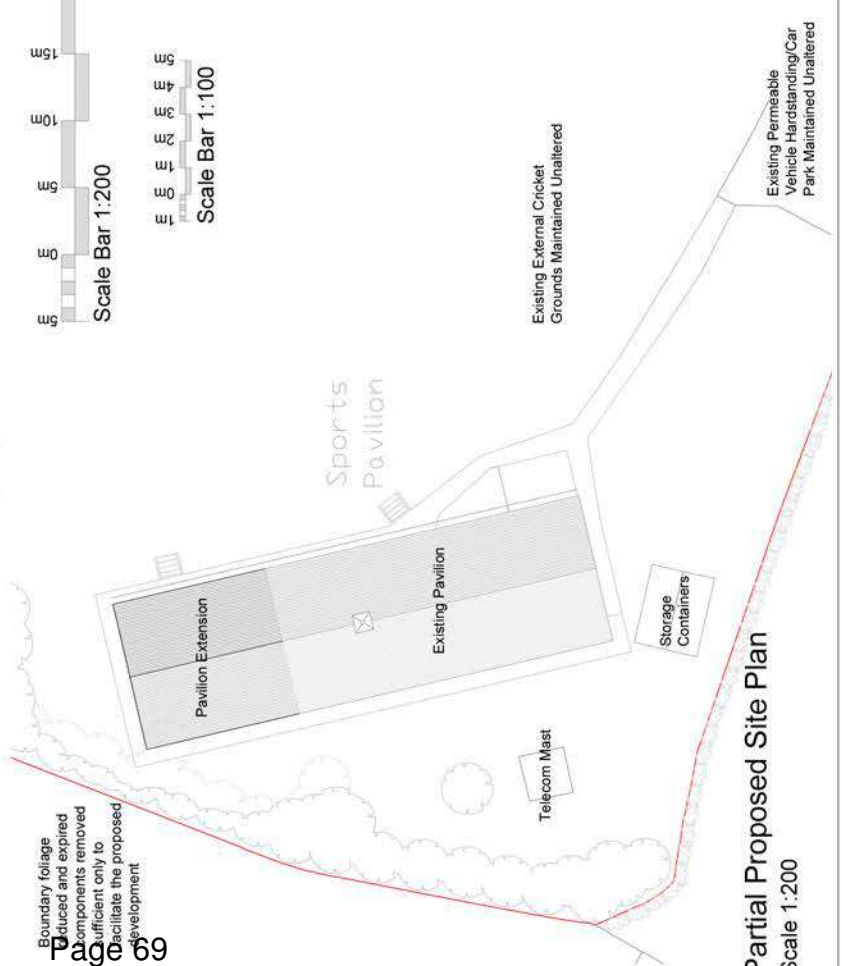


# Proposed First Floor Plan (To Extended Area Only)

Scale 1:100



Boundary foliage to be removed and replaced with new components to facilitate the proposed development

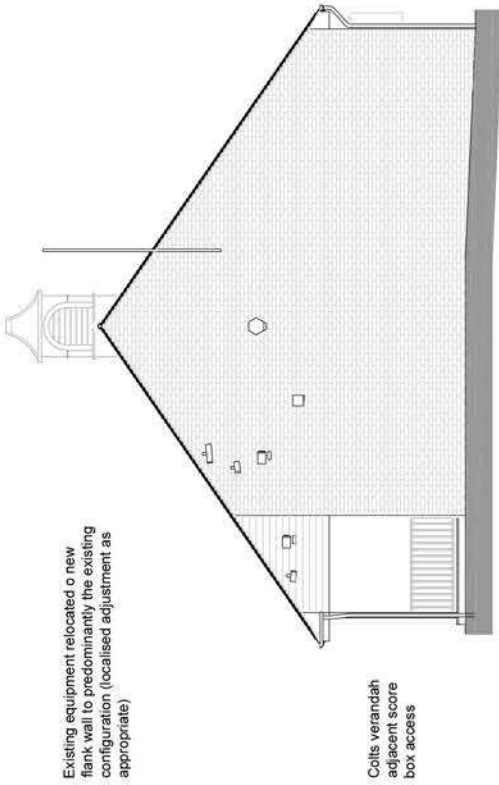


# Partial Proposed Site Plan

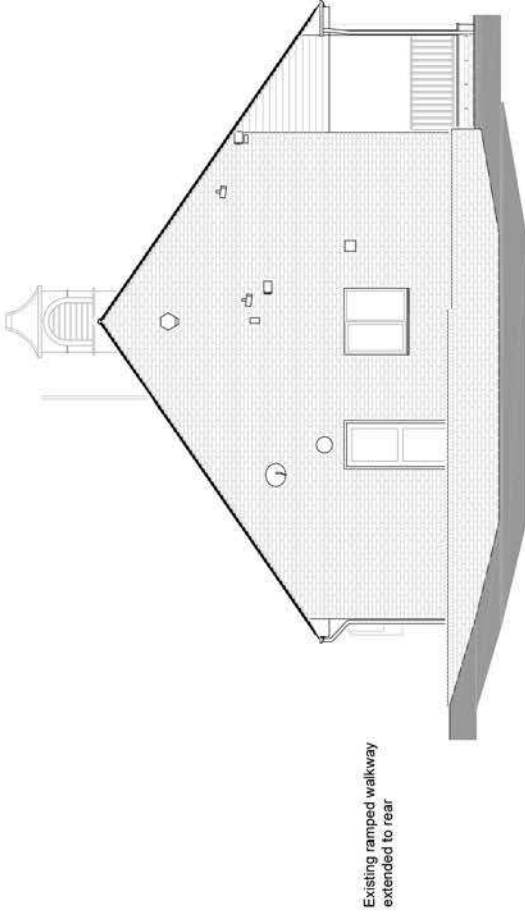
Scale 1:200

<p>CLIENT: Northwood Cricket Club          PRODUCT: Northwood Cricket Club          Ducks Hill Road          Northwood HA6 2NP</p>	<p>REVISIONS:</p> <p>DATE:</p>	<p>DRAWING TITLE: Proposed Partial Site Plan, Proposed Floor Plans of New Development</p> <p>Draw No: 20150811-PL02</p> <p>REV: -</p>
<p>SCALE: 1:200, 1:100 @ A1</p> <p>DATE: Aug 2015</p>	<p>DESIGN: CPH</p>	

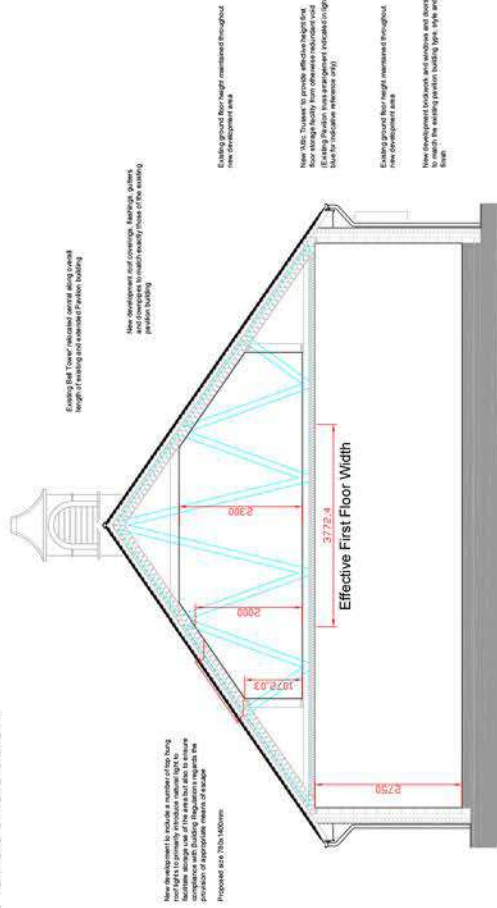
Proposed Right Flank (North Facing) Elevation  
Scale 1:50



Proposed Left Flank (South Facing) Elevation  
Scale 1:50



Proposed Cross Section  
Scale 1:50



CLIENT: Northwood Cricket Club  
PROJECT: Northwood Cricket Club  
Ducks Hill Road  
Northwood HA6 2NP

SCALE: 1:50 @ A1  
DATE: Aug 2015  
DRAWN: CPH

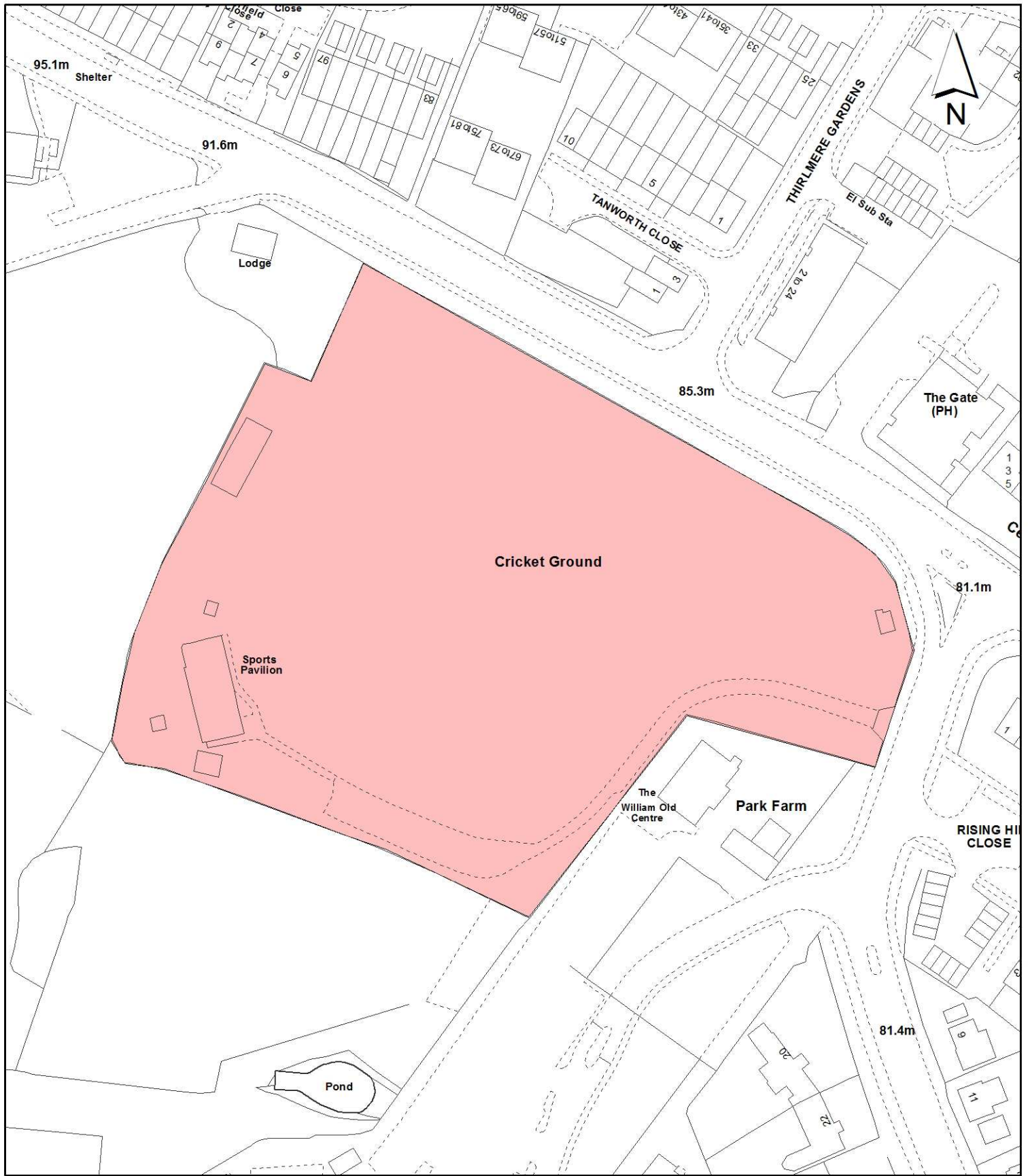
DRAWING TITLE: Proposed Flank Elevations & Proposed Cross Section Through New Development

REV: -

Draw No: 20150811-PL04

RCS





**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**Northwood Cricket Club  
 Rickmansworth Road  
 Northwood**

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

Planning Application Ref:

**45817/APP/2015/3697**

Scale:

**1:1,250**

Planning Committee:

**North** Page 71

Date:

**January 2016**



**HILLINGDON**  
 LONDON

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

**Address** 38 ELGOOD AVENUE NORTHWOOD  
**Development:** Part two storey, part single storey rear extension  
**LBH Ref Nos:** 8469/APP/2015/3883

**Date Plans Received:** 19/10/2015  
**Date Application Valid:** 30/10/2015

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

THIS DRAWING IS COPYRIGHT and must not be traced or copied in any way or form in part or whole by any person without the written permission of the copyright owner. The copyright owner is the architect or the client. Any person who copies this drawing without the written permission of the copyright owner is liable to the copyright owner for damages. This drawing may be copied by an authorized officer of the local authority with the sole purpose to assist in the administration of Planning or Building Regulations application and may not be used for any other purpose unless otherwise agreed in writing.

**GENERAL NOTES**

1. CHECK ALL DIMENSIONS ON SITE
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED ...
3. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES
5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2010)
6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2007
7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
8. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
9. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK
10. ANY DISCREPANCIES IN DRAWINGS SHOULD BE NOTIFIED PRIOR PROCEEDING ANY WORKS
11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
12. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DERESSED FLOORS AND CURBS. SEE STRUCTURAL DRAWINGS.
13. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL
14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL)
15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS, ARE APPROXIMATE
16. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
18. VERIFY SIZE/LOCATION/FINISH/FIRE RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURNING, CURBS, ANCHORS & INSERTS.
19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE. REQUESTS BY CLIENTS THAT DEVIATE FORM DESIGN VOID THE DESIGN LIABILITY.
20. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES. DO NOT ASSUME ANYTHING.

