



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY 20 JUNE 2017

Time: 7.30 PM, OR UPON THE RISING OF THE MAJOR APPLICATIONS PLANNING COMMITTEE, WHICHEVER IS LATEST

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

Councillor Edward Lavery (Chairman)
Councillor John Morgan (Vice-Chairman)
Councillor Jem Duducu
Councillor Duncan Flynn
Councillor Raymond Graham
Councillor Henry Higgins
Councillor Manjit Khatra
Councillor John Oswell
Councillor Jazz Dhillon

Published: Monday 12 June 2017

Contact: Anisha Teji
Tel: 01895 277655
Email: ateji@hillington.gov.uk

This Agenda is available online at:
<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&Year=0>

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

Useful information for residents and visitors

Watching & recording this meeting

You can watch the public (Part 1) part of this meeting on the Council's YouTube channel, live or archived after the meeting. Residents and the media are also welcome to attend in person, and if they wish, report on the public part of the meeting. Any individual or organisation may record or film proceedings as long as it does not disrupt proceedings.

Watch a **LIVE** broadcast of this meeting on the Council's YouTube Channel: *Hillingdon London*

Those attending should be aware that the Council will film and record proceedings for both official record and resident digital engagement in democracy.



It is recommended to give advance notice of filming to ensure any particular requirements can be met. The Council will provide seating areas for residents/public, high speed WiFi access to all attending and an area for the media to report. The officer shown on the front of this agenda should be contacted for further information and will be available to assist.

When present in the room, silent mode should be enabled for all mobile devices.

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 way away. Limited parking is available at the Civic Centre. For details on availability and how to book parking space, please contact Democratic Service. 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.

Emergency procedures

If there is a FIRE, you will hear a continuous alarm EXIT and assemble on the Civic Centre forecourt. 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 SECURITY INCIDENT follow the instructions issued via the tannoy, a Fire Marshall or a Security Officer.

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

Petitions and Councillors

Petitions - Those who have organised a petition of 20 or more people who live, work or study in the borough, 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;

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.

4. The Committee may ask questions of the

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 Matters that have been notified in advance or urgent
- 4 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 with a Petition

	Address	Ward	Description & Recommendation	Page
5	Eastcote Service Station - 3689/ADV/2017/16	Eastcote & East Ruislip	Installation of 9 x internally illuminated signs and 1 x non illuminated sign. Recommendation: Split Decision	1 - 18 112 - 119
6	3 Olivia Gardens - 4672/APP/2017/765	Harefield	Outbuilding to rear for use as an office/games room. Recommendation: Refusal	19 - 28 120 - 123
7	4 Albany Close - 72581/APP/2017/1057	Ickenham	Conversion of roof space to habitable use to include 1 x front and 3 x rear dormers and conversion of roof from hip to gable end with a Juliette Balcony. Recommendation: Refusal	29 - 36 124 - 128

8	53-55 The Broadway, Joel Street - 5564/APP/2016/3908	Northwood Hills	Change of use of the 1st and 2nd floors to a 24 hour gym (Class D2). Recommendation: Approval	37 - 52 129 - 143
---	--	--------------------	---	--------------------------

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	50 Rodney Gardens - 45146/APP/2017/1639	Eastcote & East Ruislip	Removal of fascia to rear elevation; alterations to single storey rear extension including pitched roof with crown; new brickwork to match existing; retention of extension once altered. Recommendation: Approval	53 - 64 144 - 147
10	78a The Drive - 38308/APP/2017/1130	Ickenham	Roof extensions to provide additional space at first floor level Recommendation: Approval	65 - 74 148 - 155
11	54 Parkfield Road - 20899/APP/2016/2376	West Ruislip	Two x 2-storey dwellings with habitable roof space, outbuildings to rear, installation of vehicular crossover to front and associated landscaping works, involving demolition of existing bungalow. Recommendation: Refusal	75 - 90 156 - 169

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.

	Address	Ward	Description & Recommendation	Page
12	ENFORCEMENT REPORT			91 - 104
13	ENFORCEMENT REPORT			105 - 110

PART I - Plans for North Planning Committee

111 - 170

This page is intentionally left blank

Agenda Item 5

Report of the Head of Planning, Sport and Green Spaces

Address EASTCOTE MOTOR SERVICES HIGH ROAD EASTCOTE

Development: Installation of 9 x internally illuminated signs and 1 x non illuminated sign

LBH Ref Nos: 3689/ADV/2017/16

Drawing Nos: WPS-MRH179-23 Rev B
WPS-MRH179-22 Rev B
WPS-MRH179-21 Rev B
WPS-MRH179-20 Rev A
Location Plan
WPS-MRH179-15

Date Plans Received: 30/01/2017 **Date(s) of Amendment(s):** 30/01/2017

Date Application Valid: 03/02/2017

1. CONSIDERATIONS

1.1 Site and Locality

The site is located on the northern side of High Road and is currently occupied by a petrol filling station which includes a forecourt with canopy structure above, a single-storey shop building and associated infrastructure. The filling station is currently in the final stages of construction and is a replacement of a previous station that occupied the site.

The site is located within the Eastcote Village Conservation Area and is on a section of road that is bordered by mature trees and hedging as well as grass verging, generating a verdant character and appearance. The trees on the northern side of High Road are the subject of a blanket Tree Preservation Order (TPO).

Two-storey residential dwellings on Flag Walk are located on the opposite side of the road to the site. The rear elevations of these dwellings are set back from the High Road but face out towards it. Rear boundaries are marked by approximately 2 metre high brick walling.

The Black Horse Public House, which is a Grade II Listed buildings is located on the opposite side of the road to the east. Nearby to the north-east on the same side of the road is a cluster of residential dwellings, including Willow Tree Cottage which adjoins the site.

The River Pinn passes to the rear of the site and the river bank includes trees, scrub and patches of grassland which extends to border High Road to the west of the site. Residential dwellings on Sutton Close back on to the opposite bank of the river.

1.2 Proposed Scheme

The proposal involves the installation of a variety of advertisements on the new service station buildings. The advertisements proposed are as follows:-

3 x plastic and metal fascia panel signs to be attached to the side of the canopy roof. These signs will be mounted on the east, south and west elevations respectively. The east

and west facing panels will be red and white with ESSO branding in red. The south (front) facing panel will be red and white with no lettering. Each panel sign will be mounted on the canopy, 4.5 metres above ground level and will be 0.85 metres in height. Each panel will run along the full length of the side of the canopy roof on which it is mounted. The white parts of the panel, which are positioned to the lower part of the sign and behind the lettering and the red box elements on the upper part of the sign will not be illuminated. Each individual character within the red ESSO lettering will be internally illuminated at a level of 400 candelas per m².

1 x non-illuminated panel sign will be mounted on the remaining side elevation of the canopy, facing north towards the River Pinn. The height of the panel will match that of the other canopy panels and it will also run the full length of the northern side of the canopy. The panel will be white, with no other colours or lettering included.

1 x shop front fascia panel sign. The fascia panel will encompass the full shop frontage and also wrap round to the side (southern) elevation. The fascia will include two panels measuring approximately 1.09 metres in width by 0.625 metres in height that display branding for the shop. These will be mounted on the shop front above the ATM and on the side facing fascia panel respectively. The details on the submitted plans are different to the signs which have been put up, which advertise a Co-Op store. The panels include internally illuminated lettering at 60 candelas per m². The majority of the panel will not be illuminated but will be segmented with vertical red LED bead lights between joints. The panel will be a single colour and include a small amount of non-illuminated lettering.

1 x irregularly shaped feature panel sign attached to the shop front. This will measure 5.635 metres at greatest height and 3.135 metres in width at the top, tapering to 1.745 metres width at the base. The panel will feature an array of separate internally illuminated panel signs which would advertise services available at the petrol station. These would consist of a column of four non-illuminated panels each measuring 1.29 metres in width by 0.5 metres in height. Above this column would be a larger non-illuminated panel measuring 1.29 metres in width by 1.775 metres in height.

2 x projecting signs to be mounted over the two rearmost pump islands. These will project 1.2 metres from the canopy column and will be raised 2.89 metres above ground level. The word 'Synergy' as well as branding will be included. The sign itself will not be illuminated but an LED lighting strip will be provided along the underside, illuminating at a level of 200 candelas per m².

2 x totem style signs which consist of 'Synergy' branding mounted on a hook shaped panel which will be anchored to the ground and project over the two front pump islands. Overall height of the signs will be 3.24 metres with the underside at 2.89 metres above ground. The panel and branding will not be illuminated but the inside edge of the sign will include an LED lighting strip which will provide illumination at a level of 200 candelas per m².

The existing flag sign which incorporates the petrol pricing information display will be modified, with new components being added and internal illumination being provided.

1.3 Relevant Planning History

3689/ADV/2005/110

Q8 Petroleum Ltd High Road Eastcote

INSTALLATION OF INTERNALLY ILLUMINATED FREE-STANDING DISPLAY UNIT

Decision Date: 30-12-2005 Refused **Appeal:**04-MAY-06 Dismissed
3689/ADV/2005/90 Q8 Service Station High Road Eastcote
INSTALLATION OF AN INTERNALLY ILLUMINATED FREESTANDING SIGN (RETROSPECTIVE APPLICATION)

Decision Date: 30-09-2005 Approved **Appeal:**
3689/ADV/2007/40 Texaco High Road Eastcote
RETENTION OF INTERNALLY ILLUMINATED FREE-STANDING TOTEM SIGN

Decision Date: 08-10-2009 Refused **Appeal:**
3689/AF/87/3132 Eastcote Motor Services High Road Eastcote
Installation of part internally illuminated fascia

Decision Date: 07-01-1988 Approved **Appeal:**
3689/APP/2015/2851 Eastcote Motor Services High Road Eastcote
Erection of petrol filling station, shop and canopy, including underground tanks and demolition of existing petrol station

Decision Date: 23-12-2015 Approved **Appeal:**
3689/APP/2016/2111 Eastcote Motor Services High Road Eastcote
Details pursuant to conditions 3 (Materials), 4 (Written Statement of Investigation), 5 (Sustainable Water Management) and 9 (Nature Conservation Scheme) of planning permission Ref: 3689/APP/2015/2851 dated 23/12/2015 (Erection of petrol filling station, shop and canopy, including underground tanks and demolition of existing petrol station)

Decision Date: 29-07-2016 Refused **Appeal:**
3689/APP/2016/3434 Eastcote Motor Services High Road Eastcote
Details pursuant to conditions 3 (Materials), 4 (Written Scheme of Investigation) and 9 ((Nature Conservation Scheme) of planning permission Ref: 3689/APP/2015/2851 dated 23/12/2015 (Erection of petrol filling station, shop and canopy, including underground tanks and demolition of existing petrol station)

Decision Date: 15-11-2016 Approved **Appeal:**
3689/APP/2016/3605 Eastcote Motor Services High Road Eastcote
Details pursuant to condition 5 (Sustainable Water Management) of planning permission Ref: 3689/APP/2015/2851 dated 23/12/2015 (Erection of petrol filling station, shop and canopy, including underground tanks and demolition of existing petrol station)

Decision Date: 06-03-2017 Approved **Appeal:**
3689/APP/2016/3801 Eastcote Motor Services High Road Eastcote
Variation of condition No. 2 (Approved Plans) of planning permission ref:3689/APP/2015/2851 dated 23/12/2015 to relocate the staff parking, alter the location of the shop, increase canopy height, alterations of various glazed elements and relocation of the bin store. (Erection of petrol filling station, shop and canopy, including underground tanks and demolition of existing petrol station)

Decision Date: 26-05-2017 Approved **Appeal:**

Comment on Planning History

The main approval for the redevelopment of the site (3689/APP/2015/2851) included a condition requiring a scheme to protect and enhance the nature conservation interest of the site to be submitted to the Council and approved prior to commencement of development. A suitable scheme was approved under 3689/APP/2016/3434 and included details relating to the control of external illumination in order to protect the habitat value of the River Pinn corridor. An extract of the report is included below:-

4.0 A sensitive lighting scheme will be implemented on site to ensure that opportunities for light sensitive species, such as brown long-eared bats, are maintained on site and within the river corridor. Light spill will aim to be limited to no more than a 2 lux increase above existing light levels across the buffer and the river itself, as this will act as a dark area for wildlife. This will be based in the following rationale:

- Light spill will be minimised - this will include ensuring that there is no light spill onto retained trees on site or the river buffer. The spread of lighting will be kept below the horizontal.
- Narrow spectrum bulbs will be used to lower the range of species affected by lighting. Bulbs that emit minimal UV light will be used, in particular those that avoid white and blue wavelengths. Emitted light should peak higher than 500nm or use glass covers that filter UV wavelengths.
- Any lighting columns should be reduced in height.
- The timing of lighting should be reduced to a minimum and include unlit periods.
- The use of reflective surfaces under lights should be avoided.

4.10 The current lighting proposals for the site (Appendix III) include:

- Reduced height of riverside columns to 2.5m
- Shields added to the riverside lights will direct spill forwards and below the horizontal.
- Canopy lights subject to PIR sensors and will reduce lighting levels to 30% of normal output after a period of inactivity.
- Peripheral lights subject to PIR sensors and will be turned off after a period of inactivity.

4.11 The proposals result in a residual light spill across the buffer and river corridor, the majority of which the canopy lights are responsible for in combination with reflective surfaces used in construction.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

A site notice was displayed on a lamp post opposite the site. In addition, the occupants of 9

neighbouring properties were sent a letter notifying them that the application had been submitted and inviting comments.

A total of 11 letters of objection, from 6 separate addresses, have been received a summary is provided below:-

A previous illuminated flag sign on site was refused. Other Esso stations do not have these signs. The canopy signs cannot be seen from the road anyway. Would be out of character with the street scene and the Eastcote Village Conservation Area. The service station is already a well used facility and does not need so much advertising. Repositioned flag sign would overhang boundary. Lights already have been switched on and too many changes have been made already. The sign that looks like a sail is particularly unacceptable. Light shines into the bedrooms of houses opposite. Signs will be an urbanising and over dominant presence within the village. Illuminations should be switched of between 22:00 and 06:00. No need for lights on pump signs as the flood lighting alone is sufficient. Illuminations on the ATM machine are a nuisance. There are too many different colours on the flag sign. Suggest that Councillors before making such controversial decisions on environmental issues such as these (less than 50 feet from homes), should attend a lighting demonstration that some local residents did at 9-45pm one evening. The comparison of light emissions to that of a full moon is not a valid argument.

Petition of objection with 33 signatories. Summary: The signs will interfere with our daily lives and the surrounding area due to light pollution in addition to that produced by existing lighting.

OFFICER COMMENT: The ATM signage is not part of this application and its presence will therefore be a matter for potential enforcement action. Amenity impact of the proposed advertising will be discussed within the main body of this report.

EASTCOTE CONSERVATION PANEL:

Four new drawings were added to this application 27th April 2017. The email dated 10th April and the attached letter dated 27th February dealing with previous drawings are forwarded for ease.

Regrettably there is still not a full lighting survey submitted with these drawings, which we were promised in February 2017.

It would also appear that the request for an extra condition from the NPC 22nd February to have the shop lights turned down at night has not been enacted. Both omissions are a disgrace. The points made in previous submissions for this application still apply here. It must be noted that as well as these proposed illuminated signs, there is a fully lit canopy, lighting inside the shop and various other lights and floodlight within this area, this is why a full lighting survey is needed.

The only reduction in the illuminations is the removal of illumination from the shop sign. This sign is far too big with or without lighting, it sticks up above the roof of the shop and is a most ugly addition to the Conservation Area.

The MRH logo is still illuminated, the bright red LED lighting all along the length of the fascia is still present.

The canopy is now shown with the Esso sign, illuminated on three sides.

The 'Flag pole sign' is over large ,with every section illuminated. As stated before this will cause the same problems as the previous sign which had to be turned off as it was a danger to motorists. It is also far too close to the houses opposite and will be a permanent nuisance shining into bedroom windows. It should be considered, that sleep deprivation is against a person's human rights, it is considered a form of torture, therefore, the LPA cannot knowingly approve this sign.

The Esso 'Blade components' x 4 and the 'Wave components' x 4 need not have any form of illumination all are under the canopy which is brightly lit. To conform with Communities and Local Government publication Outdoor advertisements and signs: a guide for advertisers none of the illuminated signs should be allowed, and the size of the signs need to be drastically reduced. The guidance is 'The total permitted area for all forecourt advertisements must not exceed 4.6. square meters' this proposal far exceeds that limit.

Without a lighting survey the light pollution to the River Pinn is unknown, but commonsense would indicate the pollution is going to at an unacceptable level. This part of the Conservation Area has a low level of lighting therefore this proposal will appear over dominant and totally unsuitable.

There can be no compromise in this location this application must be refused.

EASTCOTE RESIDENTS ASSOCIATION:

This application for 9 illuminated and 1 non-illuminated advertising signs comes against the background of what are now of 2 approved applications for this site for which I have been unable to find, on line, a full lighting scheme, ie showing lighting to the forecourt - under canopy lighting details and then retail outlet lighting, plus any additional general lighting that might be required for the designated parking areas etc, with overall details of all required lighting output levels and potential spill into all the surrounding areas.

I do note that some information on lighting is given in the Ecosulis Ecological Protection & Enhancement Strategy, provided by the Applicant to discharge Condition 9 of the approved application, regarding a Nature Conservation Scheme. However, this has various shortcomings - it is not now current in terms of encompassing the lighting implications of the recently approved Condition 2 amendments. It states it provides 'initial lighting calculations', ie is not a full lighting scheme. In terms of the most critical and concerning issue for residents, it does not address at all the effects of the lighting (brightness and spill) on the nearby houses. It focuses on the implications for the river and wildlife, but states that light spill will aim to be limited to be no more than a 2 lux increase above existing levels across the buffer and the river itself. We understand that typical limitations for the river are 0 to 2 lux in total, so a 2 lux increase on an unknown existing level is somewhat worrying.

Furthermore, this report was not able to include an assessment of this current application for illuminated signage which, with the numbers of signs and the level of illumination suggested, would seem to substantially increase the amount of light on the site and the potential for the overall effects of signage and general lighting, together, to severely impact on the surrounding area, both in ecological terms and in relation to residents suffering the

effects of lighting spill and pollution in their homes and gardens. This has already occurred in the past when ultimately both some general lights and illuminated signs had to be turned off due to Police concerns over drivers being dazzled and the fact that the light shone into the bedrooms of houses in Flag Walk.

At the North Planning Committee Meeting on 22nd February, to determine application 3689/APP/2016/380 for variations to Condition 2, it was inferred that a full lighting scheme had already been provided, and thus such predetermined conditions could not be revoked/taken into consideration by the Committee in relation to their determination of the Condition 2 variations. After the NPC meeting, I emailed James Rodger, asking for information as to where I could find this scheme from the Applicant. I received the following response from James - 'The applicant has not yet provided full lighting details. The case officer has been told to request further information. Full re-consultation will occur when such details are received.' I take from James's response that you have contacted or will be contacting the Applicant for further information and that, when such information is received, you will ensure that all concerned have the right to make further comments in a re-consultation process that you will initiate, with a new date for such comments to be received.

I believe that it is essential that all proposed lighting elements, general and these illuminated signs are considered together, to be able to come to an informed view of their implications as a whole. However, in the meanwhile, as the current deadline for this advertising application requires comments by 28th February, I would state the following in relation to the application:-

The service station is situated in a conversation area (Eastcote Village) and in a particularly rural setting, in that it is surround by trees, grass and shrubbery, with the River Pinn behind it.

I understand that you must assess this application as against the guidelines detailed in the Communities and Local Government 'Outdoor Advertisements and Signs' 2007. Because of its setting, the ecological issues and the closeness of houses, particularly across the road, we cannot stress too strongly how important we feel it is that these guidelines be strictly adhered to in all respects in this instance.

We would particularly refer to the following:-

- Class 4 illuminated signs do not extend to conservation areas.
- Anyway, Class 6 information states that advertisements on forecourts must not be illuminated in any circumstances.
- In addition, this document provides much information on the height, size and square meterage that are acceptable for signs and it seems these requirements are being flouted at every turn in this application.

For example -

The total permitted area in one forecourt for advertisements is 4.6 square metres - here, just one sign, the flag sign, is 7.03 square metres.

- This same sign is 6.5 metres high in total, when the guidelines state that signs should not

be higher off the ground than 4.6 metres. Similarly the feature sign to the front of the shop is 5.635 metres high. At these heights, being on the front boundary and illuminated, they will definitely cast light on the Flag Walk houses.

- Furthermore, from the drawing, the newly positioned flag sign to the front of the site now looks as if its base is outside the demise and thus on public ground. It would certainly appear that the sign will overhang the boundary.

In relation to the houses in Flag Walk, below is a photograph that is taken from the bedroom window of No 4 which shows just how close these houses are to the Petrol Station. The distance from the back garden wall to the boarder of the site is only some 13 metres and the garden lengths are c8.7 metres. It seems obvious that all the illuminated signs are going to have some impact, particularly when combined with the under canopy lights, the illuminated signs on the canopy facia, the shop lighting and the various proposed spotlights. The height of the canopy will further contribute to this as the under-side is now to be at 4.5 metres, with the facia adding a further .85 metres in height, Therefore the wall that runs along the back of all the Flag Walk houses on the Eastcote Road will offer no screening as it is substantially lower - 2.44 metres at the highest point where one house has added fencing panels to the top of the wall.

We ask that this application be refused.

OFFICER COMMENT: The DCLG publication referred to is a guidance document. The classes of advertisement referred to, and the restrictions on size, positioning and illumination relate to signage that can be erected under deemed consent (without the need to apply to the Local Authority for permission). This is an application for express consent and, as such, these restriction are not applicable.

COUNCIL'S LANDSCAPE OFFICER:

This application is for signage, some of which will be on the building. The free-standing signs are well clear of the existing trees and should pose no risk to them provided that the underground cable runs do not involve trenching through the root protection areas.

No objection and no need for landscape conditions.

ENVIRONMENTAL PROTECTION UNIT (EPU):

Any light installed shall operate in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination, so as not to cause nuisance to nearby businesses/offices/dwellings. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

HIGHWAYS:

No objection.

CONSERVATION & URBAN DESIGN:

This site is located in a quiet area, on a narrow strip of land between the River Pinn and the Eastcote Road, in Eastcote Village Conservation Area. There is a large, densely treed area of open space on one side, a large garden on the other and houses on the opposite side of the road.

The Garage is proposing a number of signs. Some of these are reasonably required to advertise its presence to passing motorists, but others are considered to be excessive as they would be potentially very striking, over-dominant and incongruous in such a context. The following fall into this category:

1. The illuminated red fascia signs, on three of the four sides, each 16,700mm long. The Esso letters could be individually illuminated, but the fascia itself should be non-illuminated.
2. The tall 'feature' sign, some 5630mm high, to face west down the High Road, would have illuminated signs within it. This would be very dominant indeed and replicate the information on the flag sign. This should be non-illuminated.
3. The MRH letters, which are 425mm high, and the roundel advertising a 24 hour service, which would be 625mm high, would be placed on the front facade of the shop and on the end elevation, which would be close to the road. The location on the front facade might be acceptable, but again the site on the roadside elevation would be much too dominant if internally illuminated.