Bischoell - Design & Build -  
Suite 200a  
89 Cumberland House, Scruton Lane  
Hammersmith & Fulham, NW10 6RF  
www.bischoell.co.uk

Client: Sameer Malde  
38 Elgood Ave, Northwood, Greater London HA6 3Q

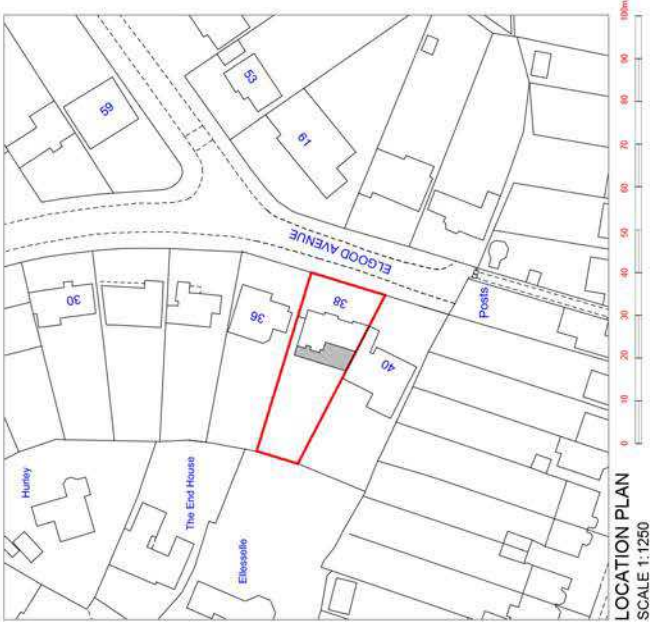
Drawing No: Block & Location Plan

Status: Planning

Scale: 1:500 @A3  
1:1250 @A3

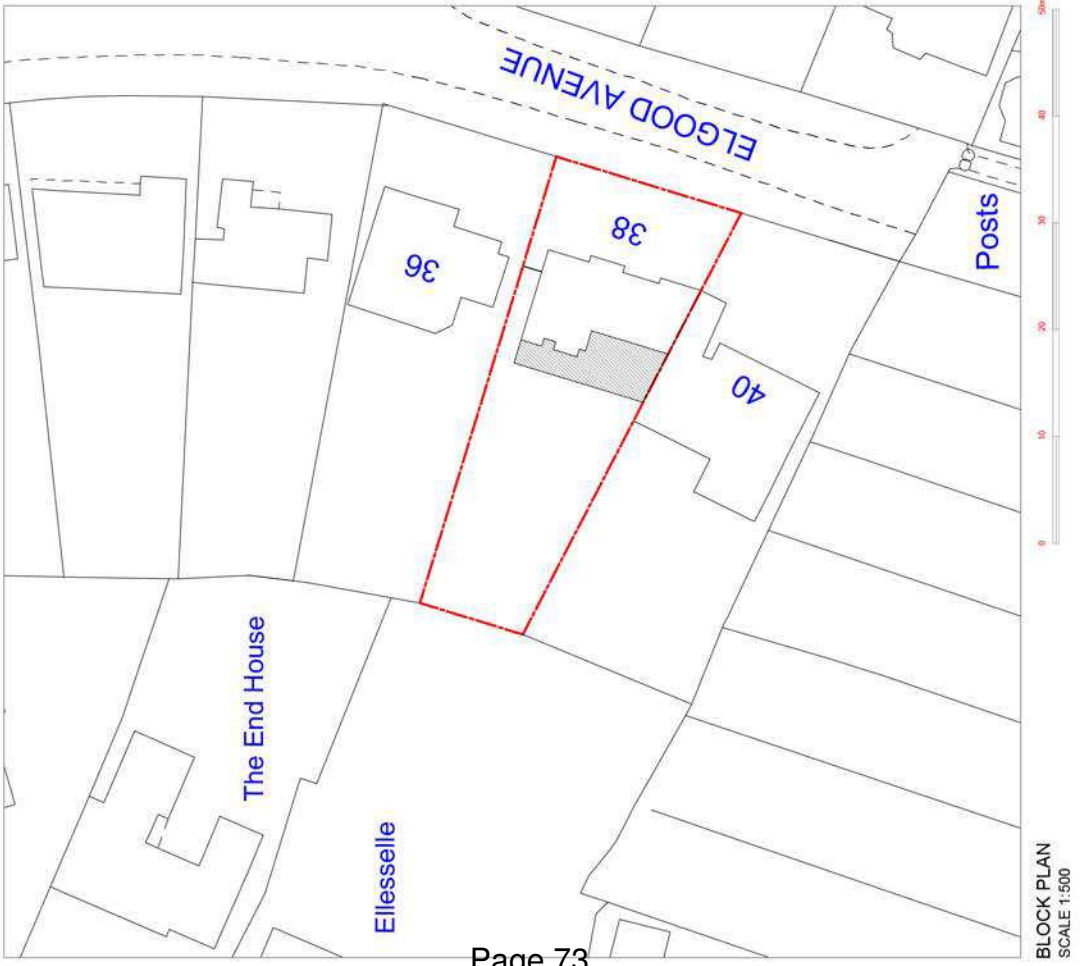
Date: 07/10/15  
Drawn by: YS

Drawing No: HH01-SM-10-15  
Rev: 0



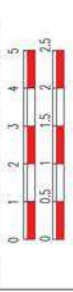
— APPLICATION SITE

▨ Proposed works



THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY PRIOR TO COMMENCING WORK.

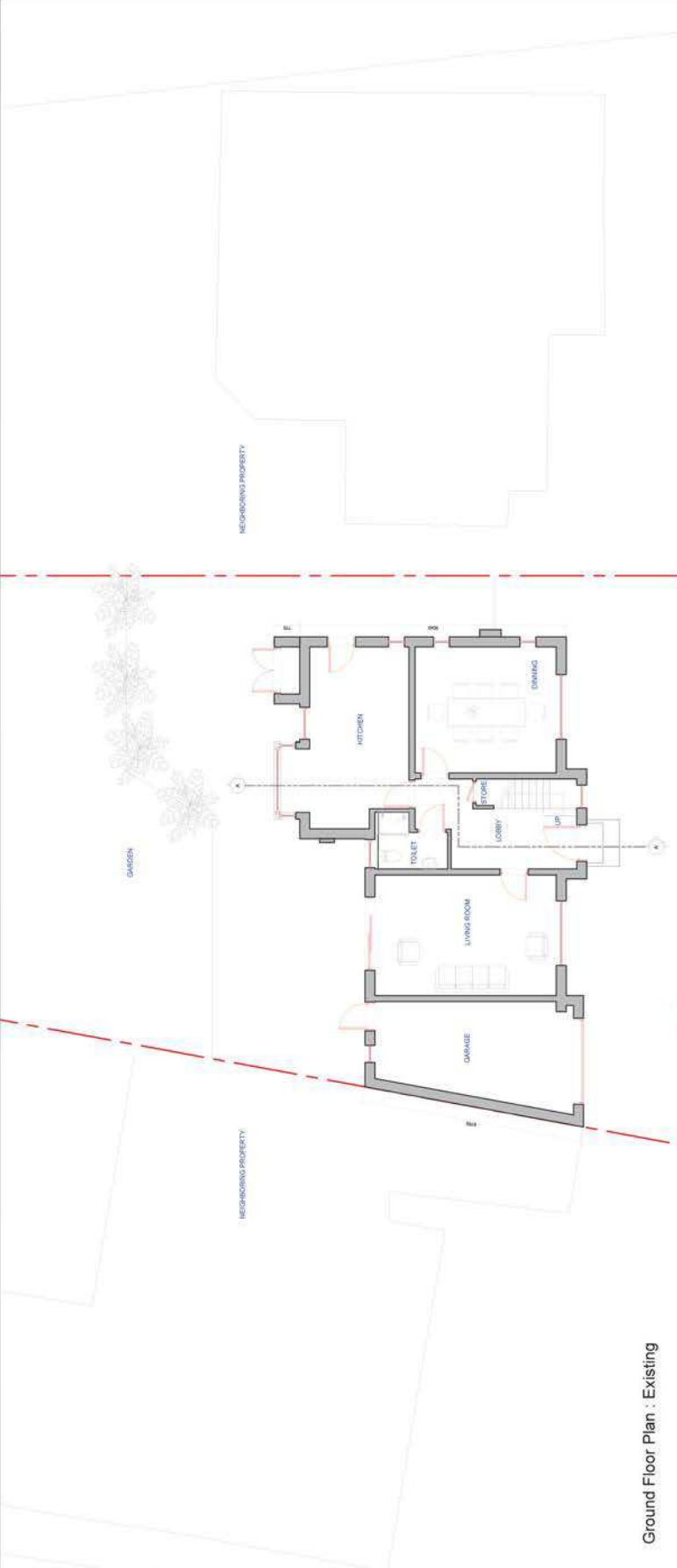
- GENERAL NOTES**
- CHECK ALL DIMENSIONS ON SITE
  - ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
  - ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL
  - THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES
  - WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS (2019)
  - WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS (2019)
  - CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK
  - ANY DISCREPANCIES OR CHANGES SHOULD BE NOTIFIED PRIOR TO PROCEEDING ANY WORKS
  - UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTRE LINES, NOMINAL SURFACE OF MASONRY, FACE OF FACE OF CONCRETE, WALLS AND ROOM CENTRE TO CENTRES
  - FLOOR LINES REFER TO TOP OF CONCRETE SLABS FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE FOR DEPRESSED FLOORING AND CORERS SEE STRUCTURAL DRAWINGS
  - WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE TAKEN FROM FACE OF 500 WALL
  - LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK
  - REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CONTRACTS OR DRAWINGS FOR ADDITIONAL NOTES
  - VERIFY SIZE, LOCATION, PREPARATION, ETC. AND PROVIDE ACCESS DOORS, TURNING CORNERS, ANCHORS & INSERTS
  - CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER FOR ANY REQUIREMENTS THAT MAY BE NECESSARY FOR THE WORK TO BE CARRIED OUT
  - ALL DIMENSIONS SHALL BE TAKEN FROM THE FINISHED ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING



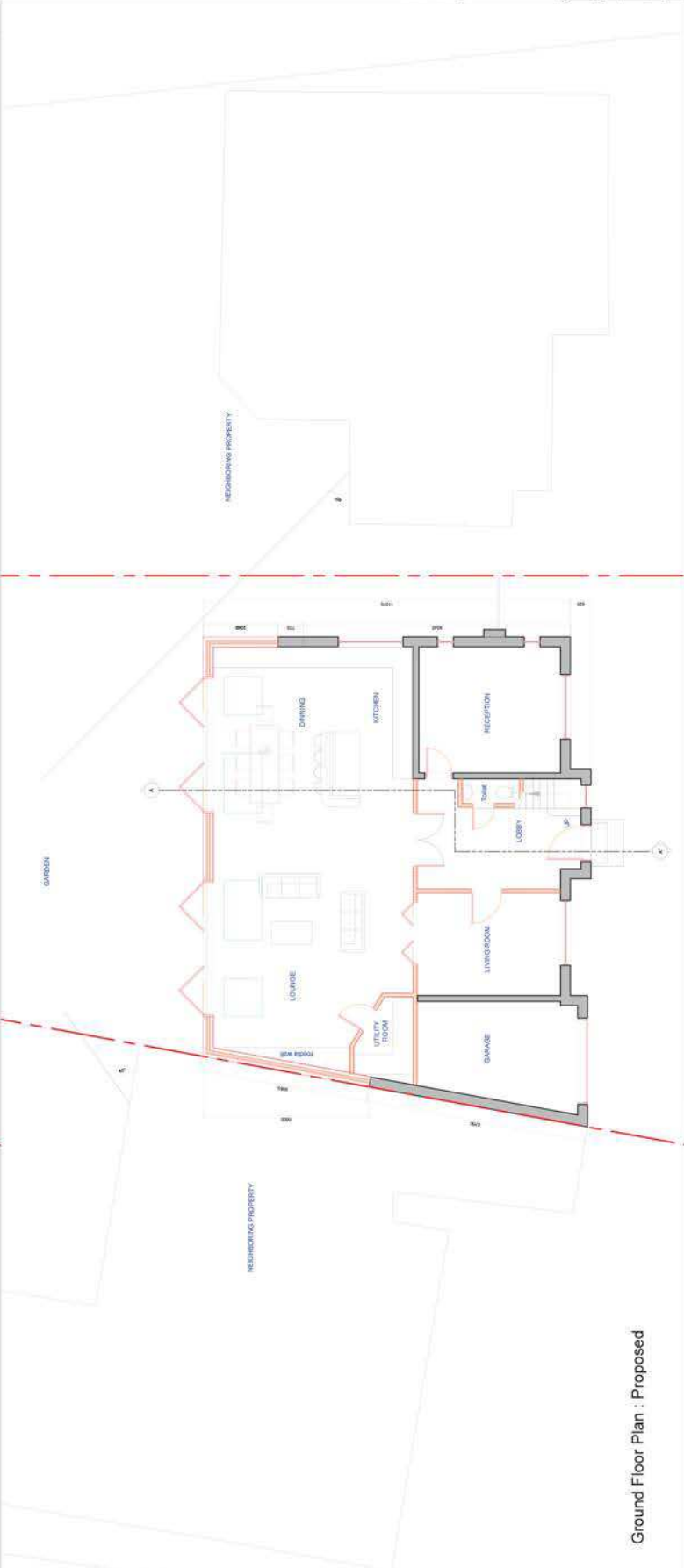
**BISCHELL**  
THE DESIGN & BUILD COMPANY  
www.bischell.co.uk

38 Edgwood Ave, Northwood, Greater London HA6 3Q  
Biscell - Design & Build  
80 Chesham Road, South Lane  
Hammonds & Pugh, 19119 gff

**Sameer Maide**  
Ground Floor Plan - Existing and Proposed  
Planning  
Scale: 1:100 @ A2 Date: 07/10/15 Drawing: Y/S Page: 0



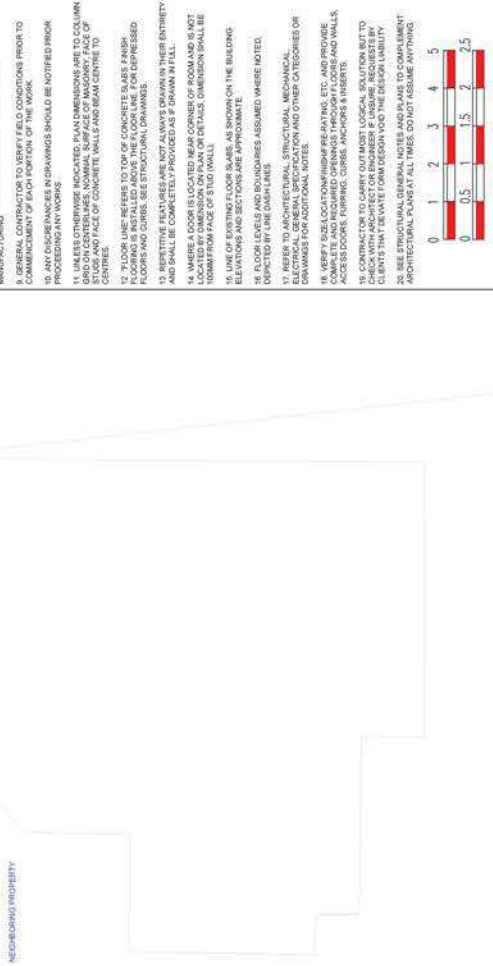
Ground Floor Plan : Existing



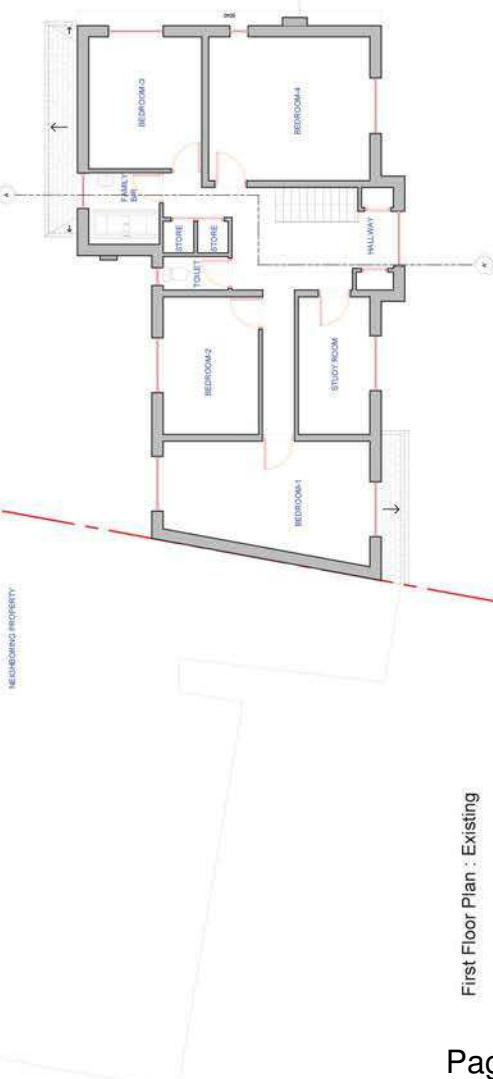
Ground Floor Plan : Proposed

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM THE LOCAL AUTHORITY AND NEIGHBOURING PROPERTIES PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM THE LOCAL AUTHORITY AND NEIGHBOURING PROPERTIES PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM THE LOCAL AUTHORITY AND NEIGHBOURING PROPERTIES PRIOR TO COMMENCING WORK.