Although the flag sign would replace an existing sign, the previous garage used a softer illumination, following representations by local residents. The details of this are not known, but the intensity of the illumination does need to be very carefully considered.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.EM3 (2012) Blue Ribbon Network

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE27	Advertisements requiring express consent - size, design and location
BE28	Shop fronts - design and materials
BE29	Advertisement displays on business premises
BE34	Proposals for development adjacent to or having a visual effect on rivers
BE4	New development within or on the fringes of conservation areas
DAS-SF	Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 7.24	(2016) Blue Ribbon Network
LPP 7.28	(2016) Restoration of the Blue Ribbon Network
LPP 7.4	(2016) Local character

LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
LPP 7.8	(2016) Heritage assets and archaeology
NPPF	National Planning Policy Framework
NPPF7	NPPF - Requiring good design
OE1	Protection of the character and amenities of surrounding properties and the local area

5. MAIN PLANNING ISSUES

AMENITY IMPACT:

Para. 67 of the National Planning Policy Framework (NPPF) instructs that control over advertisements should be exercised only in the interests of amenity and public safety, taking into account cumulative impacts.

The proposed advertisements would be located at an established service station site and would be distributed around the forecourt and buildings and have a number of different aspects. The site is located on a section of road that is verdant in appearance owing to the amount of mature landscaping and grass verge which flanks the majority of the northern side of the road, extending to the River Pinn. Opposite the site is residential development although nearby to the east there is a public house as well as a parade of retail units, all of which feature fascia and / or projecting signs. The road is also lined by street lighting which introduces residual illumination during hours of darkness and there is also an illuminated traffic sign opposite the site.

The proposed scheme will introduce various signage, some of which will be internally illuminated. It is considered that, provided the intensity of illumination, and the overall illuminated area of the signage is kept to a minimum, the advertisements can be accommodated without degrading the overall character and appearance of the Conservation Area.

- CANOPY ROOF FASCIA SIGNAGE:

With regard to the canopy fascia signage, these are distributed around the four aspects of the canopy roof sides, with the panel facing the River Pinn being finished in plain white. Illumination is restricted to low level internal lettering to the ESSO letter sets on the east and west (side) facing signs and the north facing sign is non-illuminated. Due to the small surface area that will be illuminated, the low intensity of the illumination and the absence of illumination for the north and south facing panels, it is not considered that the canopy signage would result in unacceptable light spillage towards the River Pinn and its banks or windows of habitable rooms on Flag Walk and would also not appear out of keeping with the surrounding area given the presence of street lighting at a similar height.

Although the overall length of the panel signage is fairly significant, the bulk of the sign consists of two colours, without any branding and it is considered that this is not dissimilar from standard fascia panels for a canopy roof structure. Conditions will be attached to any approval both restricting the area of the signs that may be illuminated and also limiting the level of illumination so that it is appropriate on amenity grounds.

Providing these controls are applied and adhered to, it is considered that these signs would

comply with Policies BE 4, BE 13, BE 27, BE 29 and OE 1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 7.4, 7.5 and 7.8 of the London Plan (2016).

- SHOP FRONT FASCIA PANEL:

The shop fascia panel has been installed and does not reflect the appearance of the submitted drawings. This, in itself, can be regarded as acceptable as para. 3 (4) of Part 1 of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 states that 'unless it appears to the local planning authority to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain any limitation or restriction relating to the subject matter, content or design of what is to be displayed.'

The fascia sign wraps around the southern (front) and western (side) elevation of the building. It features two illuminated panel signs of similar size and position, although a different design, to that shown on the submitted plans. One of these panels is mounted on the front facing fascia whilst the other is positioned to the side, facing out on to High Road.

An illuminated panel to the front facing fascia is considered to be acceptable as it will face out on to the illuminated forecourt area and is discrete in terms of positioning and size. It will not face in the direction of any habitable room windows at nearby residential properties, is at low level and will be partially screened by the canopy roof and is not illuminated to a significant intensity. As such, it is not considered that it will detract from the appearance of the Conservation Area or the amenities of neighbouring residents. The side facing illuminated panel sign is also considered to be acceptable due to its modest size, low intensity of illumination and the fact that it will be lower than the height of first floor windows on Flag Walk that face towards it and largely screened from view from ground floor windows on the same properties by the existing boundary treatment.

The majority of the fascia will be a simple, grey coloured panel with a small amount of non-illuminated text. This text will not be overly dominant within the sign due to its modest size and will be positioned at the opposite end of the front facing fascia sign to the illuminated panel so as to prevent a cluttered appearance from arising.

However, the panel design shown is segmented by equally spaced vertical red lighting strips. These elements are not considered to be necessary and detract from the simple and uncluttered appearance of the fascia, to the detriment of the character and appearance of the Conservation Area.

Provided these lighting beads are not included, and that all other illumination is strictly controlled, it is considered that these advertisements would comply with Policies BE 4, BE 13, BE 27, BE 29 and OE 1 of the Local Plan and Policies 7.4, 7.5 and 7.8 of the London Plan.

- FEATURE SIGN PANEL TO FRONT OF SHOP BUILDING:

This advertisement takes the form of a shard shaped brushed aluminium panel that would be anchored to the ground and anchored against the shop front. The feature sign will include a column of separate non-illuminated panel signs that will advertise the various products and services available on site. This column will consist of four panels that would each measure approximately 1 metre in width by 0.35 metres in height with a larger header

panel measuring approximately 1 metre in width by 1.35 metres in height directly above.

The sign background will have a brushed aluminium finish that is simple and will complement the grey shop front fascia sign. The panels displayed will not be illuminated and will be arranged in an orderly fashion so as not to appear as clutter. The sign will be positioned adjacent to the shop building and will therefore not appear as an isolated or out of context feature within the surrounding Conservation Area. The uppermost part of the panel will project above the roof of the shop building but no to the extent that it would appear overly dominant. It will also be set back from the highway and at orientated so that it does not appear oppressive or overbearing within the context of the street scene.

This sign will not be illuminated nor will any other external lights point directly towards. As such, it is not considered that it will generate any material increase in light emission by way of its own illumination or by reflecting nearby lights on its surface.

The panel signs shown on the submitted plans are indicative but a condition will be attached to any approval given restricting the size of any panel signs to be installed in the future and also prohibiting any internal or external illumination so as to preserve the character and appearance of the Conservation Area.

It is therefore considered that the proposed advertisement would comply with Policies BE 4, BE 13, BE 27, BE 29 and OE 1 of the Local Plan and Policies 7.4, 7.5 and 7.8 of the London Plan.

- 'WAVE' AND 'BLADE' SIGNS POSITIONED OVER PUMP ISLANDS:

These signs are single colour features that are positioned entirely below the canopy roof and include a small panel displaying corporate branding. It is considered that the positioning of these signs adjacent to each petrol pumps ensures that they visually tie in with these features and do not appear detached from the wider development. The proposed signs include white LED strip lighting on their underside and leading edge which is considered to be unnecessary, particularly given that the canopy roof already provides adequate levels of illumination for customers. In addition, there are no barriers to prevent light spillage from these features from intruding towards the River Pinn and its banks and, thereby, detracting from the rural nature of the riparian landscape. It is also considered that the illumination of these features, when viewed cumulatively with other illuminated advertisements on site, would result in a proliferation of artificial light sources on the site that would lead to a disruptive and discordant appearance within the Conservation Area out of daylight hours.

Notwithstanding the illuminations attached to these signs, it is considered that they introduce a cluttered appearance to the site and, when viewed cumulatively with other advertisements, would represent an over proliferation of advertising within the site. Policy BE 29 of the Local Plan specifically aims to limit the amount of advertisements on any one site so as to prevent clutter and, as such, the signage is considered to be contrary to this policy as well as Local Plan Policies BE 13 and BE 4 which seek to protect the character and appearance of the Conservation Area. Furthermore, additional light intrusion towards the River Pinn would be unacceptable and the signage is therefore considered to fail to satisfy policy BE 34 of the Local Plan and Policy 7.28 of the London Plan.

The provision of additional lighting beneath the canopy also conflict with the approved Ecological Protection and Enhancement Strategy attached to the overall development of

the site (as per 3689/APP/2016/3434) which states that 'lighting will be kept to a minimum on site. If required, lighting will be directional away from retained habitats.'

- FLAG SIGN:

The proposed flag sign is to be retained in its current position although a number of modifications are proposed to its components, most notably the introduction of numerical LED price indicators and a collection of illuminated panel signs featuring the main ESSO branding as well as advertisements for services and products available on site. The front and rear aspects of all panels will include branding and internal illumination and will be visible within the street scene.

There is a precedent for illuminated flag signage on the site, following the approval of an earlier sign when the station was run by Texaco, as approved under application 3689/ADV/2005/90. A condition of the approval for this application was that further details of the intensity of illumination for the sign were to be submitted to and approved by the Council. These details were never provided and a subsequent application (3689/ADV/2007/40) for an illuminated flag sign was refused due to inadequate details on illumination intensity being provided. An informative was included with the refusal notice stating that a maximum level of illumination of 350 candelas per m² would be appropriate for any such signage.

The current configuration of the sign includes a column of four panels, two of which would provide pricing information. Each panel would measure approximately 1.6 metres in width by 0.4 metres in height. The pricing panels include illuminated LED digits whilst the other panels would feature internal illumination and interchangeable branding. A larger internally illuminated panel, approximately 1.6 metres in width by 1.35 metres in height would be displayed above the smaller panels.

The main ESSO branding would be mounted at the top of the sign on an internally illuminated panel measuring 1.9 metres in width by 1.425 metres in height.

It is considered that the flag signage would be an acceptable feature provided light output is strictly controlled so as to prevent unacceptable spillage into the wider surrounding area and towards the windows of habitable rooms, particularly those at 30 - 32 Flag Walk . A flag sign of similar proportions has been present at the site for a number of years in a variety of forms and this has included permission for illumination at times.

It is understood that the sign will remain in its original position, as this is where it has been re-erected on site, and will not project any further towards the highway or neighbouring properties. The individual panels on the lower part of the sign are of uniform size and are organised neatly so as to prevent any sense of clutter.

It is therefore considered that the flag signage would be in compliance with Policies BE 4, BE 13, BE 27, BE 29 and OE 1 of the Local Plan and Policies 7.4, 7.5 and 7.8 of the London Plan.

- INTENSITY OF ILLUMINATION:

Notwithstanding the figures provided on the accompanying drawings, summary documents and application form, it is considered that given the sensitivity of the site, which is within a Conservation Area and also backs onto the River Pinn which is part of the Blue Ribbon

Network justifies strict controls in the intensity of illumination of each advertisement. This should take into account previous advice issued by the Council that the brightest parts of any given advert should not exceed 350 candelas per m².

Provided such controls are adhered to, it is considered that the approved signs would be in compliance with policies BE 4, BE 13, BE 27, BE 29 and OE 1 of the Local Plan and Policies 7.4, 7.5 and 7.8 of the London Plan.

PUBLIC SAFETY:

The signage will be visible to road users and is designed to attract a certain level of attention from road users. It is important that the need to attract attention is balanced against any potential hazard. The Council's highways engineers have reviewed the application and have not raised any objections on the grounds of road safety. Furthermore, the advertisements will not be sited in a position where they would obstruct pedestrian movements or overhang areas within the public domain. Any approval given will be subject to the standard condition requiring all advertisements to be maintained in a safe condition at all times.

It is therefore considered that the proposed signage would accord with Local Plan Policies AM 7 and BE 27.

CONCLUSION:

It is considered that the majority of the advertisements applied for would be acceptable, subject to restrictions on the level of illumination, having regard to the location of the site within Eastcote Village Conservation Area as well as the proximity of the site to the River Pinn and nearby residential properties.

However, it is considered that illuminated signage above the pump islands would introduce an unacceptable intensification of lighting beneath the canopy roof that would result in light spillage towards the banks of the River Pinn, compromising its rural character and appearance and causing habitat disturbance. These signs would also lead to an over proliferation of light sources within the site which would result in a disorderly and confused appearance within the wider conservation area during hours of darkness.

The red beading shown on the shop fascia signs is also considered unacceptable as it is not a necessary feature for the advertising displayed and would appear cluttered and visually unsympathetic towards its surroundings.

A split decision is therefore recommended in order to approve all signs, subject to conditions, other than the pump island signs and the red beading on the shop front.

6. **RECOMMENDATION**

This is a SPLIT DECISION, part approved, part refused.

1 ADVERT1 Standard Condition

APPROVAL CONDITION 1:

All advertisement consents carry the following 5 standard conditions as contained in the Town and Country Planning (Control of Advertisements) Regulations 1992 and unless specified to the contrary the consent expires after 5 years.

- i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- ii) No advertisement shall be sited or displayed so as to:-
 - (a) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air or;
 - (c) Hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
- vi) The consent hereby granted shall expire at the end of a period of five years from the date of this consent.

REASON

These requirements are deemed to be attached by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2 ADVERT4 Intensity of Illumination

APPROVAL CONDITION 2:

The intensity of illumination of the advertisements shall not exceed:

A maximum of 350 candelas per m² on the forecourt canopy fascia signs, restricted to the letter set only. No other parts of these signs shall be illuminated at any time.

A maximum of 350 candelas per m² on the top panel of the flag sign which measures 1.9 metres in width by 1.425 metres in height. All other advertisement panels and price indicators shall be illuminated to a maximum intensity of 60 candelas per m². No other parts of this sign may be illuminated.

A maximum of 60 candelas per m² for the individual lettering within the shop fascia logo signs on the western and southern shop fascia boards. The area of illuminated lettering shall not exceed 1.09 metres by 0.425 metres on any aspect. No other parts of the fascia board shall be illuminated.

REASON

To ensure that the brightness of the proposed advertisement(s) will not have an adverse effect on the amenities of the area and to avoid distraction to passing motorists in accordance with Policies BE 4, BE 13, BE 27 and OE 1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

3 ADV2 Non-illumination (Signs)

APPROVAL CONDITION 3:

Notwithstanding the submitted details, no signs shall be illuminated other than the forecourt canopy sign, restricted to the letter set only, the top panel and smaller price display and advertising panels on the flag sign and the individual lettering of the western and southern fascia boards.

REASON

In order to protect the visual amenity of the area and/or highway safety in accordance with Policies BE 4, BE 13, BE 27 and OE 1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 ADVERT5 Type of illumination

APPROVAL CONDITION 4:

The illumination of the signs is to be by fixed and constant lights and not by lights which are, or appear to be, intermittent, moving, flashing or vibrating. All illumination is to be by internal lighting.

REASON

In order to protect the visual amenity of the area and/or highway safety in accordance with Policies BE 4, BE 13, BE 27 and OE 1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 NONSC Non Standard Condition

APPROVAL CONDITION 5:

The size of individual advertisement panels within the flag and feature signs shall not exceed the dimensions of the panels shown on the approved plans at any time.

REASON

In order to protect the visual amenity of the area and/or highway safety in accordance with Policies BE 4, BE 13, BE 27 and OE 1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 R1 Advertisements - Refusal 1

REFUSAL REASON 1:

The proposed advertisements by reason of their size, siting, method of display, cluttered appearance and unnecessary illumination would be unduly prominent within the Conservation Area and detrimental to the visual amenities of the locality. Furthermore, the illumination of these signs would result in additional light spillage towards the River Pinn corridor, unacceptably compromising its role as a wildlife corridor as well as degrading its rural nature.

The proposal is therefore contrary to the Council's adopted policies BE 4, BE 13 and BE

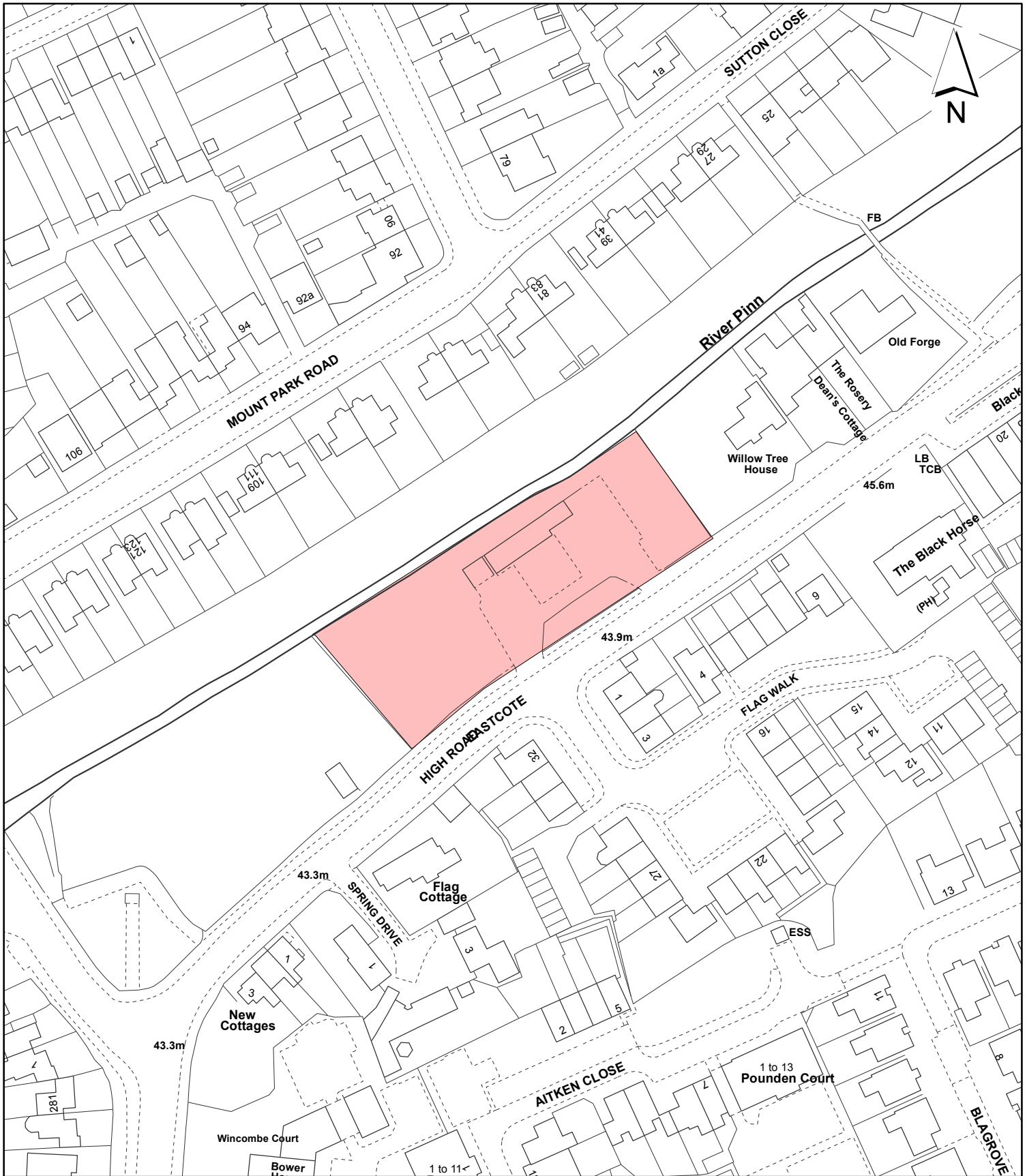
34 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 7.28 of the London Plan.

INFORMATIVES

- 1 This permission relates to the advertisements identified within the above conditions only and does not purport to grant consent for any other advertisements on site, including the illuminations surrounding the ATM installed within the shopfront.

Contact Officer: James McLean Smith

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 2016 Ordnance Survey 100019283

Site Address:

Eastcote Service Station

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

Planning Application Ref:
3689/ADV/2017/16

Scale:
1:1,250

Planning Committee:
North Page 18

Date:
June 2017



Report of the Head of Planning, Sport and Green Spaces

Address 3 OLIVIA GARDENS HAREFIELD
Development: Outbuilding to rear for use as an office/games room.
LBH Ref Nos: 4672/APP/2017/765
Drawing Nos: Report on the Impact on Trees, dated 6/5/15
1681/21
1681/20

Date Plans Received: 28/02/2017 **Date(s) of Amendment(s):**
Date Application Valid: 28/02/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located at the South Eastern end of Olivia Gardens, a private gated cul-de-sac. The proposed plot sits to the side of no 3 and to the rear of the flank wall to no. 2. The site currently forms part of the garden to no.3 including various outbuildings and a detached double garage and brick paved parking area. The street scene is residential in character comprising 4 large detached houses.

The application site lies within the Harefield Conservation Area and the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). A specimen Oak tree protected by TPO 632 is located in a neighbouring garden very close to the Eastern boundary and overhangs the site.

1.2 Proposed Scheme

The proposal is for erection of a rear outbuilding for use as an office/games room.

1.3 Relevant Planning History

4672/APP/2004/3153 3 Olivia Gardens Harefield

ERECTION OF A TWO STOREY SIDE AND PART REAR EXTENSION, SINGLE STOREY FRONT EXTENSION AND INGLENOOK CHIMNEY EXTENSION. CONVERSION OF ENLARGED ROOFSPACE TO HABITABLE USE WITH RE-ROOFING OF WHOLE HOUSE AND INSTALLATION OF TWO REAR DORMER WINDOWS (INVOLVING DEMOLITION OF EXISTING GARAGE)

Decision Date: 14-01-2005 Refused **Appeal:**

4672/APP/2004/3155 3 Olivia Gardens Harefield

ERECTION OF A SINGLE STOREY DETACHED DOUBLE GARAGE AND GAMES ROOM

Decision Date: 14-01-2005 Refused **Appeal:**

4672/APP/2005/774 3 Olivia Gardens Harefield

ERECTION OF A PART SINGLE STOREY FRONT EXTENSION AND PART TWO STOREY,

PART SINGLE STOREY SIDE AND REAR EXTENSION, FRONT INGLENOOK CHIMNEY AND CONVERSION OF ROOFSpace TO HABITABLE ACCOMMODATION INCLUDING THE INSTALLATION OF TWO REAR DORMER WINDOWS (INVOLVING THE DEMOLITION OF AN ATTACHED SIDE GARAGE)

Decision Date: 22-09-2005 **Approved** **Appeal:**
4672/APP/2005/775 3 Olivia Gardens Harefield
ERECTION OF DETACHED SINGLE STOREY GARAGE AND SINGLE STOREY GAMES ROOM

Decision Date: 18-10-2005 **Approved** **Appeal:**
4672/TRE/2017/43 3 Olivia Gardens Harefield
To carry out tree surgery, including the cutting back of overhanging lateral branches by up to 2m, to one Oak (T1) on TPO 632.