- GENERAL NOTES**
1. CHECK ALL DIMENSIONS ON SITE
  2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
  3. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL
  4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES
  5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS (2019)
  6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS (2019)
  7. OPEN UP EXISTING STRUCTURES AS REQUIRED BY THE BUILDING INSPECTOR
  8. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
  9. ALL DIMENSIONS TO VERTICALLY LOCATED WORKS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK
  10. ANY DISCREPANCIES IN DRAWINGS SHOULD BE NOTICED PRIOR TO COMMENCING ANY WORKS
  11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTRE LINES, NOMINAL SURFACE OF MASONRY, FACE OF CONCRETE, FACE OF CONCRETE, WALLS AND ROOM CENTRE TO CENTRES
  12. FLOOR LINE REFERS TO TOP OF CONCRETE SLABS FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE FOR DERESSED FLOORING AND CORRS. SEE STRUCTURAL DRAWINGS
  13. WHERE A FLOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE TAKEN FROM FACE OF 500 (SMALL)
  14. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE
  15. ALL DIMENSIONS UNLESS ASSUMED WHERE NOTED, INDICATED BY LINE DASH LINES
  16. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CONTRACTS OR DRAWINGS FOR ADDITIONAL NOTES
  17. VERIFY SIZE LOCATION (PREPARING, ETC.) AND PROVIDE ACCESS DOORS, TURNING CORNERS, ANCHORS & INSERTS
  18. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IN ADVANCE. INDUSTRY BEST PRACTICE SHALL BE THE GOVERNOR FOR THE SOLUTION QUALITY
  19. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS WITH ARCHITECTURAL PLANS AT ALL TIMES. DO NOT ASSUME ANYTHING.



First Floor Plan : Existing



First Floor Plan : Proposed

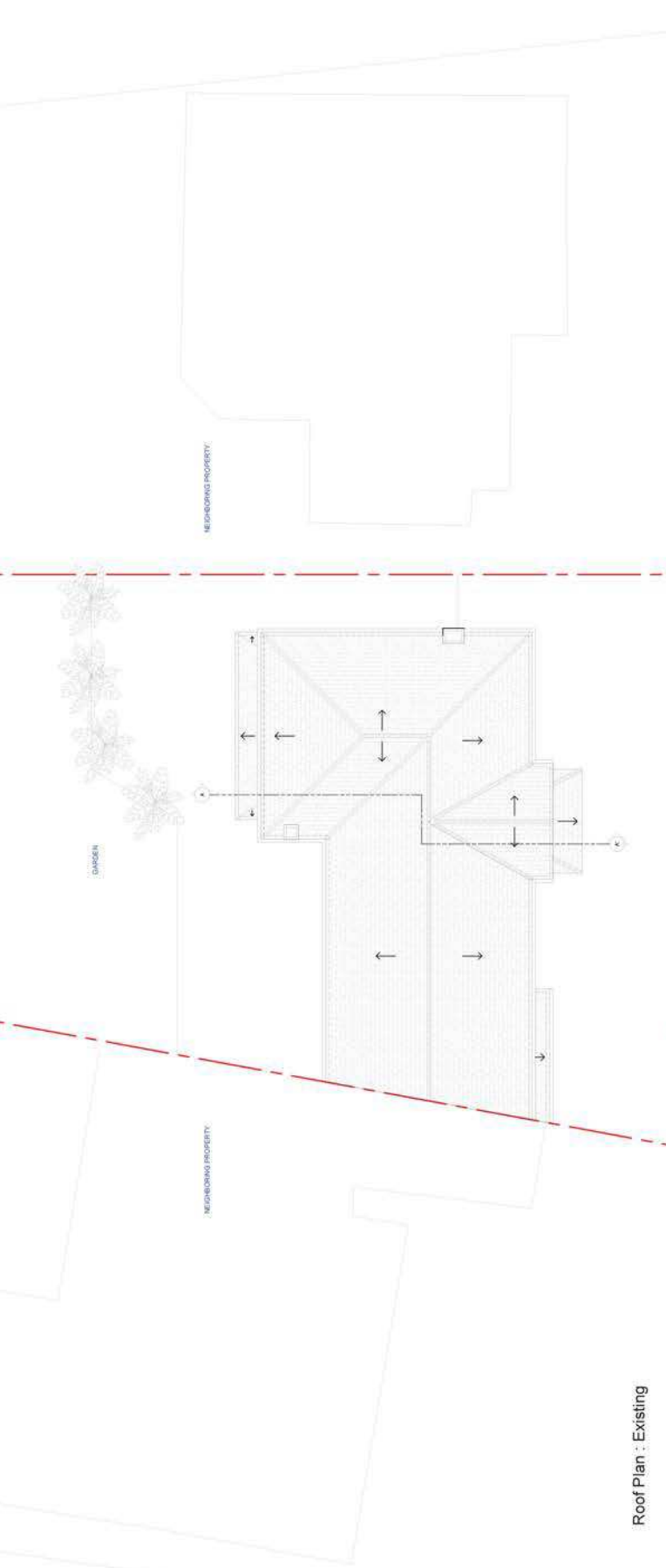
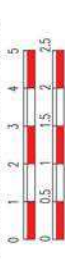
**BISCHELL**  
THE DESIGN & BUILD COMPANY  
www.bischell.co.uk

38 Edgwood Ave, Northwood, Greater London HA8 3Q  
80 Chiswick Park, Uxbridge, Middlesex, UB8 3PH  
Hammonds & Poon, 141/15 Giff

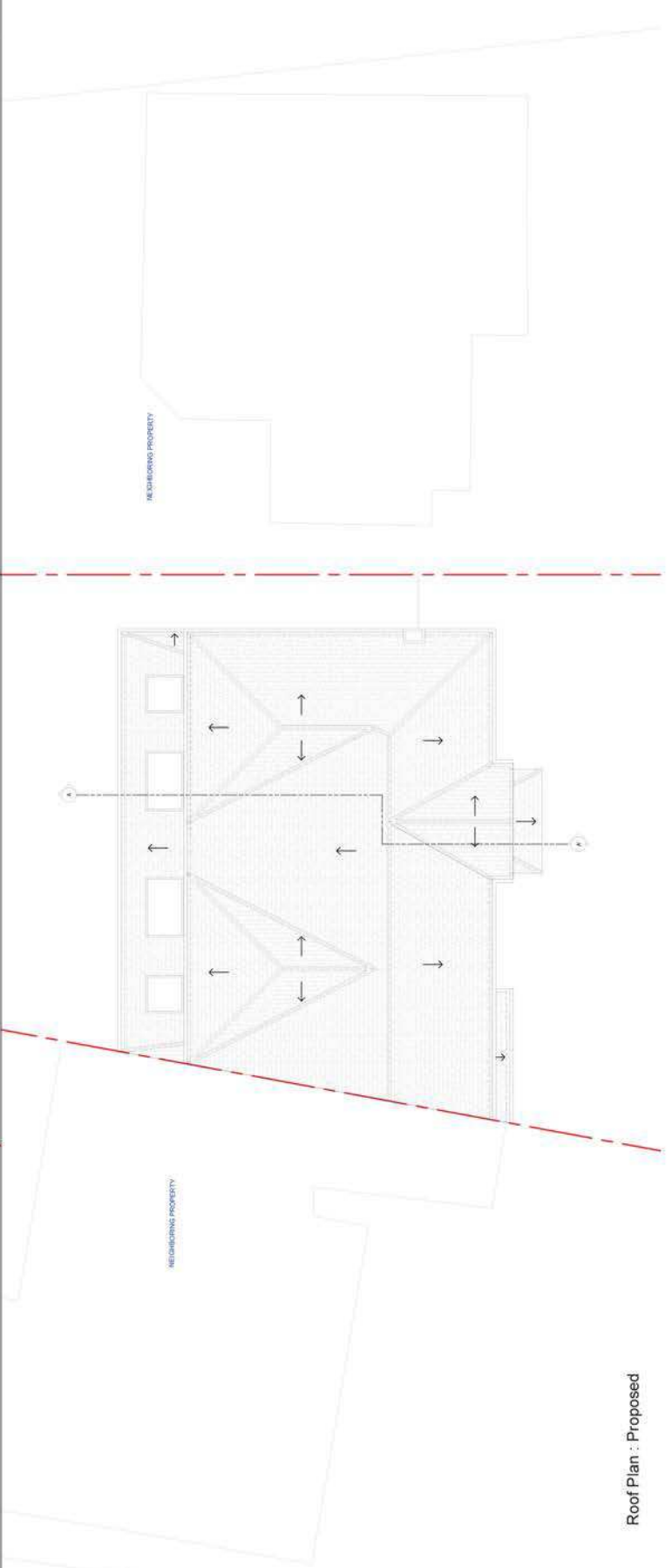
Sameer Maide  
38 Edgwood Ave, Northwood, Greater London HA8 3Q  
First floor Plan : Existing and Proposed  
Planning  
Scale: 1:100 @ A2 Date: 07.05.15 Drawing: Y/S  
Sheet: 0 of 0  
HH03-SM-10-15

THE CLIENT HAS CONFIRMED THAT THIS DRAWING IS FOR THE USE OF THE ARCHITECT ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE BUILDING OR SITE SINCE THE DATE OF THE LAST VISIT. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE SINCE THE DATE OF THE LAST VISIT. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE SINCE THE DATE OF THE LAST VISIT. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE SINCE THE DATE OF THE LAST VISIT.

- GENERAL NOTES**
1. CHECK ALL DIMENSIONS ON SITE
  2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
  3. ALL VERTICAL MEASUREMENTS ASSUME GRADE TO BE LEVEL.
  4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
  5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS (THE AMENDED BUILDING REGULATIONS 2019)
  6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS (THE AMENDED BUILDING REGULATIONS 2019)
  7. OPEN UP EXISTING STRUCTURES AS REQUIRED BY THE BUILDING INSPECTOR
  8. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
  9. VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK
  10. ANY DISCREPANCIES IN DIMENSIONS SHOULD BE NOTIFIED PRIOR TO COMMENCEMENT OF WORK
  11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID OR CENTRELINE, NOMINAL SURFACE OF MASONRY, FACE OF CONCRETE, FACE OF CONCRETE, WALL AND ROOM CENTRE TO CENTRES
  12. FLOOR LINE REFERS TO TOP OF CONCRETE SLABS FINISH FLOORING AND CURBS. SEE STRUCTURAL DRAWINGS
  13. FLOOR LINE REFERS TO TOP OF CONCRETE SLABS FINISH FLOORING AND CURBS. SEE STRUCTURAL DRAWINGS
  14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE TAKEN FROM FACE OF STUD WALL
  15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE
  16. ALL DIMENSIONS ASSUMED UNLESS NOTED, INDICATED BY LINE DASH LINES
  17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CONTRACTS OR DRAWINGS FOR ADDITIONAL NOTES
  18. VERIFY SIZE, LOCATION, PREPARING, ETC. AND PROVIDE ACCESS DOORS, TURNING CURBS, ANCHORS & INSERTS
  19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER FOR ANY INQUIRY
  20. CLIENT SHALL BE RESPONSIBLE FOR THE DESIGN QUALITY OF ALL ARCHITECTURAL PLANS AT ALL TIMES. DO NOT ASSUME ANYTHING



Roof Plan : Existing



Roof Plan : Proposed

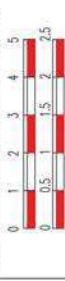
**BISCHELL**  
THE DESIGN & BUILD COMPANY  
www.bischell.co.uk

38 Edgwood Ave, Northwood, Greater London HA8 3Q  
Biscell - Design & Build  
80 Colindale Avenue, South Lane  
Hammersmith & Fulham, W14 0JF

**Sameer Malde**  
Roof Plan : Existing and Proposed  
Planning  
Scale: 1:100 @ A2  
Date: 07.10.15  
Sheet: 0

THE DRAWING IS SUBJECT TO THE BUILDING REGULATIONS 2010. THE DRAWING IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A CONTRACT. THE DRAWING IS THE PROPERTY OF BISCHHELL THE DESIGN & BUILD COMPANY. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BISCHHELL THE DESIGN & BUILD COMPANY. THE DRAWING IS THE PROPERTY OF BISCHHELL THE DESIGN & BUILD COMPANY. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BISCHHELL THE DESIGN & BUILD COMPANY.

- GENERAL NOTES**
- CHECK ALL DIMENSIONS ON SITE
  - ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
  - ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL
  - THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES
  - WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010
  - WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010
  - JOIN UP EXISTING STRUCTURES AS REQUIRED BY THE BUILDING INSPECTOR
  - THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
  - WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010
  - ANY DISCREPANCIES IN DRAWINGS SHOULD BE NOTICED PRIOR TO COMMENCING ANY WORKS
  - UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTRE LINES, NOMINAL SURFACE OF MASONRY, FACE OF CONCRETE, FACE OF CONCRETE, WALLS AND ROOM CENTRE TO CENTRES
  - FLOOR LINE REFERS TO TOP OF CONCRETE SLABS FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE FOR DERESSED FLOORING AND CORNERS SEE STRUCTURAL DRAWINGS
  - WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE TAKEN FROM FACE OF STUD WALL
  - LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING DRAWINGS AND SECTIONS ARE APPROXIMATE
  - WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010
  - REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CONTRACT DOCUMENTS FOR ADDITIONAL NOTES
  - VERIFY SIZE, LOCATION, OPERATING, ETC. AND PROVIDE ACCESS DOORS, TURNING CORNERS, ANCHORS & INSERTS
  - CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER FOR ANY REQUIREMENTS THAT MAY BE NECESSARY FOR THE WORK TO BE CARRIED OUT
  - ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE INDICATED
  - ARCHITECTURAL PLANS AT ALL TIMES DO NOT ASSUME ANYTHING

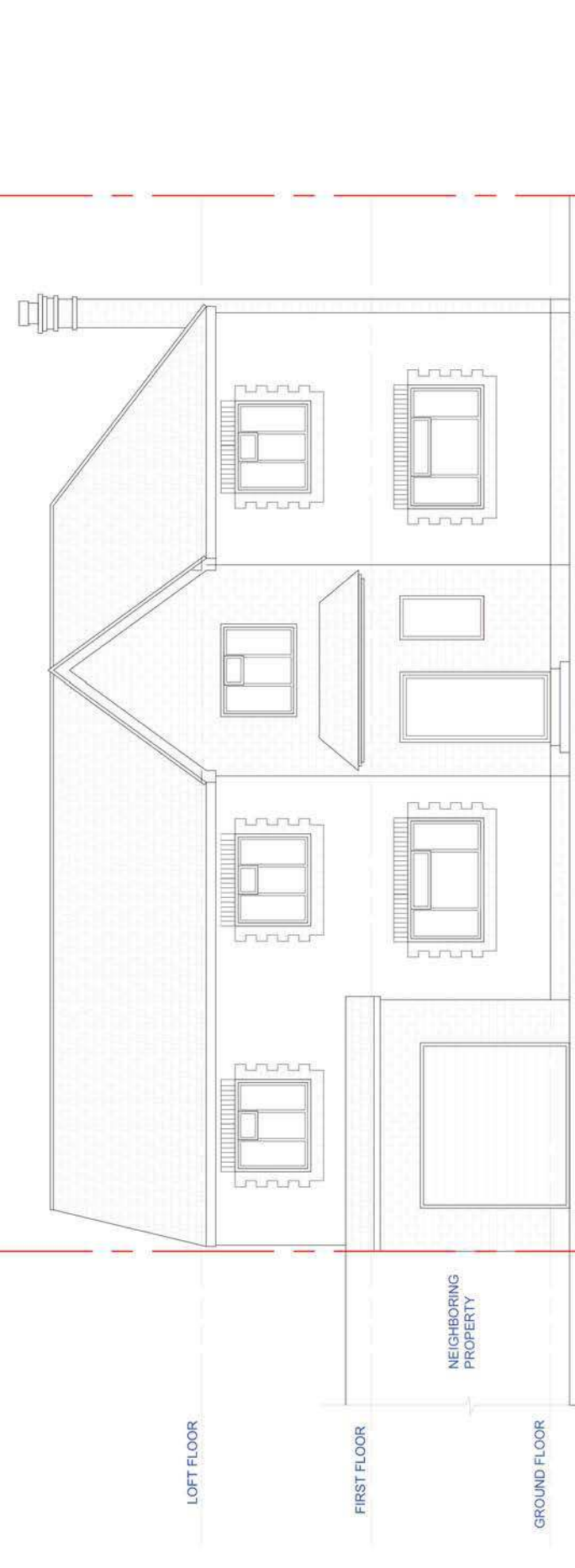


**BISCHHELL**  
THE DESIGN & BUILD COMPANY  
www.bischell.co.uk

Samereer Malde  
38 Edgoad Ave, Northwood, Greater London HA6 9Q

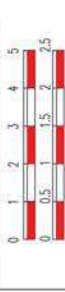
Front elevation : Existing and Proposed  
Planning