Decision Date: 05-04-2017 **Withdrawn** **Appeal:**
54964/APP/2016/1378 Land At 3 Olivia Gardens Harefield
Two storey, 4-bed detached dwelling with associated parking and amenity space.

Decision Date: 24-08-2016 **Refused** **Appeal:**

Comment on Planning History

54964/APP/2003/2524 - Erection of a three bedroom detached chalet bungalow and detached garage (refused)

54964/APP/2000/678 - Erection of a five bed detached house (refused, dismissed at appeal)

The previous applications were refused on the loss of the open unbuilt gap which would detract from the character and appearance of the street scene and would not preserve the character of the Conservation Area. Furthermore the Inspector on appeal considered the scheme would pose a significant threat to the future health and viability of an important Oak tree.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 5th April 2017

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

External Consultees:

Neighbours were consulted for a period of 21 days expiring on the 08/03/2017 and a site notice was displayed on 09/03/2017. A petition with 28 signatures has been received together with 3 comments / objections.

The petition asked for the scheme to be rejected for the following reasons:-

- (1) The development would not enhance the conservation area.
- (2) Over development.
- (3) Would materially reduce gap between properties.

- (4) Would restrict sight-lines.
- (5) Would set a precedent.
- (6) Insufficient detail re protection of trees.

One neighbour referred to a discussion with the applicant but again did not raise any planning issues. One had no objections but requested a condition to ensure the property remains ancillary to the main dwelling. One referred to issues associated with a tree which overhangs the adjoining property.

Harefield Tenants and Residents' Association: - no objection subject to the building remaining ancillary to the main dwelling.

Harefield Village Conservation Area Panel: No response.

Officers comments:- The issues are discussed in the report. There is no precedent in planning, each application must be treated on its own merits.

Internal Consultees:

Access Officer.

No response.

Conservation and Urban Design

This site is located within the Harefield Village Conservation Area. Olivia Gardens is a small modern cul-de-sac development off Northwood Road, comprising of modest sized detached houses, each situated on proportionately sized plots. It is accessed via a private gated road. The site as existing comprises of a two storey detached property situated on an irregular shaped plot. The site is located in the corner of the cul-de-sac and is characterised by mature trees. A significant mature protected oak tree is sited adjacent to the site with its canopy extending over the site. There is a detached double garage to the side of property, set at a distance to the East of the property allowing for a sizeable 'courtyard' style driveway. Any development would need to aim to preserve and/or enhance the Conservation Area.

No detrimental impact should occur to the protected trees on and adjacent to the site, and it is important that the trees are adequately safeguarded.

The site has been subject to various previous applications for a new dwelling on the site. These have been refused in the past with one dismissed at appeal (most recent application ref: 54964/APP/2016/1378).

Whilst the principle of an outbuilding may be considered admissible, there are concerns regarding the scale of the outbuilding to the side of the main dwelling. The proposed building would be set at an angle, in filling the gap between the existing detached garage and property. Furthermore the addition of the building would also increase the developed nature of the site and character of the cul-de-sac. There are concerns that the proposed outbuilding could be separated from the main dwelling in the future.

The design of the building has been designed in a similar form to the existing garage. The design of the principle elevation facing onto the property's 'courtyard' style driveway

includes full length windows and a door accessed from the driveway. Whilst there are in principle no objections to the full length openings to the rear it is recommended that the full length openings to the principal elevation of the building are amended to casement windows in keeping with the main house. Furthermore the access door would need to be repositioned to the end gable (South-West side elevation) facing into the rear garden of the site. All fenestration would need to match the main dwelling. Ideally the proposed roof lights would need to be conservation type roof lights set flush within the roofline.

The height of the building would exceed that stated in the Council's adopted HDAS residential extensions SPD, which states that ridge heights for outbuildings should not exceed 4m. It is important that the proposed building is used as an ancillary building to the main dwelling and not separated in the future. Therefore an appropriate condition would need to be included as part of any approval. All materials, colours and external finishes would need to match the existing property.

Officers comments - The conservation officers comments amount to a number of changes that would be required to produce an acceptable scheme. The changes are considered to be material, especially when also seen in the context of the guidance regarding scale and use of outbuildings in the HDAS. In view of the recommendation amendment has not been sought.

Trees/Landscaping

This site is adjacent to TPO 632 and within the Harefield Village Conservation Area. There are several large, mature, protected trees on and adjacent to this site. No trees will be directly affected by the proposal although tree protection should be afforded to the trees to the rear of the proposed games room. No objection subject to conditions RES8 and RES10.

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:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- 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.
H12	Tandem development of backland in residential areas
H4	Mix of housing units
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 7.2	(2015) An inclusive environment
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. MAIN PLANNING ISSUES

The site lies within an established residential area where there would be no objection in principle to an outbuilding, subject to all other material planning considerations being acceptable, in accordance with the Hillingdon Local Plan (November 2012).

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF (2011) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

Policies BE13 and BE15 of the UDP seek to ensure that development harmonises with the character of the surrounding properties and street scene, and in particular the scale, form, architectural composition and proportions of the original building. Policy BE19 further requires that development should complement and improve the amenity of the residential area. With specific reference to the site's location within the Harefield Village Conservation Area, Policy BE4 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that new development will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities. This is supported by Policy 7.4 of the London Plan (2016) which requires developments to have regard to local character.

Olivia Gardens is a small modern cul-de-sac development off Northwood Road, comprising of modest sized detached houses, each situated on proportionately sized plots. It is accessed via a private gated road. The site is located in the corner of the cul-de-sac and is characterised by mature trees. A significant mature protected oak tree is sited adjacent to the site with its canopy extending over the site.

The Conservation Officer has commented that the scheme exceeds the height and general scale considerations under HDAS guidelines and seeks amendment.

Properties 1-3 Olivia Gardens are all of a similar design style of two storeys with a ridge line running parallel to the road and gable ends to the side and all have been extended in some form. No 4 is set back in the other corner of the cul-de-sac behind no. 3 and appears slightly smaller with a hipped roof detail.

The HDAS - Residential Extensions indicates that such buildings will only be permitted if the outbuilding is only used for normal domestic uses related to the residential use of the main house. Paragraph 9.4 states that these uses include parking of cars, storage of possessions, use as a children's play room, green house, garden shed, gym, summer house and hobby room provided they are ancillary to the use of the main house. The games room at ground floor has a toilet/shower. The upper floor would be used as an office. The existing property is quite large and the applicant has not included information why such a large outbuilding is required for purposes ancillary to the main dwelling. The uses are not those as set out in the HDAS. The applicant has not clarified whether the games room is for children or general use, for instance. The supporting letter does refer to a previous permission for two outbuildings, one of which has been built (garage) and explains that the applicant wishes to make the second building slightly larger and incorporate a home office at first floor.

Paragraph 9.3 states that a ridged roof outbuilding should be no more than 4 metres high.

The footprint of the outbuilding is approximately 48 square metres. The building would be 5.5 metres high, which is substantially higher than set out in the HDAS. Whilst there are no fundamental objections to an outbuilding the development appears excessive for the site. It will materially reduce the gap between buildings where it will appear as a large bulky structure which is not typical of ancillary outbuildings in the vicinity. Whilst other outbuildings characteristically have flat roofs, there are a variety of designs and, in this case, it is considered that the proposal would not be in keeping with the character or appearance of the surrounding area and the proposed outbuilding, by reason of bulk and scale and would not be appropriate in terms of the visual amenities of the surrounding residential area and would not be in accordance with policies BE13, BE15 and BE19 of the UDP and guidance within the HDAS: Residential Extensions SPD.

The development is sited between the existing house and a garage at the property. No neighbours would be directly impacted. The proposal would not be an unneighbourly form of development and complies with the requirements of Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

Concern has been raised by neighbours over the potential impact of the proposal on the health and long term protection of the mature Oak tree adjacent to the site. The application is supported by an Arboricultural Report which seeks to demonstrate that, should suitable protective measures be employed, the tree would not be negatively impacted upon by the development.

The Trees and Landscape Officer raises no objections to the scheme, subject to recommended conditions.

The proposal does not increase the number of bedrooms at the site or result in the loss of parking or generate traffic in its own right. As such, the outbuilding would not generate

additional traffic.

However, the proposal is considered to result in a cramped and excessive form of development, resulting in the loss of an undeveloped gap and views through existing properties, resulting in a negative impact upon the visual amenity of the site and the surrounding Conservation Area. It is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal by reason of its siting, size and scale represents a cramped and obtrusive form of development which would detract from the open character of the street scene, thus failing to preserve the character and appearance of the Harefield Village Conservation Area, contrary to Policies BE4 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's 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 (2016). 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.
- 2** In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service. The submitted application form highlights that the applicant failed to engage in pre-application discussions.

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:

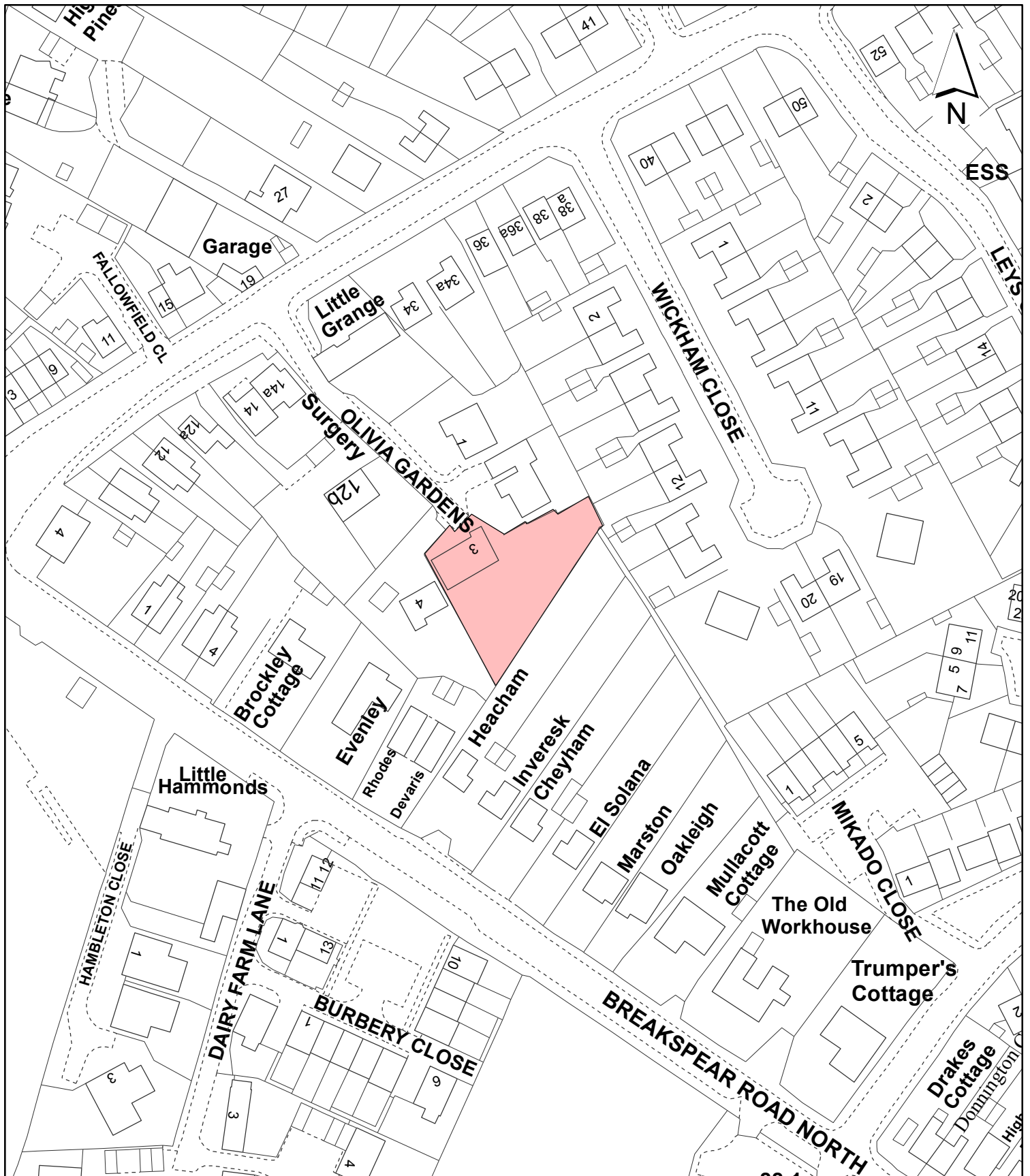
PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
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.
H12	Tandem development of backland in residential areas
H4	Mix of housing units
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 7.2	(2015) An inclusive environment
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

Contact Officer: Cris Lancaster

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 2016 Ordnance Survey 100019283

Site Address:

3 Olivia Gardens

LONDON BOROUGH OF HILLINGDON

Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
4672/APP/2017/765

Scale:
1:1,250

Planning Committee:
North Page 27

Date:
June 2017



HILLINGDON
 LONDON

This page is intentionally left blank

Report of the Head of Planning, Sport and Green Spaces

Address 3 ALBANY CLOSE ICKENHAM

Development: Conversion of roofspace to habitable use to include 1 x front and 3 x rear dormers and conversion of roof from hip to gable end with a Juliette Balcony.