Date: 1.10.2022  
Time: 07:50:15  
Drawing No: HH06-SM-10-15  
Page: 0



THE CONTRACTOR SHALL VERIFY THE EXISTING STRUCTURE AND MATERIALS TO BE USED IN THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

- GENERAL NOTES**
- CHECK ALL DIMENSIONS ON SITE
  - ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
  - ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL
  - THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES
  - WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS (2019)
  - WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS (2019)
  - JOIN UP EXISTING STRUCTURES AS REQUIRED BY THE BUILDING INSPECTOR
  - THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
  - WORKMANSHIP TO BE VERIFIED BY THE ARCHITECT PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK
  - ANY DISCREPANCIES IN DRAWINGS SHOULD BE NOTICED PRIOR TO PROCEEDING ANY WORKS
  - UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTRE LINES, NOMINAL SURFACE OF MASONRY, FACE OF CONCRETE, FACE OF CONCRETE, WALL AND ROOM CENTRE TO CENTRES
  - FLOOR UNIT REFERS TO TOP OF CONCRETE SLABS FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE FOR DERESSED FLOORING AND CORNERS SEE STRUCTURAL DRAWINGS
  - WHERE A FLOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE TAKEN FROM FACE OF 500 WALL
  - LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE
  - THE CONTRACTOR SHALL ASSUME WHERE NOTED, DISCREPANCY IN LINE DASH LINES
  - REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CONTRACTS OR DRAWINGS FOR ADDITIONAL NOTES
  - VERIFY SIZE LOCATION (PREPARING, ETC.) AND PROVIDE ACCESS DOORS, TURNING CORNERS, ANCHORS & INSERTS
  - CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER FOR ANY REQUIREMENTS THAT MAY BE NEAR THE CORNER FOR THE DESIGN QUALITY
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY
  - ARCHITECTURAL PLANS AT ALL TIMES DO NOT ASSUME ANYTHING

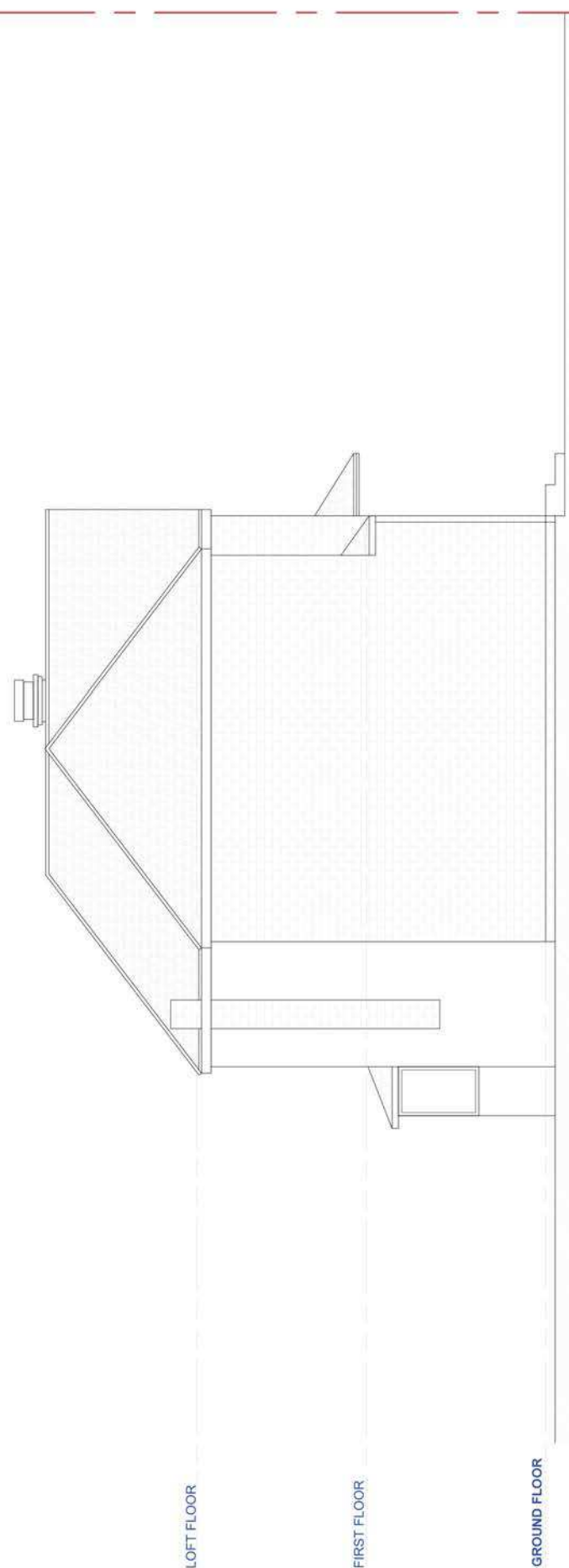


**BISCHELL**  
THE DESIGN & BUILD COMPANY  
www.bischell.co.uk

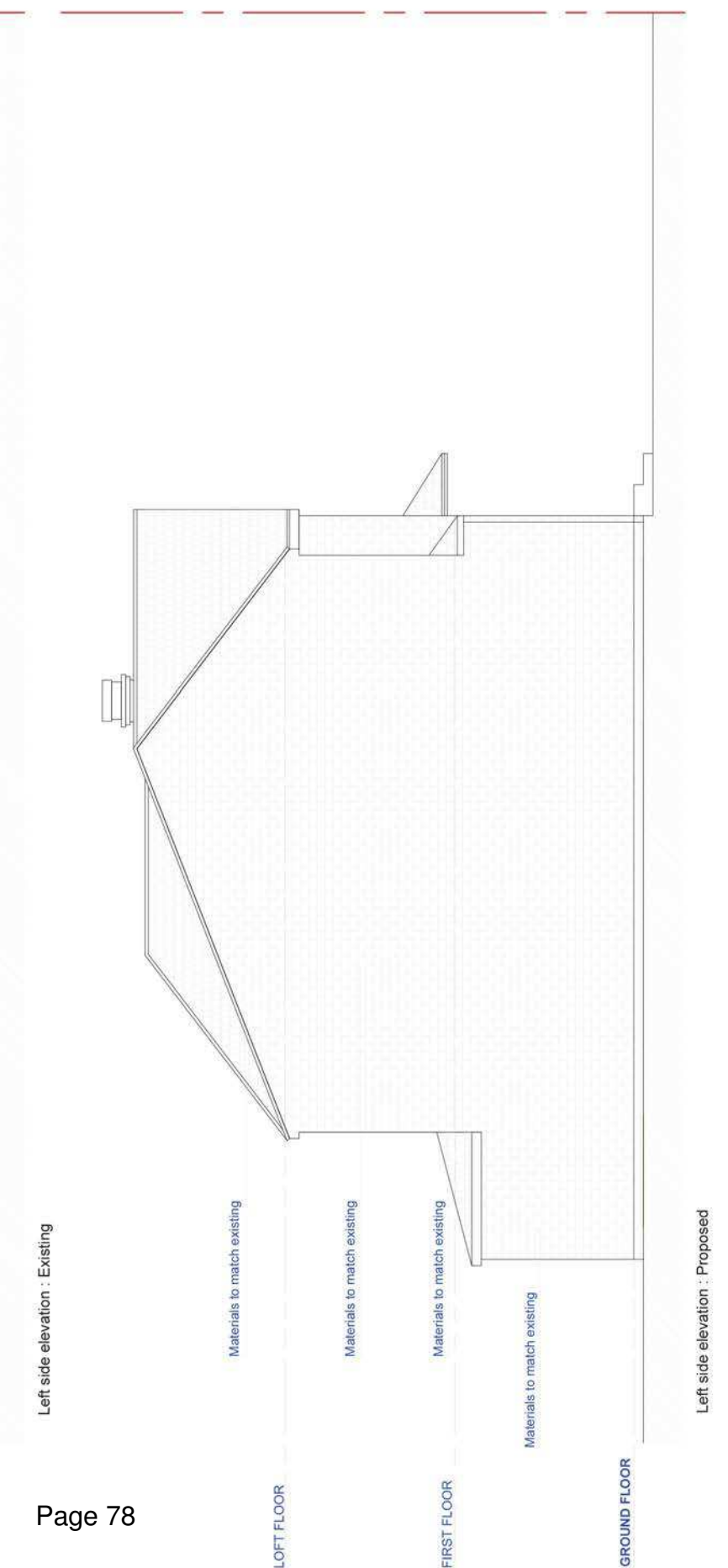
Sammeer Malde  
39 Edgwood Ave, Northwood, Greater London HA6 3Q

Left side elevation : Existing and Proposed  
Planning

Date: 1.10.24  
Scale: 1:10  
Drawing No: HH09-SM-10-15  
Page: 0



Left side elevation : Existing

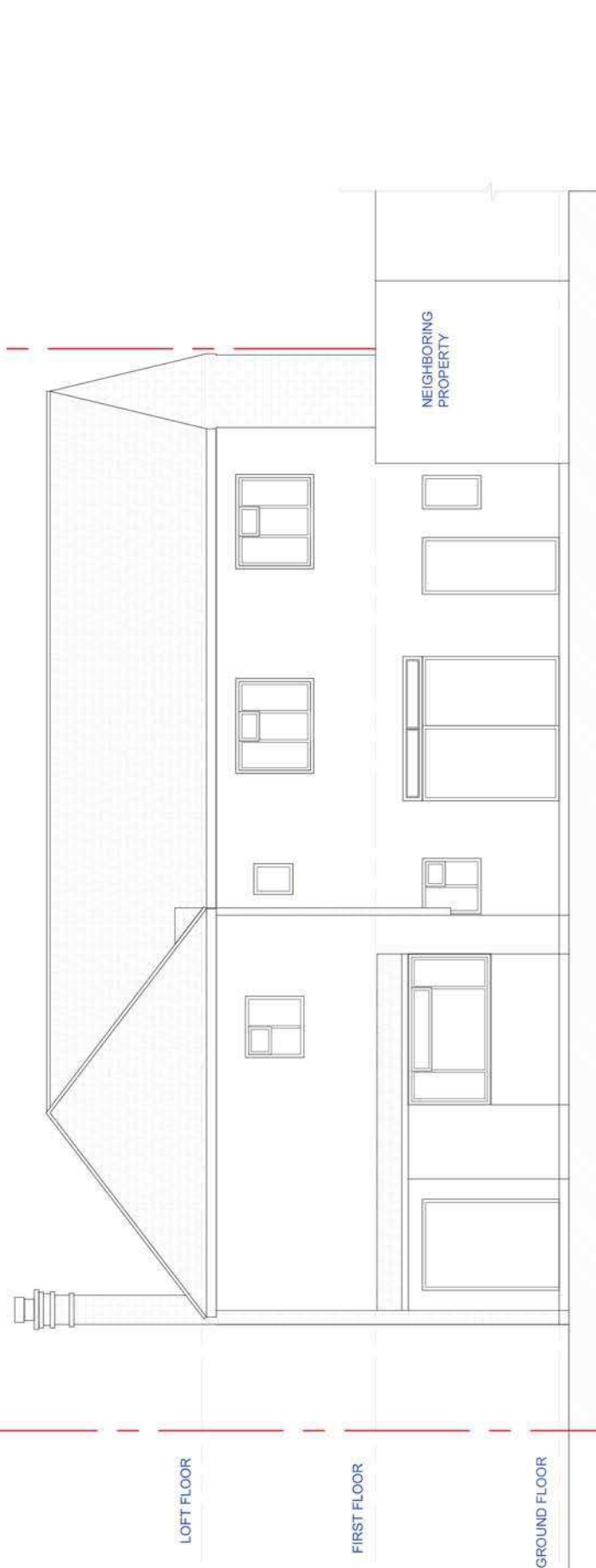
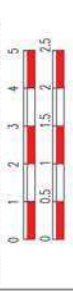


Left side elevation : Proposed

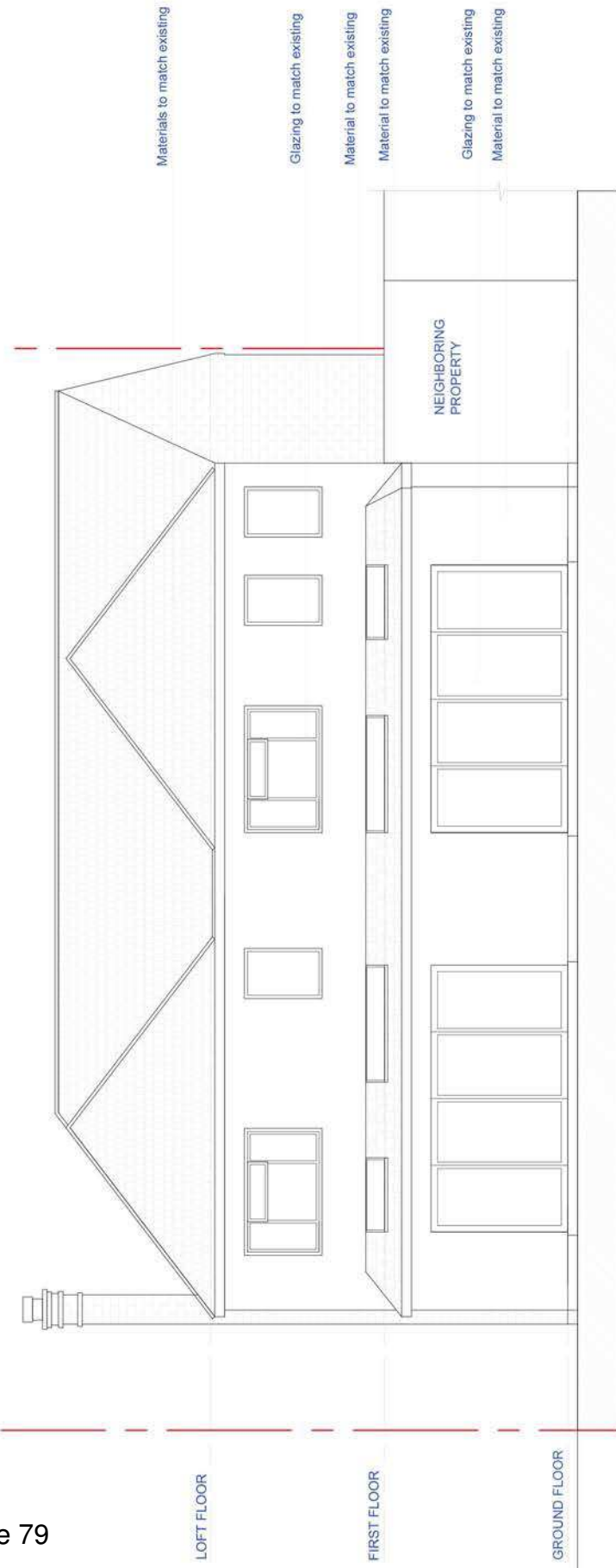


THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY.

- GENERAL NOTES**
- CHECK ALL DIMENSIONS ON SITE
  - ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
  - ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL
  - THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES
  - WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE RELEVANT BUILDING REGULATIONS (2019)
  - WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH THE RELEVANT BUILDING REGULATIONS (2019)
  - WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT BUILDING REGULATIONS (2019)
  - THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE COMMENCEMENT OF WORK
  - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK
  - ANY DISCREPANCIES IN DRAWINGS SHOULD BE NOTIFIED PRIOR TO COMMENCEMENT OF WORK
  - UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTRE LINES, NOMINAL SURFACE OF MASONRY, FACE OF CONCRETE, FACE OF CONCRETE, WALLS AND ROOM CENTRE TO CENTRES
  - FLOOR LINE REFERS TO TOP OF CONCRETE SLABS FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE FOR DERESSED FLOORING AND CORNERS SEE STRUCTURAL DRAWINGS
  - WHERE A FLOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE TAKEN FROM FACE OF 500 (WALL)
  - LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE
  - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ASSUMED WHERE NOTED, INCLUDING BUT NOT LIMITED TO:
    - 1. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER SPECIFICATIONS OR DRAWINGS FOR ADDITIONAL NOTES
    - 2. VERIFY SIZE, LOCATION, PREPARATION, ETC. AND PROVIDE ACCESS DOORS, TURNING CORNERS, ANCHORS & INSERTS
  - CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER FOR ANY REQUIREMENTS THAT CLIENTS THAT BELIEVE TO BE FOR THE GOOD OF THE PROJECT
  - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK
  - ARCHITECTURAL PLANS AT ALL TIMES DO NOT ASSUME ANYTHING



Rear elevation : Existing

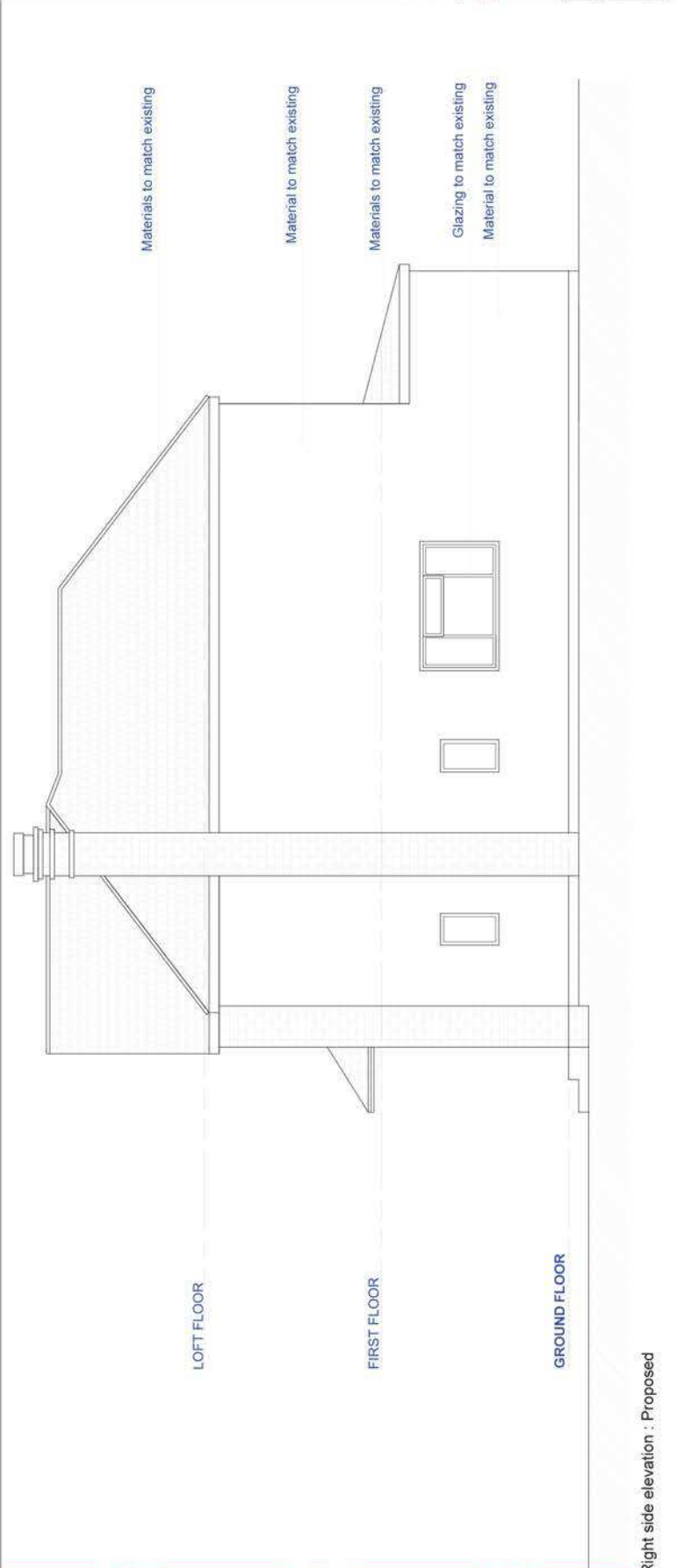
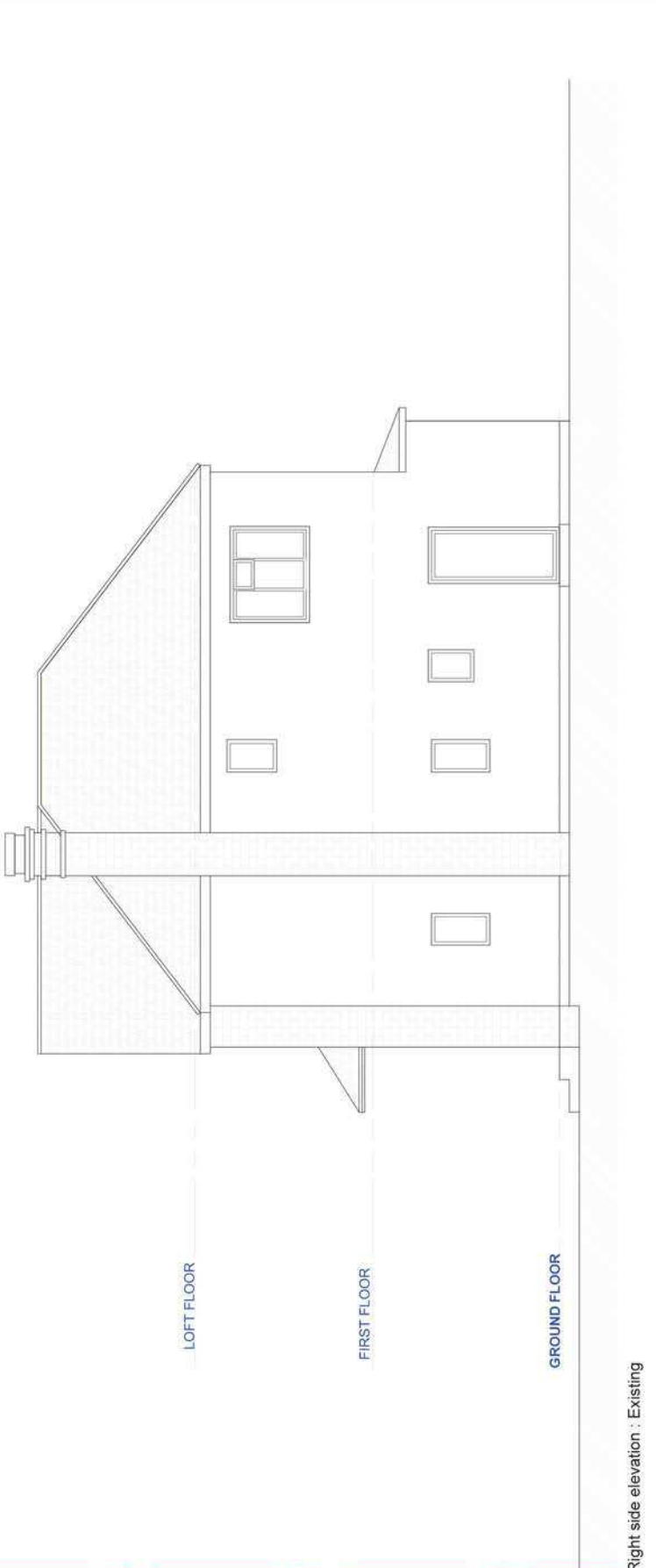


Rear elevation : Proposed

THE DRAWING IS CONSIDERED TO BE A PRELIMINARY DESIGN AND NOT A CONTRACT DOCUMENT. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED AND TO OBTAIN NECESSARY APPROVALS FROM THE LOCAL AUTHORITY. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND FOR THE COST OF SUCH APPROVALS. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

**GENERAL NOTES**

- CHECK ALL DIMENSIONS ON SITE
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
- ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES
- WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS (2019)
- WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH THE CURRENT HEALTH AND SAFETY REGULATIONS (2019)
- JOIN UP EXISTING STRUCTURES AS REQUIRED BY THE BUILDING INSPECTOR
- THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
- WORKMANSHIP TO BE VERIFIED BY THE ARCHITECT PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK
- ANY DISCREPANCIES IN DIMENSIONS SHOULD BE NOTIFIED PRIOR TO PROCEEDING ANY WORKS
- UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTRE LINES, NOMINAL SURFACE OF MASONRY, FACE OF COLUMN OR FACE OF CONCRETE, WALLS AND ROOM CENTRE TO CENTRES
- FLOOR LINE REFERS TO TOP OF CONCRETE SLABS FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE FOR DEPRESSED FLOORING AND CORRS. SEE STRUCTURAL DRAWINGS
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS (2019)
- WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE TAKEN FROM FACE OF STUD WALL
- LINE OF EXISTING FLOOR SLABS AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS (2019)
- REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CONTRACTS OR DRAWINGS FOR ADDITIONAL NOTES
- VERIFY SIZE LOCATION OF PREPARING, ETC. AND PROVIDE ACCESS DOORS, TURNING CORRS, ANCHORS & INSERTS
- CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER FOR ANY REQUIREMENTS TO CLARIFY THAT BELIEVE TO BE FOR GOOD THE DESIGN QUALITY
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS (2019)
- ARCHITECTURAL PLANS AT ALL TIMES DO NOT ASSUME ANYTHING



**BISCHELL**  
THE DESIGN & BUILD COMPANY  
www.bischell.co.uk

Sammeer Malde  
39 Elgwood Ave, Northwood, Greater London HA6 3Q

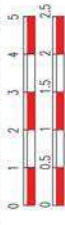
Right side elevation: Existing and Proposed  
Planning

Date: 1.10.22  
Time: 07:50:15  
Drawing: 1/5  
Sheet: 0

THE DRAWING IS SUBJECT TO THE BUILDING REGULATIONS 2010 AND THE BUILDING ACT 2016. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF BISCHELL. THE DRAWING IS THE PROPERTY OF BISCHELL AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE DRAWING IS THE PROPERTY OF BISCHELL AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

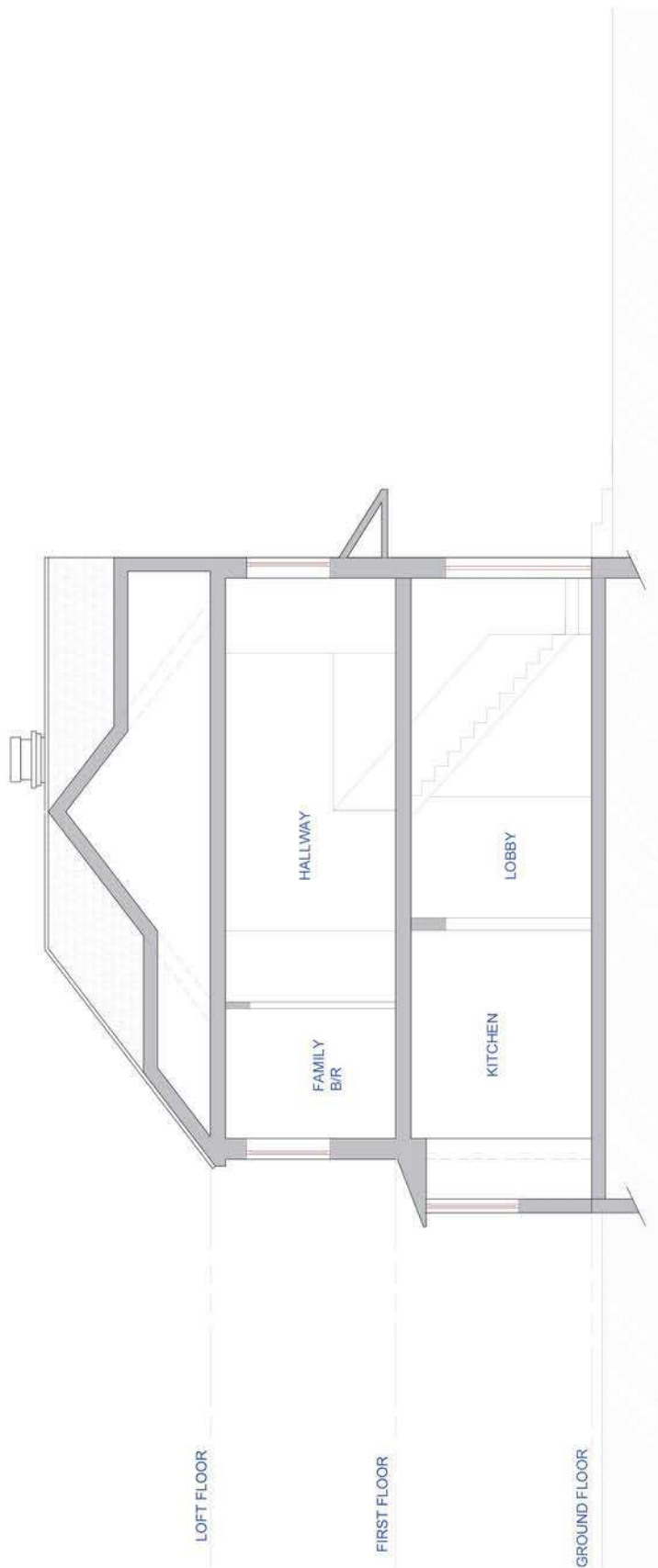
**GENERAL NOTES**

1. CHECK ALL DIMENSIONS ON SITE
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010 AND THE BUILDING ACT 2016.
6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010 AND THE BUILDING ACT 2016.
7. JOIN UP EXISTING STRUCTURES AS REQUIRED BY THE BUILDING INSPECTOR.
8. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE COMMENCEMENT OF WORK.
9. CHECK DIMENSIONS TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
10. ANY DISCREPANCIES IN DRAWINGS SHOULD BE NOTIFIED PRIOR TO PROCEEDING ANY WORKS.
11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTRE LINES, NOMINAL SURFACE OF MASONRY, FACE OF CONCRETE, FACE OF CONCRETE, WALLS AND ROOF CENTRE TO CENTRES.
12. FLOOR UNIT REFERS TO TOP OF CONCRETE SLABS FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE FOR DEPRESSED FLOORING AND CORRS. SEE STRUCTURAL DRAWINGS.
13. WHERE A FLOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE TAKEN FROM FACE OF STUD WALL.
14. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
15. ALL DIMENSIONS UNLESS ASSUMED WHERE NOTED, INDICATED BY LINE DASH LINES.
16. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
17. VERIFY SIZE LOCATION (PREPARING, ETC.) AND PROVIDE ACCESS DOORS, TURNING CORNS, ANCHORS & INSERTS.
18. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER FOR ANY REQUIREMENTS. CLIENT SHALL BE RESPONSIBLE FOR THE DESIGN QUALITY OF ALL ARCHITECTURAL PLANS AT ALL TIMES. DO NOT ASSUME ANYTHING.