LBH Ref Nos: 72581/APP/2017/1057

Drawing Nos: Location Plan
3841/01 B
3841/02 B

Date Plans Received: 22/03/2017

Date(s) of Amendment(s):

Date Application Valid: 22/03/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a detached bungalow located in a corner plot on the Southern side of Albany Close, a cul de sac. The property is set beneath a hipped roof with a projecting front gable feature over the integrated garage on the Western side and the property currently benefits from a conservatory on the Eastern side. There is a reasonable sized front garden laid to hardstanding and can provide parking for at least two cars and there is also private garden space to the side and rear of the property.

The street scene is residential in character and appearance and comprises 5 dwellings. The property at 1 Albany Close is a two storey property but all other units on Albany Close are single storey. Nos. 2, 3 and 5 are of a similar design however no 4 is more T shaped, finished with gabled ends.

The application site lies within the Ickenham Village Conservation Area and the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

The application seeks planning permission for the conversion of the roofspace to habitable use forming two additional bedrooms, a bathroom and storage area. This includes the conversion of both side hips to gable ends with a Juliette Balcony on the Eastern side elevation and the installation of 1 x front and 3 x rear dormer windows.

1.3 Relevant Planning History

72581/APP/2017/459 3 Albany Close Ickenham

Conversion of roof space to habitable use to include a rear dormer (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 27-02-2017

Refused

Appeal:

72581/APP/2017/542

3 Albany Close Ickenham

Conversion of attached garage to habitable use

Decision Date: 18-04-2017 **Approved** **Appeal:**

Comment on Planning History

72581/APP/2017/542 - Conversion of attached garage to habitable use (approved)
72581/APP/2017/459 CLD - Conversion of roof space to habitable use to include a rear dormer (refused)

The previous CLD application was refused as the property lies within the Conservation Area.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 26th April 2017

2.2 Site Notice Expiry Date:- 27th April 2017

3. Comments on Public Consultations

6 neighbours were consulted for a period of 21 days expiring on the 18 April 2017. A site notice was also erected on the lamp post opposite expiring on 27 April 2017.

There were 5 responses received raising the following issues:

- Loss of light from gable end.
- Loss of privacy to dining room and garden, overlooking.
- Overdevelopment with 3 additional bedrooms with the conversion of the garage.
- Insufficient parking provision.
- Out of keeping with the character of the area.

A petition (10 signatures) against the proposal was also submitted.

The Ward Member has also raised concerns and in addition to the issues raised above, has advised that there is a real need for single storey dwellings characterised by this location that enables the older person and disabled both young and old to remain in their own properties. A loss of this type of dwelling impacts on the social housing and long term wellbeing of our residents but recognises that this is not a planning issue but planning decisions have an impact on social housing. He has therefore requested the proposal be called in for a committee decision.

Ickenham Residents Association - No response.

Ickenham Conservation Area Panel - No response.

Conservation and Urban Design - The proposed conversion of the roof from hip to gable would dramatically alter the character and appearance of the existing modest bungalow. The roof would be a detrimentally over dominant element adjacent to no. 4's very low ridge height within the small cul-de-sac. It would detract from the character and appearance of the defined street scene and would enclose the gap between no. 3 and 4, which currently exists due to the hipped roof form. The proposed alteration of the roof form would be considered in principle unacceptable.

Side facing fenestrations would need to be obscure glazed, the proposed Juliette balcony at first floor would not be considered an appropriate element and would need to be omitted from the proposal.

The existing roofscape within the cul-de-sac is unaltered, providing a unique, uniform street scene. The proposed front dormer would be considered in principle unacceptable. Whilst the principle of a rear former could be considered, the proposed 3 box style dormer would be considered unacceptable. They would need to remain subservient and in keeping with the character and appearance of the existing property. Taking into account the objection to the roof form alteration the number of dormers and size of the dormers would need to be substantially reduced and revised. It is recommended that eyebrow style dormers are considered as these would sit more comfortably within the shape and size of the roof and would appear more subservient to the character and appearance of the bungalow.

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

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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.

LPP 3.5 (2016) Quality and design of housing developments

NPPF National Planning Policy Framework

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 the availability of parking.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policies BE4, BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF (2012) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.' Policy BE4 reflects the relevant legal duties.

The Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) sets out the design criteria including external dimensions by which proposals are assessed with the general aim of ensuring that these are subordinate to the original building.

The proposal includes alterations to the roof to change the side hipped roof form to create gable ends, including a Juliette balcony in the Eastern gable. It also includes a front dormer window and 3 rear dormer windows. It is noted that there are some slight inconsistencies between the submitted plans, including the omission of the front dormer window from the side elevations and slight variations in measurements between floor plans and elevations. However notwithstanding this, the front dormer has an approximate size of 1.8 m in height, 2.2 m in width and 1.6 m in depth, set slightly off from centre on the front elevation above the front door. It is set down 0.35 m from the ridge and 0.8 m above the eaves. The rear dormers are evenly spaced along the roof and measure approximately 1.9 m in height, 2.1 m in width and 1.6 m in depth.

HDAS-EXT guidance paragraph 7.7, states that a dormer should be set in the centre of the roof face, below the main ridge by at least 0.3 m and 0.5 m above the eaves. HDAS also advises conversions from hip to gable ends will usually be refused as this would unbalance the overall appearance of the house; however assessments will have due regard for the impact of the extension on the street scene and the character of the property.

Although in principle the proposed dormer windows would comply with HDAS guidance, the Conservation Officer has raised serious concerns over the proposed alterations. The bungalow is situated within a small infill cul-de-sac with other bungalows designed in a similar manner. The conversion of the roof from a hip to a gable would dramatically alter the character and appearance of the modest bungalow. It would be a detrimentally over dominant element adjacent to no. 4's very low roof line and would enclose the gap feature between the two properties to the detriment of the character and appearance of the defined street scene. The proposed front dormer would be an alien feature within the cul-de-sac and whilst in principle a rear dormer may be acceptable, the size and number of proposed box dormers to the rear would add to the overall bulk of the property and detract from the character and appearance of the modest bungalow and the wider Conservation Area. As such it is considered that the proposal fails to comply with the requirements of Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 7.0 of HDAS Residential Extensions.

Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded. The dwelling occupies a corner position in

the cul de sac facing down the road and level with the adjacent property no. 4. Given the relationship to the adjacent property it is not considered that the proposed roof alterations would significantly impact on the amenity, by virtue of loss of light, of the occupiers of that dwelling. 2 Albany Close is situated to the front of the application site and set at right angles to the application site, with a distance of approximately 7 m between the front wall of no. 3 and the side wall of no.2. Concerns have been raised with regard to the potential loss of light to the neighbouring property as a result of the hip to gable alteration, particularly to the side facing dining room window. It is not clear if this is the only window serving this room or if this is a secondary window. However it is noted that the rear of the neighbouring property projects approximately 3 m beyond the rear elevation of the application site and the dining room window faces the end of the neighbouring house. Therefore whilst the hip to gable would be more visible it is not considered that the proposed alteration would result in a significant loss of light or be overbearing to this property. The proposed dormer windows are at a sufficient distance set within the roofslope so as not to significantly impact on the amenity of the neighbouring occupiers. As such, the proposal complies with Policies BE20 and BE21 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. Paragraph 4.12 of HDAS guidance also advises that where habitable room windows face each other, a minimum 21 m distance is required to safeguard privacy. This also applies to an area of private amenity space or patio, normally taken to be the 3 m depth of rear garden immediately adjoining the rear elevation of a residential property.

The proposed dormer windows will face the front and rear of the property, with the proposed Juliette balcony facing the side garden. In order to protect the privacy of the neighbouring properties side windows would normally be expected to be obscure glazed and fixed shut below 1.8 m and as such the Juliette balcony window would be unacceptable. However given the orientation of the property, this window would face the side garden of the application site and the end of the rear gardens of the properties fronting Halford Road beyond. Having regard to a 45 degree splay from the centre of this window, it is noted that the nearest property to intersect would be 34 Halford Road which is situated approximately 25 m away. It is noted that concerns have been raised by the occupiers of no.2, however the 45 degree line of sight transects the end corner of their rear garden and given the oblique nature of the angle of view to the rear of their property is not considered to result in a significant loss of privacy to 2 Albany Close. To the rear the proposed dormer windows would be approximately 23 m from the nearest property at 38 Halford Road. To the front the proposed dormer window would face the roofslope of no. 2 Albany Close and their front garden area. It is noted that taking a 45 degree line of sight from this window would result in overlooking to the side dining room window, within 12m and as such would result in an unacceptable loss of privacy to that dwelling. However as this would serve a landing area this could be conditioned to be obscure glazed and fixed shut below 1.8 m if all other aspects of the proposal were acceptable. As such, the proposal would be in compliance with Policy BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms and those altered by the proposals would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan.

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 parking provision as a result of this proposal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The roof alterations and extensions, by reason of the hip to gable end roof design and the size, scale and design of the front and rear dormer windows, would fail to harmonise with the architectural composition, character and appearance of the original dwelling and would be detrimental to the visual amenities of the street scene and the wider Ickenham Village Conservation Area. Therefore the proposal would be contrary to Policy BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

- 1** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
- 2** In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

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
PT1.HE1	(2012) Heritage

Part 2 Policies:

AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
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.
LPP 3.5	(2016) Quality and design of housing developments
NPPF	National Planning Policy Framework
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 2016 Ordnance Survey 100019283

Site Address:

3 Albany Close

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

Planning Application Ref:
72581/APP/2017/1057

Scale:
1:1,250

Planning Committee:
North Page 36

Date:
June 2017



Agenda Item 8

Report of the Head of Planning, Sport and Green Spaces

Address 53-55 THE BROADWAY JOEL STREET NORTHWOOD

Development: Change of use of the 1st and 2nd floors to a 24 hour gym (Class D2).

LBH Ref Nos: 5564/APP/2016/3908

Drawing Nos: Planning, Design and Access Statement Northwood Hills 090916 D2 1st-2nd
FLU.387.5.02
FLU.387.5.04
FLU.387.5.06
FLU.387.5.03
FLU.387.5.07
FLU.387.5.05
FLU.387.5.08
FLU.387.5.10
FLU.387.5.12
FLU.387.5.09
FLU.387.5.13
FLU.387.5.11
FLU.387.5.01
Environmental Noise Assessment 103305.ph.Issue3

Date Plans Received: 24/10/2016

Date(s) of Amendment(s):

Date Application Valid: 24/10/2016

1. SUMMARY

Planning permission is sought for the change of use of the upper floors from offices (Use Class B1a) to a 24 hour gym (Use Class D2). With regards to land use matters, it is considered that the proposed town centre location is appropriate, that the use will positively contribute to the creation of healthy, liveable and sustainable neighbourhoods and the use would complement adjoining town centres uses. There are no external modifications proposed, therefore the development would have no impact on the visual amenity of the area. Conditions are proposed which would satisfactorily mitigate the generation of noise from the proposed 24 hour gymnasium use, and ensure that there is no disturbance to the rest periods of neighbouring occupiers. The site is located in close proximity to modes of public transport and 16 no. car parking spaces are available. It is therefore considered the proposal would not result in harm to the local highway network. The application is therefore recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

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

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans:

- FLU.387.5.08 Proposed Basement Plan
- FLU.387.5.10 Proposed First Floor Plan
- FLU.387.5.12 Proposed Front Elevation
- FLU.387.5.09 Proposed Ground Floor Plan
- FLU.387.5.13 Proposed Rear Elevation
- FLU.387.5.11 Proposed Second Floor Plan

hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13/BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

- Planning, Design and Access Statement Northwood Hills 090916 D2 1st-2nd
- Environmental Noise Assessment 103305.ph.Issue3

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

REASON

To ensure that the development complies with the objectives of Policies contained within the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 COM12 Use Within Same Use Class

The premises shall be used for a gym and for no other purpose (including any other purpose in Class D2) of the Schedule to the Town and Country Planning (Use Classes) Order 1987(as amended).

REASON

To allow the Local Planning Authority to consider the amenity, highways and other impacts of any potential alternative use of the site.

5 NONSC Non Standard Condition

The 24 hour gym use allowed by this permission shall take place subject to the following restrictions:

- a) no classes or events are to take place within the hours of 22:00 - 08:00 Mondays - Sundays
- b) the gym shall be available to members only within the hours of 20:00 - 08:00 Mondays - Sundays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 NONSC Non Standard Condition

No development shall take place until full particulars of the external and internal security measures including but not restricted to CCTV and controlled entry system have been submitted to and approved in writing by the local planning authority.

The security measures thus approved shall be implemented prior to occupation of the first floor of the development and retained in perpetuity.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

7 NONSC Non Standard Condition

No development shall take place until a Facility Management Plan has been submitted to and approved in writing by the local planning authority.

The Management Plan shall include but is not restricted to:

- safety and security measures;
- membership criteria and policies;
- personnel and customer code of conduct (this should include details of how potential customer noise, including the unreasonable dropping of free weights or resistance weights, is to be controlled);
- minimum staffing levels; and
- emergency procedures.

The gym use shall not take place otherwise than in accordance with the Facility Management Plan thus approved.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 NONSC Non Standard Condition

No access or egress is permitted otherwise than as means of escape in the event of emergency or for servicing via the doors to the car park on Ferndown between 22:00 - 07:30.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

9 COM16 Scheme for site noise control

The development shall not commence until details of sound insulation measures, administrative measures and limitation measures to be implemented are agreed in writing. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

10 B24 **Amplified Noise**

No music and/or other amplified sound shall be audible at the boundary of any residential premises either attached to or in the vicinity of the premises to which this application refers.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

11 NONSC **Non Standard Condition**

Notwithstanding the details of sound insulation measures, administrative measures and limitation measures agreed in writing, for the first 12 months of operation, a sound level monitor shall be installed to measure sound levels within the premises. During the 12 month period any abnormal noise levels shall be investigated by the centre management and corrective measures documented. Details of the sound levels, including management actions to address abnormal noise levels, shall be recorded on a monthly basis and made available to the local planning authority at request.

REASON

To safeguard the amenities of adjoining residential occupiers in accordance with Policies OE1, OE3 and S6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

12 H8 **Surfacing and marking out of access/parking/servicing areas**

The development shall not be occupied until the 16 parking spaces shown on the approved plans have been drained, surfaced and marked out in accordance with details to be submitted to and approved in writing by the local planning authority. Thereafter these areas shall be permanently retained and used for no other purpose.

REASON

To ensure that the vehicular access, servicing and parking areas are satisfactorily laid out on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (2016).

13 A21 **Parking for Wheelchair Disabled People**

2no. of the parking spaces (with dimensions of 4.8m x 3.6m to allow for wheelchair transfer to and from the side of car) shall be reserved exclusively for people using wheelchairs and clearly marked with the Universal Wheelchair Symbol both vertically and horizontally. Such parking spaces shall be sited in close proximity to the nearest accessible building entrance which shall be clearly signposted and dropped kerbs provided from the car park to the pedestrian area. These parking spaces shall be provided prior to the occupation of the development in accordance with the Council's adopted car parking standards and details to be submitted to and approved by the Local Planning Authority. Thereafter, these facilities shall be permanently retained.

REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances.

14 H14 **Cycle Storage - details to be submitted**

No part of the development hereby permitted shall be commenced until details of covered and secure storage for 60 cycles for users of and visitors to the development have been

submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be occupied or brought into use until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists using the facility.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

15 DIS2 Access to Buildings for People with Disabilities

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policy/ies AM13/R16 [refer to the relevant policy/ies] of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (2016) Policies 3.1, 3.8 and 7.2

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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.

OE1	Protection of the character and amenities of surrounding properties and the local area
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
R2	Provision of recreation, entertainment and leisure facilities in Town Centres
R3	Indoor sports, leisure and entertainment facilities

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the east side of The Broadway, Joel Street, immediately to the north of Northwood Hills Tube Station. A mainly residential street, Ferndown, runs along the back of the Broadway parade. The site consists of a mid 1980's red brick three storey building with basement/lower ground level. A public house occupies the ground level from Joel Street, which is listed as an Asset of Community Value (ACV). The upper floor levels were previously used as offices, but are currently vacant. The upper floors are not affected by the ACV designation. There are significant differences in ground levels between the front and rear of the site with Ferndown approximately 3m lower than Joel Street. The site includes undercroft parking at lower ground floor level with more parking to the rear of the main building with access from Ferndown. The existing building is neither listed nor located within a conservation area. The site has a Public Transport Accessibility Level (PTAL) of 3 (Moderate).

The site is located within the Northwood Hills Town Centre and is a designated Secondary Shopping Area. The Broadway is characterised by mainly three storey terrace properties with commercial/retail at ground floor level. Ferndown to the rear of the site is much more residential in nature and comprises mainly two storey semi detached and terrace residential properties. To the south, the Metropolitan line abuts the site and beyond, there are three and four storey mixed use buildings on Joel Street, but the streets that branch off either side of the main road are characterised by mainly two storey residential properties.

3.2 Proposed Scheme

The proposal seeks to change the use of the first and second floors from offices (Use Class B1a) to a 24 hour gym (Use Class D2).

3.3 Relevant Planning History

5564/APP/2015/3770 53-55 The Broadway Joel Street Northwood
Change of Use of first and second floor from offices (Use Class B1) to 6 x 1-bed and 4 x 2-bed flats (Prior Approval)

Decision: 03-12-2015 PRN

5564/APP/2016/3439 The William Jolle Ph, 53 The Broadway Joel Street Northwood
Change of use of ground floor to Class D1 (Doctor or Dentist Practice) and installation of a

replacement shopfront

Decision: 10-01-2017 Withdrawn

5564/APP/2016/3468 The William Jolle Ph, 53 The Broadway Joel Street Northwood
Change of use of ground floor to Class A1 and installation of a replacement shopfront

Decision: 10-01-2017 Withdrawn

5564/APP/2016/3469 53-55 The Broadway Joel Street Northwood
Change of use of 1st and 2nd Floors to Class D1 (dentist or doctors).

Decision: 10-01-2017 Withdrawn

Comment on Relevant Planning History

5564/APP/2016/3468 (11/01/2017) WITHDRAWN Change of use of ground floor to Class A1 and installation of a replacement shopfront.

5564/APP/2016/3469 (11/01/2017) WITHDRAWN Change of use of 1st and 2nd Floors to Class D1 (dentist or doctors).

5564/APP/2015/3770 (03/12/2015) PRIOR APPROVAL Change of Use of first and second floor from offices (Use Class B1) to 6 x 1-bed and 4 x 2-bed flats.

There have been several applications at the site in the recent past, this application differs to the previous application as this application applies to the change of use of the first and second floors.

11924/APP/2015/2299 Concerned a 24 hour gym approved at 50 Windmill Hill, Ruislip. This is considered to have very similar site characteristics to the proposed site.

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.EM5 (2012) Sport and Leisure

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -

	(i) Dial-a-ride and mobility bus services
	(ii) Shopmobility schemes
	(iii) Convenient parking spaces
	(iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
OE1	Protection of the character and amenities of surrounding properties and the local area
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
R2	Provision of recreation, entertainment and leisure facilities in Town Centres
R3	Indoor sports, leisure and entertainment facilities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **24th November 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Neighbouring residents were consulted on the application between 1 November 2016 and 22 November 2016.

18 residents were consulted on the application and 2 objections and 1 petition was received.

I object in relation to the impact on parking within the residential roads of Briarwood Drive, Ferndown and Oakdale Avenue and also on Joel Street. Supporting information shows that the second floor of this development will contain some 65 items of Gym equipment and that there will be 10 full time plus 4 part time employees. Therefore this building could be occupied at anytime by up to 80 or more people (customers and employees). The building itself has only 10 parking spaces which may be for employees, and so raises the issue of customer parking with the available options being the streets I have mentioned above. The residential streets mentioned already are subject to commuter parking for Northwood Hills Station particularly from Monday to Friday from 7am to 7pm. This additional parking of gym customers will occur beyond these commuter times and also into Saturday and Sundays depending on the opening hours of the Gym. On the latter I also note there is no proposal given on the opening hours and I would express further objection if these were beyond 11pm at night on weekdays and included Sundays.

NORTHWOOD HILLS RESIDENTS ASSOCIATION

Object to the planning application for the following reasons:

A) On the 3 December 2015 an application to change the use of the 1st and second floors from Offices (Class B1) to 6 x 1 bed and 4 x2 bed flats under the prior Approval rules was confirmed by

London Borough of Hillingdon Reference 5564/APP/2015/3770.

Recent comments made by Mayor Khan indicated that the GLA wish to see surplus Commercial Space converted into residential accommodation rather than the other way around.

B) Conversion to Class D1 or Class D2 will have severe impacts on parking in Joel Steet, Ferndown and other surrounding roads in an area already blighted with major parking issues. These issues are so severe that the Council (Please refer to the Cabinet Member for Transport) is currently considering the introduction of Residents only Parking zones. In the area. There is insufficient available parking to support either the D1 or D2 proposal.

C) Northwood Hills an official PTAL rating of 2 which is poor.

D) The increased vehicular traffic will undoubtedly have a major impact on residential neighbours, in particularly noise from a Gym if the premises are to remain open after 18:00 Monday to Friday and at weekends. Residential flats adjoin to the 1st and second floors.