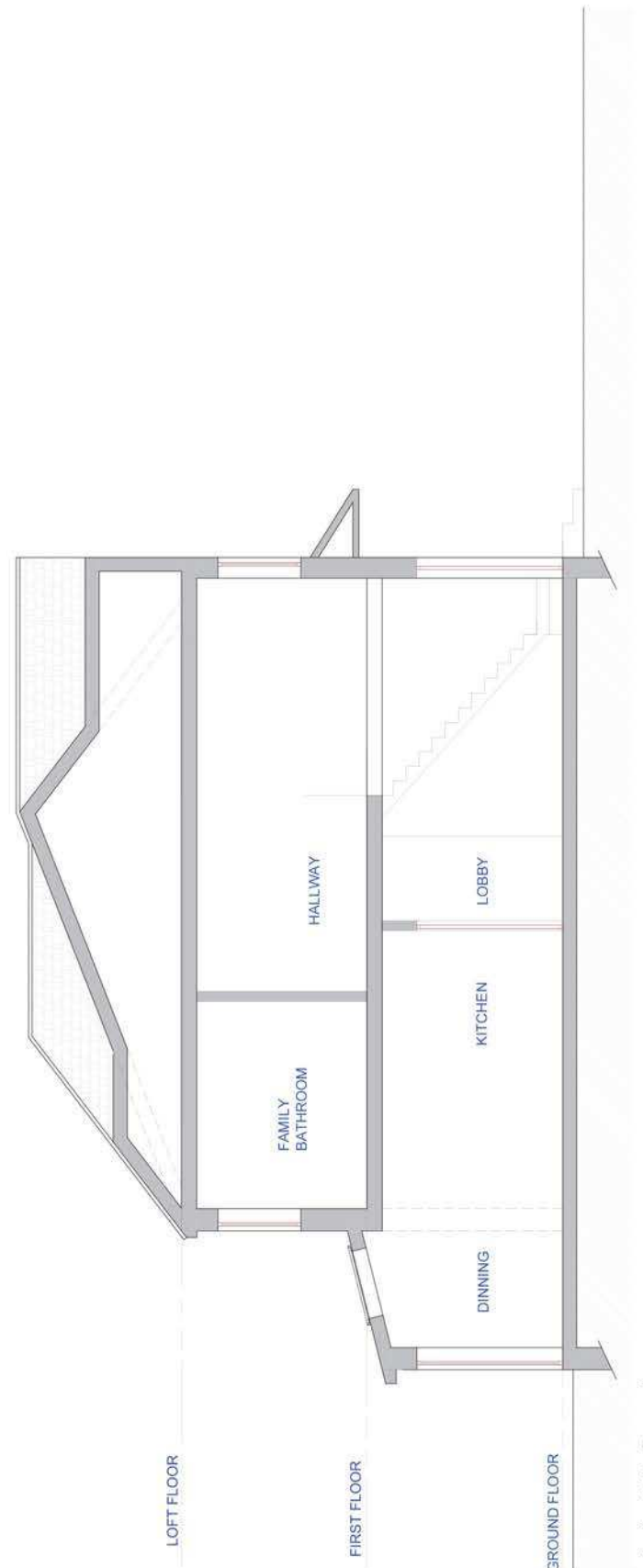


**BISCHELL**  
THE DESIGN & BUILD COMPANY  
www.bischell.co.uk

38 Ligonid Ave, Northwood, Greater London HA6 9Q  
Section A-A : Existing and Proposed  
Planning  
Date: 1.10.2023  
Scale: 1:50  
Sheet: 01 of 15  
Rev: 0  
Project: HH05-SM-10-15



Section A-A : Existing



Section A-A : Proposed

THE DRAWING IS SUBJECT TO THE BUILDING REGULATIONS 2010 AND THE BUILDING ACT 2010. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF BISSELL. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF BISSELL. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF BISSELL.

- GENERAL NOTES**
1. CHECK ALL DIMENSIONS ON SITE
  2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
  3. ALL VERTICAL MEASUREMENTS SHOULD BE TO FINISH UNLESS OTHERWISE STATED.
  4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
  5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.
  6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.
  7. OPEN UP EXISTING STRUCTURES AS REQUIRED BY THE BUILDING INSPECTOR.
  8. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE COMMENCING WORK.
  9. WORKMANSHIP TO BE TO THE SATISFACTION OF THE BUILDING INSPECTOR PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
  10. ANY DISCREPANCIES IN DRAWINGS SHOULD BE NOTICED PRIOR TO COMMENCING ANY WORKS.
  11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID OR CENTRELINE, NOMINAL SURFACE OF MASONRY, FACE OF CONCRETE, FACE OF CONCRETE, WALLS AND ROOM CENTRE TO CENTRES.
  12. FLOOR LINE REFERS TO TOP OF CONCRETE SLAB FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE FOR DEPRESSIONS AND CORNERS. SEE STRUCTURAL DRAWINGS.
  13. ALL DOORS AND WINDOWS TO BE DRAWN IN FULL UNLESS OTHERWISE INDICATED.
  14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE TAKEN FROM FACE OF STUD WALL.
  15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING DRAWINGS AND SECTIONS ARE APPROXIMATE.
  16. ALL LEVELS AND DIMENSIONS ASSUMED WHERE NOTED, UNLESS OTHERWISE INDICATED BY THE DRAWINGS.
  17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
  18. VERIFY SIZE LOCATION (PREPARING, ETC.) AND PROVIDE ACCESS DOORS, TURNING CORNERS, ANCHORS & INSERTS.
  19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER FOR ANY REQUIREMENTS BY CLIENT THAT BELIEVE TO BE NECESSARY FOR THE PROPOSED WORK.
  20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE LOCAL AUTHORITY.
  21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE LOCAL AUTHORITY.



Perspective A



Perspective B

**BISSELL**  
THE DESIGN & BUILD COMPANY  
www.bissell.co.uk

**Sameer Malde**  
39 Edgwood Ave, Northwood, Greater London HA6 3Q

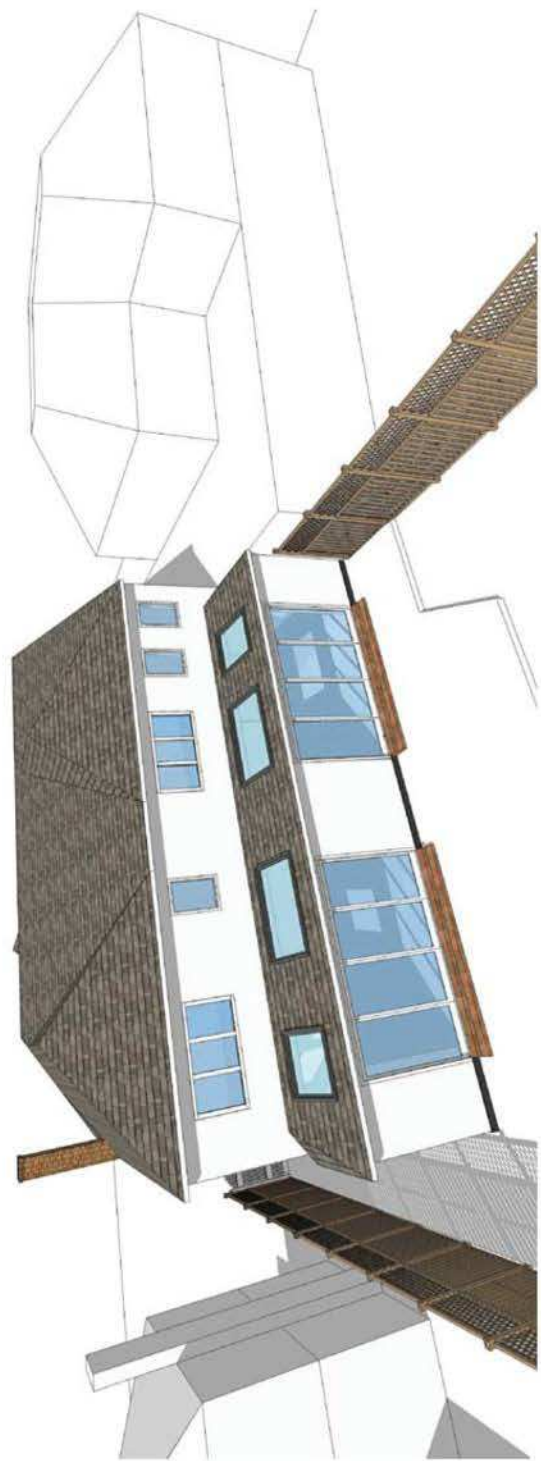
**Perspective A and B**

**Planning**

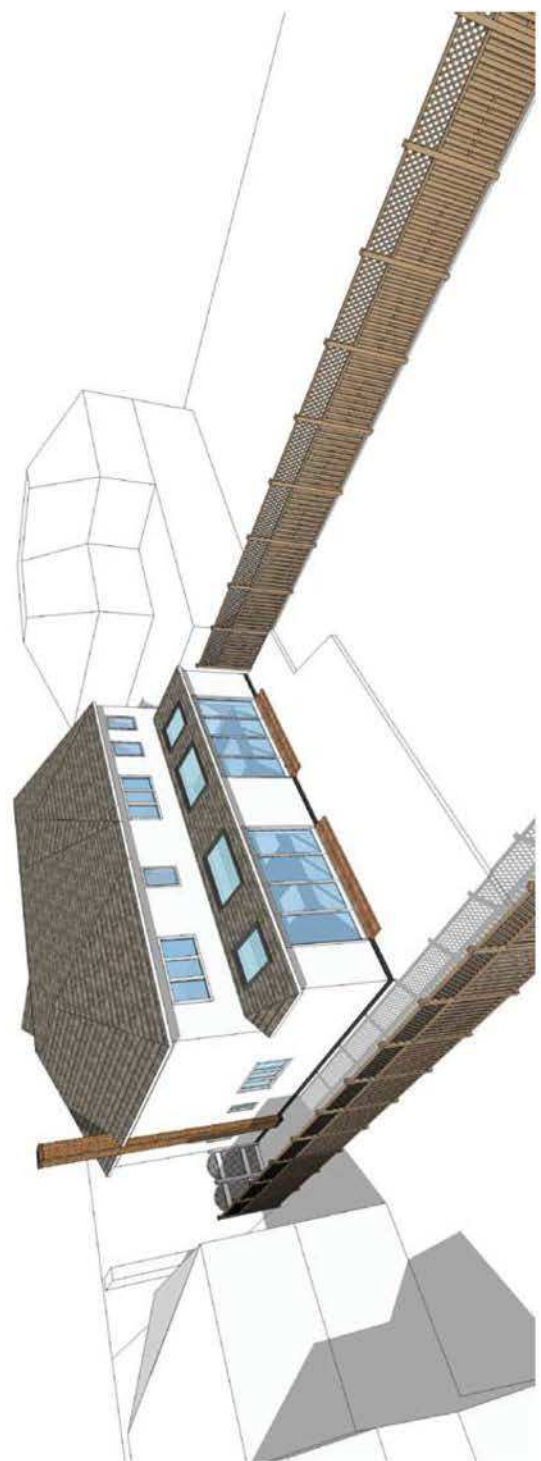
Scale: 1:50  
Date: 11/10/15  
Drawing No: HH10-SM-10-15  
Page: 0

THE DRAWING IS SUBJECT TO THE FOLLOWING CONDITIONS: 1. THE DRAWING IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A CONTRACT. 2. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. 3. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. 4. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

- GENERAL NOTES**
1. CHECK ALL DIMENSIONS ON SITE
  2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
  3. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL.
  4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
  5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS (2019).
  6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS (2019).
  7. JOIN UP EXISTING STRUCTURES AS REQUIRED BY THE BUILDING INSPECTOR.
  8. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING.
  9. VERIFY ALL DIMENSIONS TO VERIFY THE LOCATION OF THE WORK COMMENCEMENT OF EACH PORTION OF THE WORK.
  10. ANY DISCREPANCIES IN DRAWINGS SHOULD BE NOTIFIED PRIOR TO PROCEEDING ANY WORKS.
  11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTRE LINES, NOMINAL SURFACE OF MASONRY, FACE OF CONCRETE, FACE OF CONCRETE, WALLS AND ROOM CENTRE TO CENTRES.
  12. FLOOR LINE REFERS TO TOP OF CONCRETE SLABS FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE FOR DEEPER FLOORING AND CORRS. SEE STRUCTURAL DRAWINGS.
  13. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD WALL.
  14. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
  15. ALL DIMENSIONS AND FINISHES ASSUMED WHERE NOTED, UNLESS OTHERWISE NOTED.
  16. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CONTRACTS OR DRAWINGS FOR ADDITIONAL NOTES.
  17. VERIFY SIZE LOCATION OF OPERATING, ETC. AND PROVIDE ACCESS DOORS, TURNING CORRS, ANCHORS & INSERTS.
  18. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER FOR ANY INQUIRY. INDUSTRY BEST PRACTICE TO BE FOLLOWED FOR THE DESIGN QUALITY.
  19. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE ARCHITECTURAL PLANS AT ALL. THESE DO NOT ASSUME ANYTHING.



Perspective C



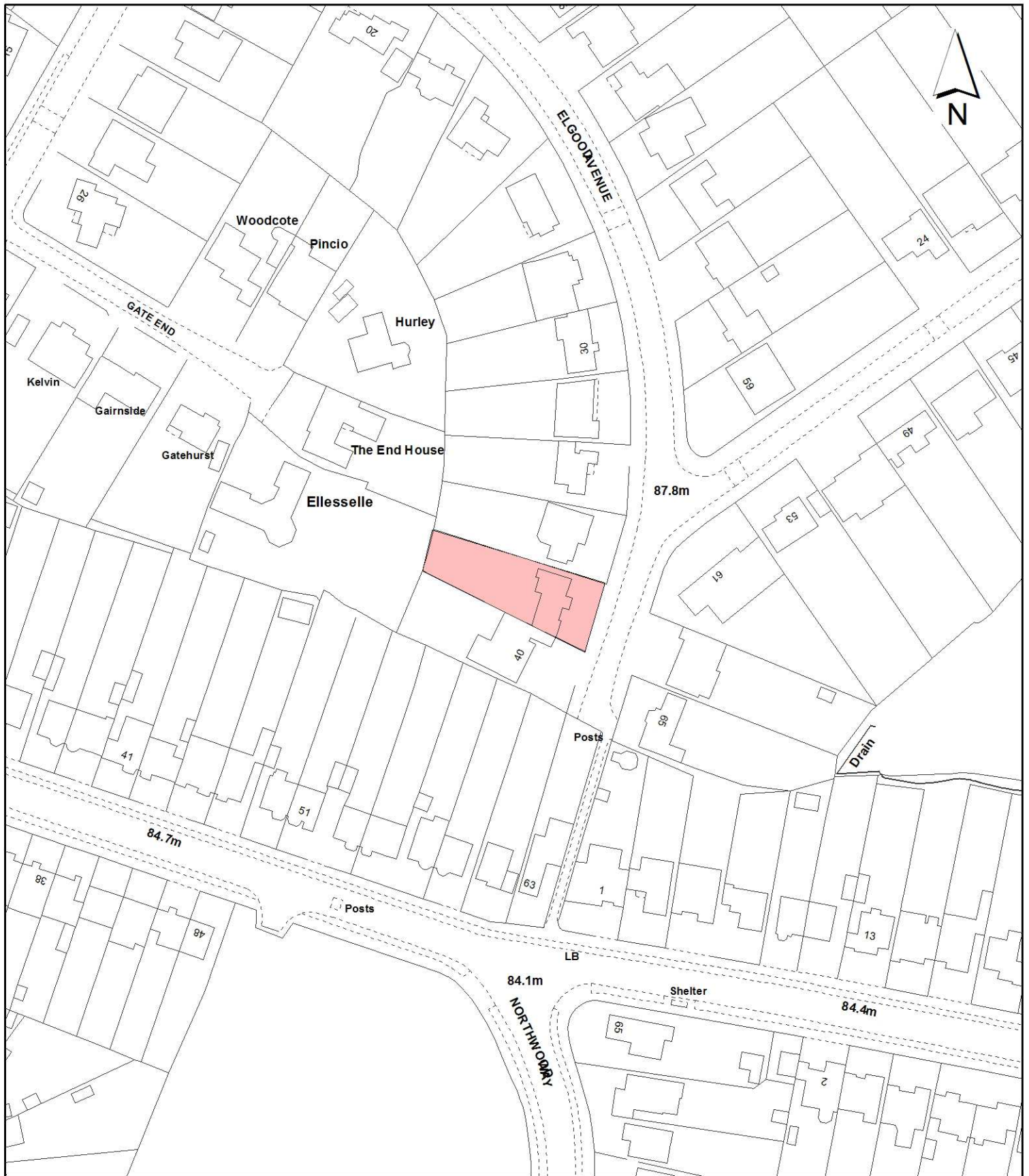
Perspective D

**BISCHELL**  
THE DESIGN & BUILD COMPANY  
www.bischell.co.uk

Samuel Malde  
38 Edgwood Ave, Northwood, Greater London HA8 3Q  
Perspective C and D

Project: Planning  
Scale: 1:50 @ A2  
Date: 11/10/15  
Drawn: Y/S  
Rev: 0

HH11-SM-10-15



**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**38 Elgood Avenue  
 Northwood**

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

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

Planning Application Ref:

**8469/APP/2015/3883**

Scale:

**1:1,250**

Planning Committee:

**North** Page 84

Date:

**January 2016**



**HILLINGDON**  
 LONDON

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

**Address** 45 WIELAND ROAD NORTHWOOD

**Development:** Part two storey, part single storey side/rear extension, single storey side extension and raising and extension of roof to create additional habitable roofspace (Resubmission)

**LBH Ref Nos:** 41908/APP/2015/3822

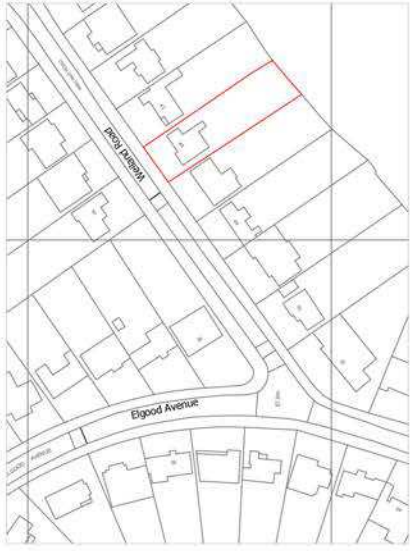
**Date Plans Received:** 14/10/2015

**Date(s) of Amendment(s):** 14/10/2015

**Date Application Valid:** 02/11/2015




1:200 Site plan/tree survey



1:1250 Location plan

14.1.15 Rev A: 500 survey dimensions amended as per boundary with No. 47

	
<b>Apollo Architectural Services</b> Tel: 01923 841 937 Mob: 0792640290 57 Canball Road, Northwood, Middlesex HA6 2QP	
Title:	Location plan & Site plan 45 Walsall Road, Northwood HA6 3JX
Date:	10.03.15
Scale:	1:1250 & 1:200
Drawn by:	Christopher J. Harris - Reg. Arch. U.K.A.
Drawn: No:	<b>101.135-05</b>
	Rev. A © Copyright

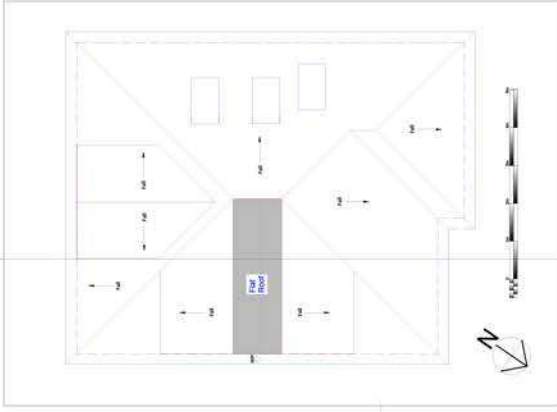
Original drawing size: A2



DO NOT SCALE; IF IN DOUBT, CONTACT ARCHITECT




1:50 Existing Ground Floor Plan



1:100 Existing Roof Plan

02.05.15 Rev. A1 Existing roof plan indicated

 <b>Apollo Architectural Services</b> Tel: 01923 841 937    Mob: 07252447050 52 Central Road, Northwood, Middlesex HA8 2GP EXISTING GROUND FLOOR PLAN 45 Wilford Road Northwood HA6 2QE	
Title	30.03.15
Date	159 A, 1100
Scale	Christopher J Harris    DP-ARCH, B.A.
Drawn by	101.135-01
DWG No	Rev. A1
	© Copyright

Original drawing size: A3

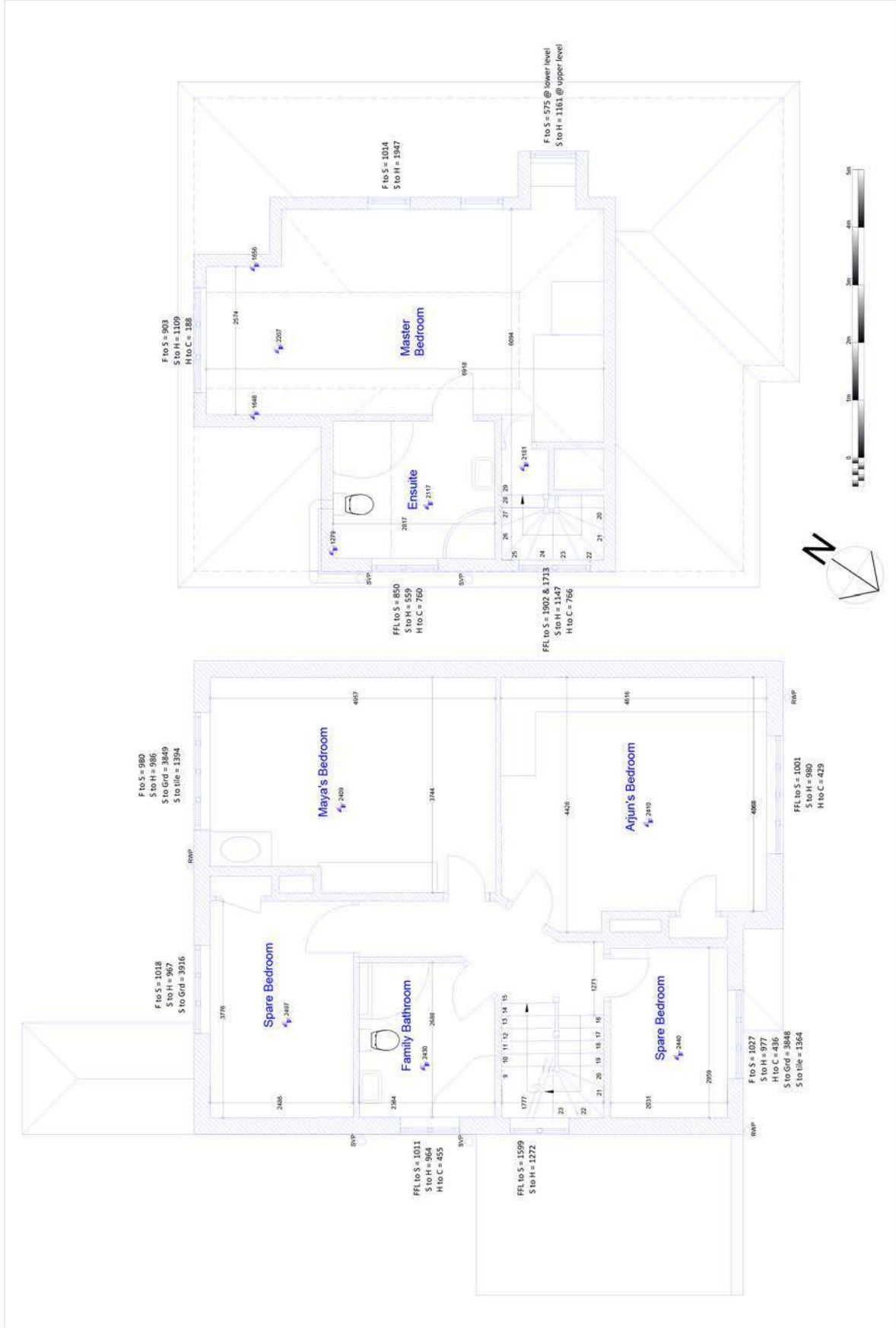


1:50 Proposed Ground Floor Plan

**Apollo**  
**Apollo Architectural Services**  
 Tel: 01823 841 937 Mob: 07925407090  
 57 Canolf Road, Northwood, Middlesex HA6 2QP  
**PROPOSED GROUND FLOOR PLAN**  
 45 Walsford Road Northwood HA6 2JX

Date: 20.05.15  
 Drawn by: L29  
 Scale: 1:50  
 Checked by: Christopher J Hunt Obj. Arch. U.A.  
 Drawing No: **101.135-11**  
 Rev: 0  
 © Copyright

23.11.15 Rev D: 588 survey dimensions amended as per boundary with No. 43  
 13.11.15 Rev C: 588 survey dimensions amended as per boundary with No. 47  
 12.06.15 Rev A: Windows added to utility room.



1:50 Existing Second Floor Plan

1:50 Existing First Floor Plan

02.04.15 Rev A1: SYP positions indicated.



<b>Apollo Architectural Services</b> 116 01923 841 937 Mob: 07025647050 52 Central Road, Northwood, Middlesex HA6 2JP EXISTING FIRST & SECOND FLOOR PLANS 45 Wilford Road Northwood HA6 2JQ	
Date:	31.03.15
Scale:	1:50
Drawn by:	Christopher J Harris Dip Arch, B.A.
Drawn No:	101.135-02
Rev. A:	© Copyright



30.11.15 Rev C: 6th survey dimensions completed for boundary with No. 43  
 31.11.15 Rev C: 5th survey dimensions completed for boundary with No. 47  
 29.09.15 Rev C: Final roof of single storey side extension amended.  
 17.07.15 Rev C: Staircase window indicated; rooming room fenestration amended.  
 17.07.15 Rev C: Staircase window indicated; rooming room fenestration amended.  
 22.06.15 Rev C: Roof light shown to bed 2 amended.

**Apollo**

**Apollo Architectural Services**  
 Tel: 01823 841 937 Web: 0782947000  
 52 Gavel Road, Northwood, Middlesex HA6 3QP

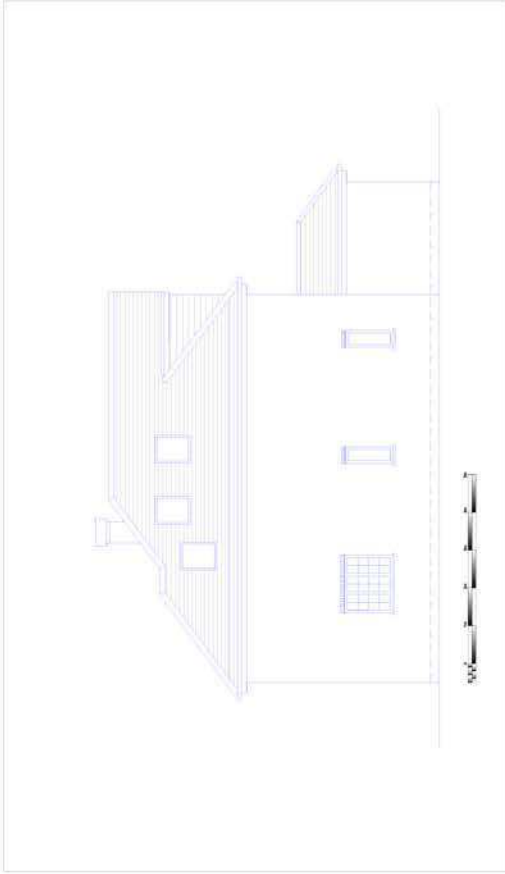
**TITLE**  
 PROPOSED FIRST FLOOR PLAN  
 45 Welwyn Road Northwood HA6 3QP

**Date:** 12.06.15  
**Scale:** 1:50  
**Drawn by:** Christopher Harro Dip Arch, BA  
**Drawn No:** 101.135-12  
**Rev. #:** © Copyright

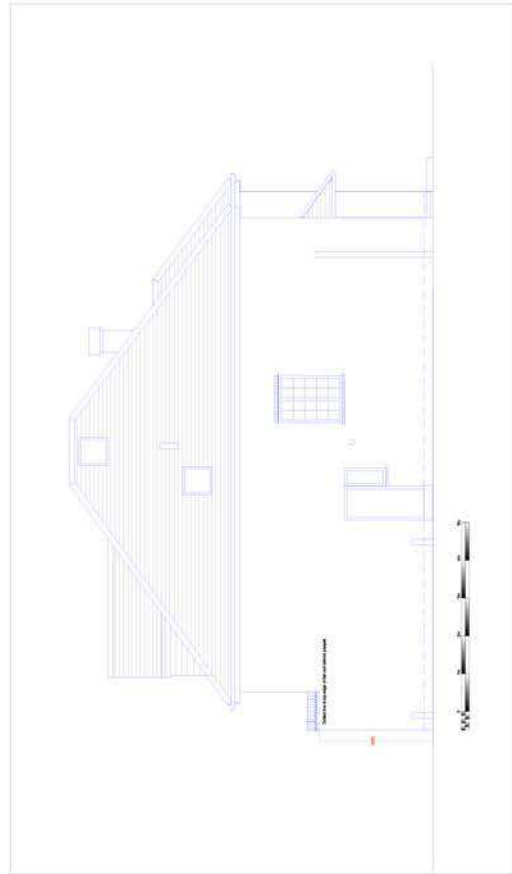
1:50 Proposed First Floor Plan



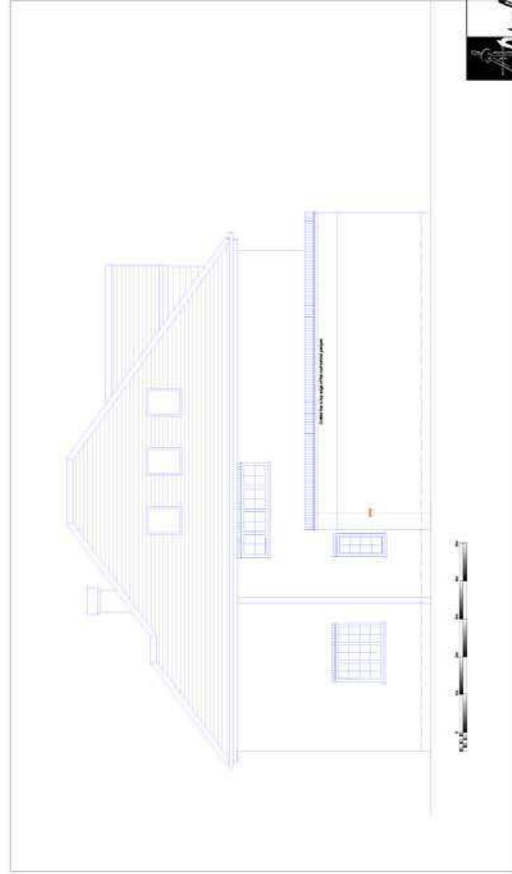
1:100 Existing Side Elevation



1:100 Existing Side Elevation



1:100 Proposed Side Elevation



1:100 Proposed Side Elevation



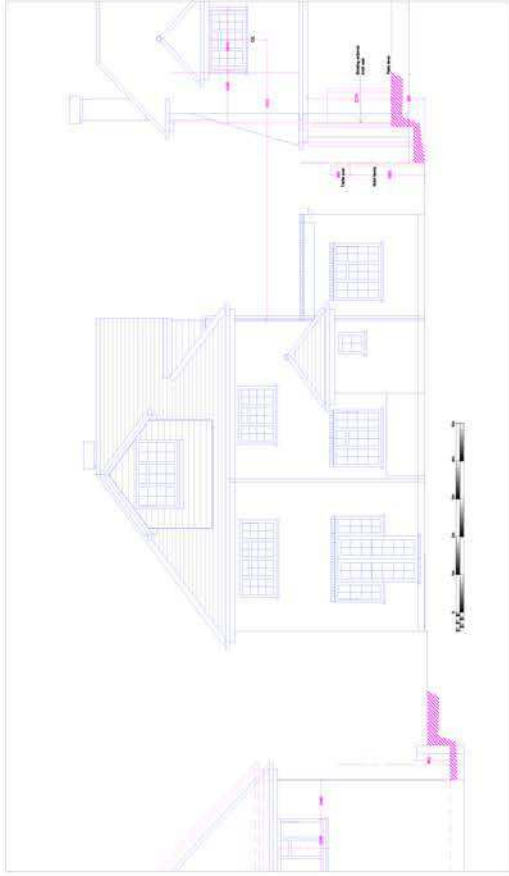
**Apollo Architectural Services**  
 TEL: 01923 841 937 Mob: 07526242050  
 52 Central Road, Northwood, Middlesex HA8 3JP  
 48 Willand Road Northwood HA6 2QE

Title: 11.05.15  
 Date: 11.05.15  
 Scale: 1:50  
 Drawn by: Christopher J Harris, Dip Arch, B.A.  
 Drawing No: 101.135-04  
 Rev: 0  
 © Copyright

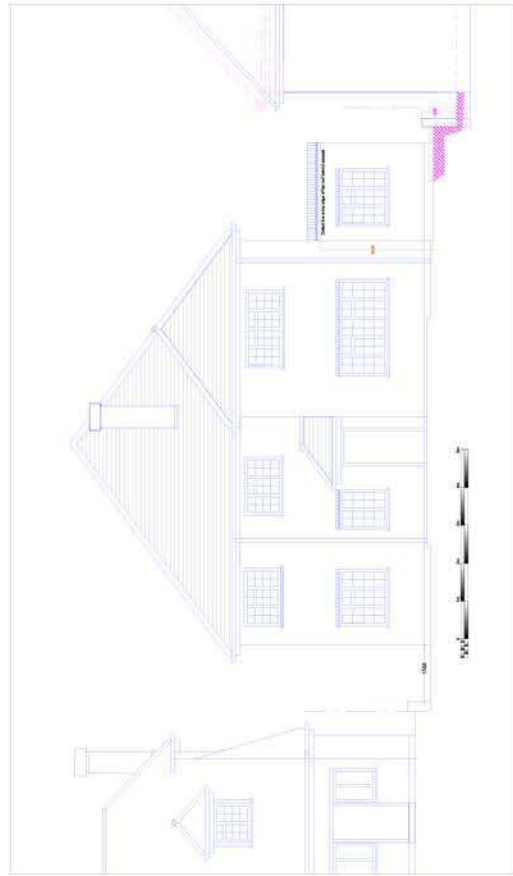
15.12.15 Rev: D: Single storey side elevation shown with porch  
 13.12.15 Rev: C: Single storey side elevation shown with porch  
 29.09.15 Rev: B: side roof amended  
 11.05.15 Rev: A: side former omitted



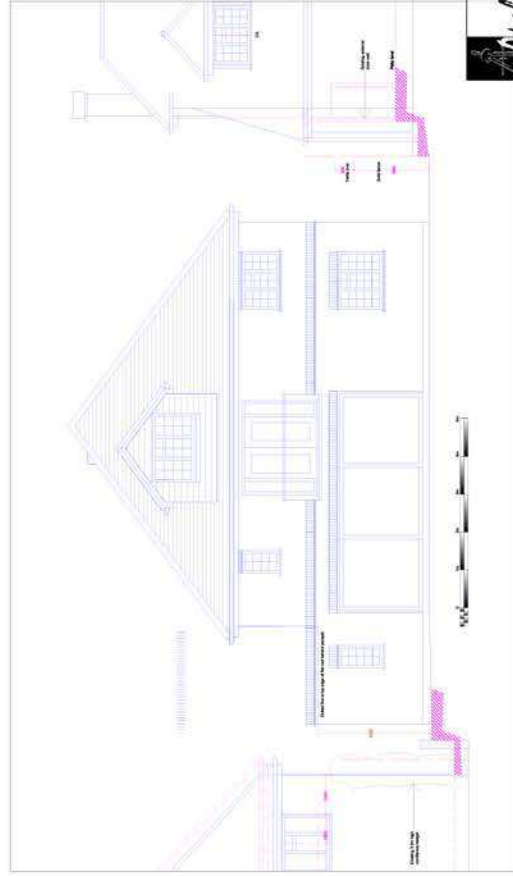
1:100 Existing Front Elevation



1:100 Existing Rear Elevation



1:100 Proposed Front Elevation



1:100 Proposed Rear Elevation

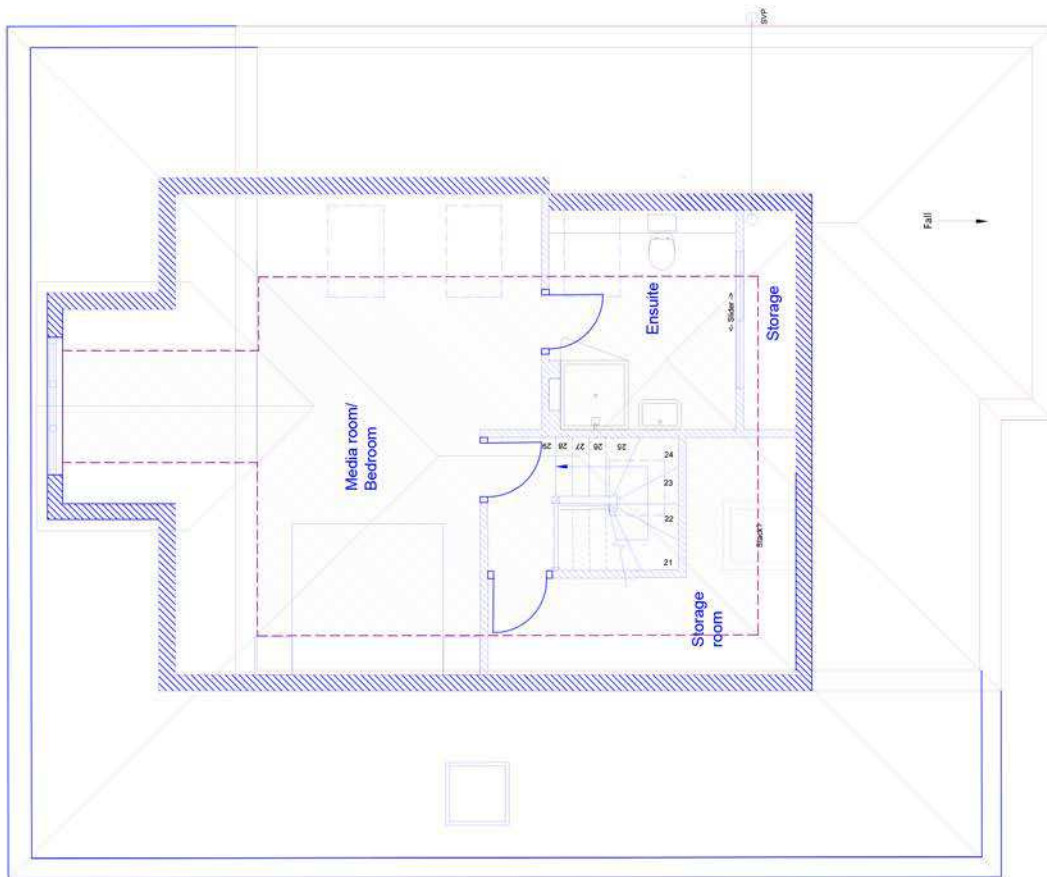


**Apollo Architectural Services**  
 101.135-03  
 52 Capital Road, Northwood, Middlesex MA 02456  
 45 Willard Road Northwood MA 02456

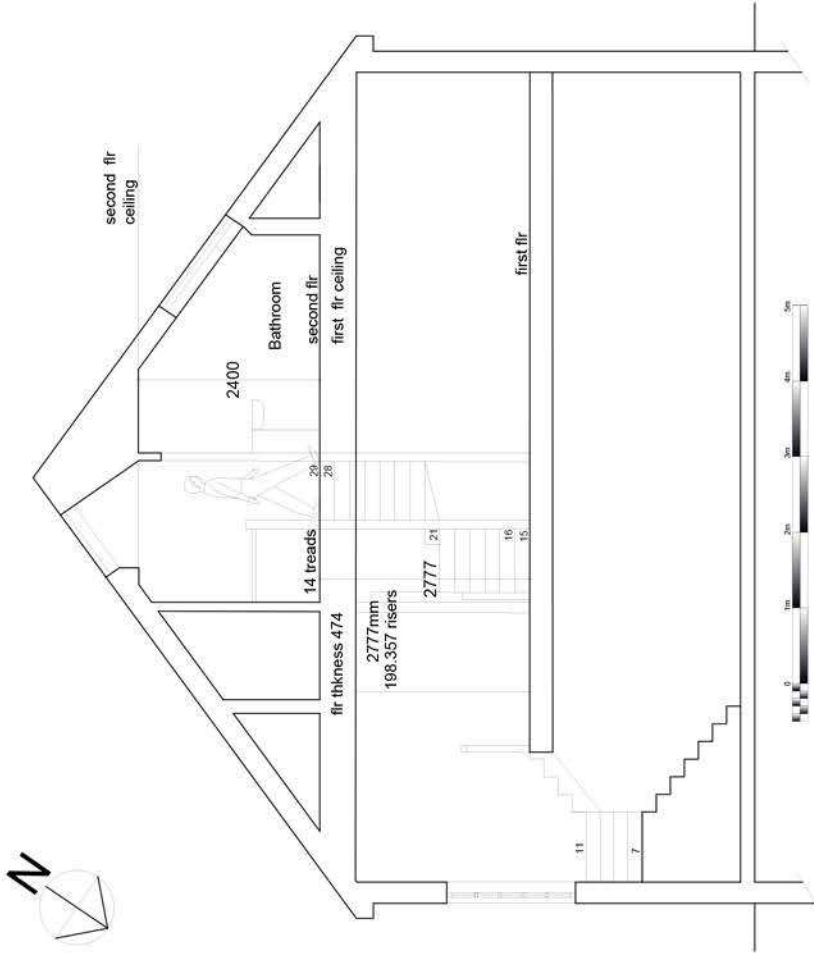
101.135-03  
 11.05.15  
 150  
 Christopher J. Harris, D.D., AIA, B.A.  
 Drawing No. 101.135-03  
 Rev. 11  
 © Copyright

10.12.15 Rev. H: Single story side extension shown with parapet.  
 10.12.15 Rev. G: Single story side extension 2.6m  
 10.12.15 Rev. F: Single story side extension 2.6m  
 amended to: boundary with No. 43  
 14.11.15 Rev. E: First floor window amended to No. 47  
 14.11.15 Rev. D: First floor window amended to No. 47  
 22.06.15 Rev. C: Rear window amended  
 13.06.15 Rev. B: rear details shown  
 10.06.15 Rev. A: see former omitted

Green = proposed extended areas



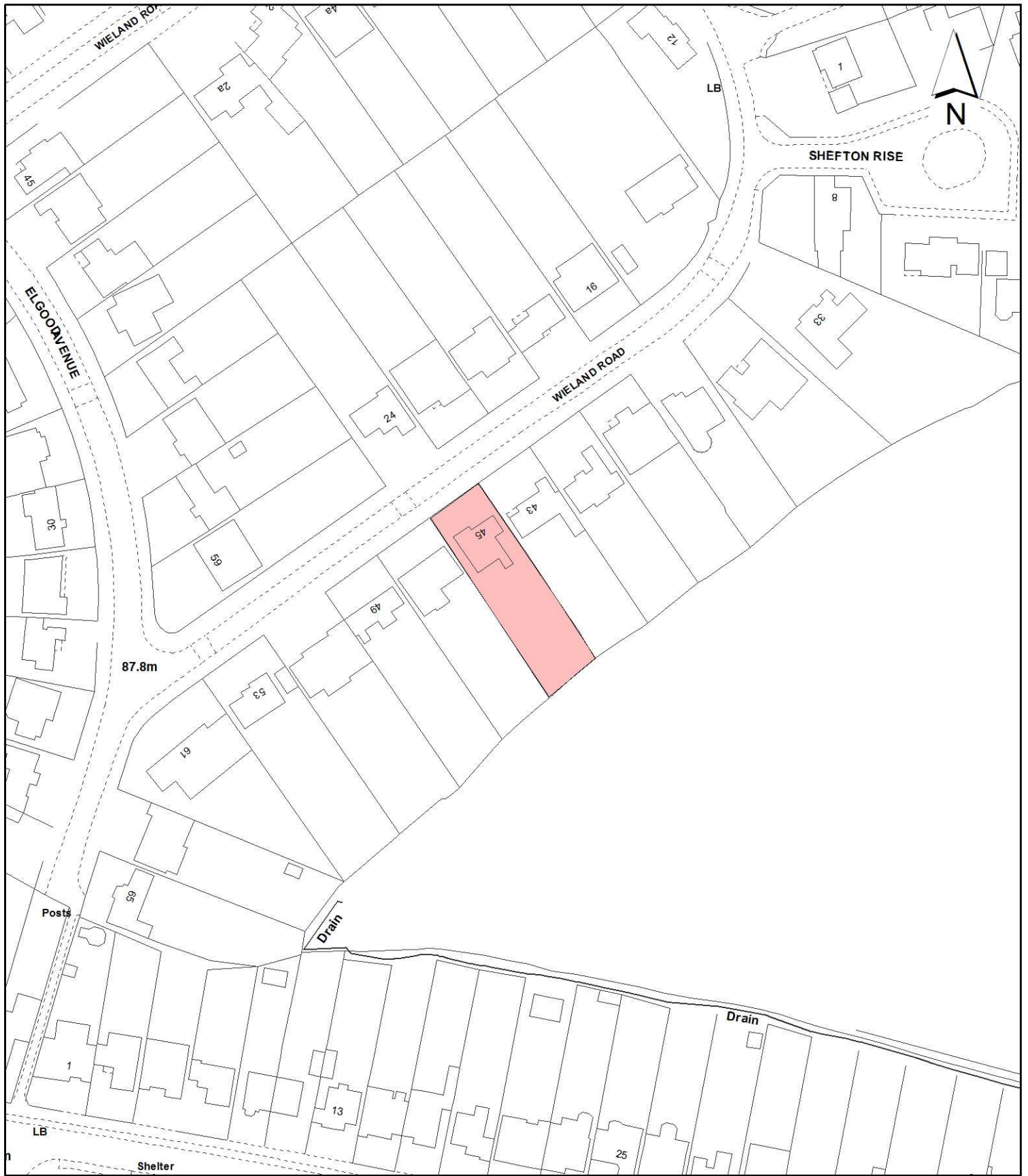
1:50 Proposed Loft & Roof Plan



1:50 Proposed section

12 Dec 12 Rev. A: Roof light shown over Bed 7 corridor; lobby added to stairwell

	
<b>Apollo Architectural Services</b> TEL: 01923 891 937    Mob: 07525642050 52 Central Road, Northwood, Middlesex HA6 2JP PROPOSED SECOND FLOOR PLAN & SECTION 45 Walsall Road, Northwood HA6 2JQ	
Date:	12.06.15
Scale:	1:50
Drawn by:	Christopher J Harris - Dip Arch, B.A.
Drawn No:	101.135-13
Rev. A:	© Copyright



**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**45 Wieland Road  
 Northwood**

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

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

Planning Application Ref:

**41908/APP/2015/3822**

Scale:

**1:1,250**

Planning Committee:

**North** Page 94

Date:

**January 2016**



**HILLINGDON**  
 LONDON