E) The Hillingdon Local Plan (Development Management Policies) section 8.12 states "the Council will not support development which will unacceptably contribute to traffic movements, deleteriously impact on the highways network or road user safety (including pedestrian), or affect residential amenity including noise, congestion or inadequate parking provision". These applications fail this test and should therefore be declined.

F) NHRA deem applications 5564/APP/2016/3469 and 5564/APP/2016/3098 multiple and as such suggest that the Council is entitled to reject these under section 70c of The Town and Country Planning Act (as amended).

PETITION

A petition with 20 signatures was received requesting that the application should be decided by the planning committee.

LUL

London Underground Infrastructure Protection made no comment to make on this planning application.

Internal Consultees

HIGHWAYS

The proposals would preserve current access arrangements. As the proposed use of the site does not entail any specific access requirements, no comments are therefore raised with reference to vehicular access.

It is not considered that trip generation would increase significantly as a result of the proposed change of use. Car trips generated by the proposed use are therefore unlikely to have a severe impact on existing traffic operations in the surrounding road network.

Car parking spaces need to be clearly marked on the submitted plans, both in the undercroft and courtyard area. 10% of the total parking spaces need to be designed for use by blue badge holders.

The applicant needs to justify that the number of provided parking spaces is adequate to meet the parking demand generated by the proposed development, though an analysis of the staff levels and the number of customers that are expected to travel by private transport.

The parking spaces within the site boundary shall be used for the sole use of staff and customers of the proposed facility and for no other purpose for the duration of the development. This requirement needs to be secured through an appropriate condition on the planning permission.

The applicant needs to provide 1 secure bicycle storage space per 15sqm of floor space. Details of the type, location and number of the proposed bicycle storage spaces shall be shown on the submitted drawings.

The submitted Transport Statement in support of the proposals estimates that the proposed gym would generate some 2 - 4 trips during AM and PM peaks. The document is rather incomplete and does not provide an accurate assessment of the proposals however, even if we multiplied the estimated figures by a factor of 4, the number of hourly trips generated by the gym would be below the stated parking provision (16 vehicles).

It should be noted that the application site is very close to a London Underground station and within short distance of local buses. Also, this type of facilities tends to attract local residents within walking distance from the site.

Two conditions are proposed:

- That at least 16 parking spaces be provided and a detailed car park layout be provided with all spaces clearly marked (at least 2 suitable for blue badge holders);
- Storage for at least 60 bicycles should be provided; these could include both short and long term storage.

The first conditions will ensure that sufficient parking space is provided; the second will further reduce the reliance on private cars for the future gym customers, as these are likely to be fit, relatively and health conscious people, who are more likely to consider bicycles as a means of transport.

For all the reasons stated above, I feel that the proposed development will not have a severe impact on the local highway network.

ENVIRONMENTAL PROTECTION UNIT

The potential noise from this type of development is an issue. For instance Music noise will need to be controlled as will potential impact noise from equipment or exercise classes. This will require improved sound insulation and other measures to control the potential noise.

(Officer Comment: It is considered that through appropriately worded conditions all of the above concerns could be addressed).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Strategic Objective 18 of the Hillingdon Local Plan: Part 1 (November 2012) seeks to improve access to local services and facilities, including health, local shopping, community, cultural, sport and leisure facilities, especially for those without a car and for those in more remote parts of the borough through well planned routes and integrated public transport.

The National Planning Policy Framework, policies 3.16 and 4.7 of the London Plan seek to

locate gyms within town centre and edge of town centre locations within easy reach by walking, cycling and public transport. This is because town centre and edge of town centre locations are most accessible but also because gyms are considered a use which through generation of activity and footfall can contribute to the vitality and viability of the borough's town centres and commercial areas.

Map 5.3 refers to Northwood Hills as a Minor Centre and Policy EM5 of the Hillingdon Local Plan: Part 1 seeks to direct appropriate use to town centres.

Policy R2 of the Local Plan: Part 2 (November 2012) seeks to enhance the vitality of the town centre and encourages the provision recreation and leisure facilities in such locations.

Policy R3 of the Local Plan: Part 2 (November 2012) considers sports and leisure facilities appropriate provided they cater for the needs of people living within a 1.6km radius of the site, are accessible by public transport and will not be detrimental to the amenity of the surrounding area.

It is considered the a gym (Use Class D2) would be an appropriate use within the town centre. The site is located conveniently in the centre of Northwood Hills and is easily accessible by public transport. The applicant has submitted a Needs Assessment setting out that there is a demand for the proposed gym in this location. Therefore, the principle of the proposal accords with the local and national planning policies.

7.02 Density of the proposed development

Not applicable to this proposal.

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

No external alterations are proposed as part of the application, this is not applicable to this proposal.

7.04 Airport safeguarding

Not applicable to this proposal.

7.05 Impact on the green belt

Not applicable to this proposal.

7.07 Impact on the character & appearance of the area

No external alterations are proposed as part of the application, as such the application would not result in harm to the street scene or the appearance of the area.

7.08 Impact on neighbours

The National Planning Policy Framework identifies sustainable development as the main purpose of the planning system and specifies three main dimensions: the economic, social and environmental. These roles are mutually dependant and should not be undertaken in isolation. Of particular relevance to the protection of amenity as part of sustainable development are Paragraphs 123 and 125 of the NPPF which require planning to:

- avoid adverse impacts on health and quality of life which could arise from noise;
- mitigate and reduce other amenity impacts, including through the use of conditions; and
- limit the impact of light pollution on local amenity.

Policy 3.2 of the London Plan acknowledges the impact of the environment on health of the population and requires new developments to be designed, constructed and managed in ways that improve health and promote healthy lifestyles. Policy 7.3 aims to ensure creation of safe and secure environments where crime and disorder and the fear of crime do not undermine quality of life. This policy also acknowledges that daytime and managed night

time uses can positively contribute to safety of an area through creation of a level of natural surveillance resulting from the activity generated in and around the site.

Policies OE1, OE3 and S6 of the adopted Hillingdon Local Plan Part 2 Saved Policies (November 2012) require a consideration of potential changes of use on the amenity enjoyed by adjoining and neighbouring residential properties. There is the potential of noise from the proposed use on neighbouring residents as a number of the buildings within the Broadway include residential accommodation on the floors above. Nevertheless, the site is located within the town centre and Northwood Hills and the Metropolitan Line station is located to the south of the site and therefore moderate footfall and is expected during peak hours and less so overnight. To the rear of the site Ferndown is residential in character. The applicant has supplied information noting that 5% of visitors would visit the gym overnight between 11pm and 6am. The noise assessment has considered the impact of noise generated by amplified music, classes and equipment on the adjoining properties both during the day and at night. EPU has considered the noise assessment and are satisfied that the proposed sound proofing is sufficient to mitigate against the proposal noise impact of the proposal on neighbouring residential units. Several conditions are attached including noise mitigation and sound insulation measures, including details of how potential customer noise, such as the unreasonable dropping of free weights or resistance weights, is to be controlled. Conditions are also proposed for the control of classes and events, control of amplified music and a restriction on the comings and goings from the entrance at Ferndown. Finally a condition is proposed that, for the first 12 months of operation, a sound level monitor shall be installed to measure sound levels within the premises. During the 12 month period any abnormal noise levels shall be investigated by the centre management and corrective measures documented. Details of the sound levels, including management actions to address abnormal noise levels, shall be recorded on a monthly basis and made available to the local planning authority at request.

It is noted that safety and security measures are likely to significantly reduce the likelihood and/or intensity of nuisance caused by people arriving or leaving the premises. The proposal is expected to incorporate a number of security features including a secure entry system utilising secure entry pods and requiring personal identification numbers, staffing and extensive CCTV coverage. It is expected that, between the hours of 20:00 and 8:00 the gym will be accessible only to members, this would be controlled by way of a condition.

In order to reduce any possibility of antisocial behaviour and other adverse amenity impacts resulting from uncontrolled or unsupervised access a bespoke Facility Management Plan will be secured by condition and retained in perpetuity. The Facility Management Plan shall detail all safety and security measures, membership policies, personnel and customer code of conduct, minimum night-time staffing, management and emergency procedures. This is considered necessary to prevent adverse amenity and safety impacts resulting from 24 hour operation.

The D2 'Assembly and Leisure' Use Class, among others, allows the following uses: Cinemas, Dance and Concert Halls, Sport Halls, Bingo Halls, Casinos and other Leisure Uses such as conferencing and banqueting suites. The amenity and highways impact of most of the other uses within the D2 Use Class is considered to be disproportionately higher than that of a gym. It is therefore considered necessary to impose a condition restricting the use under this application to a gym and no other use within the D2 Use Class.

As such, with regards to disruption from comings and goings, it is considered that, subject

to the above conditions, the use will not result in disruption to the amenity of adjoining residential occupiers.

7.09 Living conditions for future occupiers

Not applicable to this proposal.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policies AM2 and AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require development proposals to be assessed against their traffic generation and the availability of public transport and the capacity and functions of principal roads. Policy AM9 seeks to ensure that adequate provision for cyclists is made in development proposals. Policies AM14 and AM15 require parking to be provided in accordance with standards, including provision for disabled persons.

16 car parking spaces are available for users of the premise to the rear of the site which is accessed via Ferndown. The site is located next to a train station and is served by several bus routes. Concerns raised by residents within the local area have duly been considered by Officers. The Highways Officer considers that the proposal would not result in a detrimental impact to the local highway network due to its proximity to public transport nodes. The likely traffic impact would be comparable to the existing use of the car park and it is not anticipated that the proposed use would result in adverse impact to the local highway network. A condition is included which seeks details of cycle parking and a further conditions require the applicant to clearly mark the car parking spaces and to secure 2 no. disabled car parking bays.

7.11 Urban design, access and security

No external changes are proposed. The first and second floors of the building, currently vacant office accommodation will be converted to use as a gymnasium of approximately 840 sqm. The ground floor access from Joel Street/Ferndown and lower ground floor access to the parking level will be as existing. The existing lift access will be retained. Level access is provided to the lifts.

Any signage required will be the subject of a separate application for advert consent.

7.12 Disabled access

Conditions are recommended to ensure the internal layout is fully wheelchair accessible.

7.13 Provision of affordable & special needs housing

Not applicable to this proposal.

7.14 Trees, Landscaping and Ecology

Not applicable to this proposal.

7.15 Sustainable waste management

As the proposal is for a change of use, the waste management arrangements are to remain as existing.

7.16 Renewable energy / Sustainability

Not applicable to this proposal.

7.17 Flooding or Drainage Issues

Not applicable to this proposal.

7.18 Noise or Air Quality Issues

See section 7.08 of this report.

7.19 Comments on Public Consultations

The objections relating to car parking have been considered by the Highways Officer and appropriate conditions have been secured to mitigate against the impact of the proposal on

the local highways network.

An objector raised the point about declining the determination of an application under Section 70c of the Town and Country Planning Act (as amended). Whilst a local planning authority can decline to determine a similar application if there has been no significant change in a re-submitted application, in this case, there were no grounds on which the Council could decline to determine this application, this scheme differs from the previous cases which have been lodged at the site.

7.20 Planning Obligations

It is not considered that Planning Obligations would be required for this proposal.

7.21 Expediency of enforcement action

Not applicable to this proposal.

7.22 Other Issues

No other issues.

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

None

10. CONCLUSION

The development seeks the the change of use of the upper floors from offices (Class B1a) to a 24 hour gym (Class D2). There are no external modification proposed, as such the development would have limited impact on the visual amenity of the area. Subject to the addition of conditions, the scale, intensity and location of the proposed 24 hour gymnasium use are such that the gymnasium use would not result in the generation of unacceptable noise and disturbance on neighbouring residential occupiers.

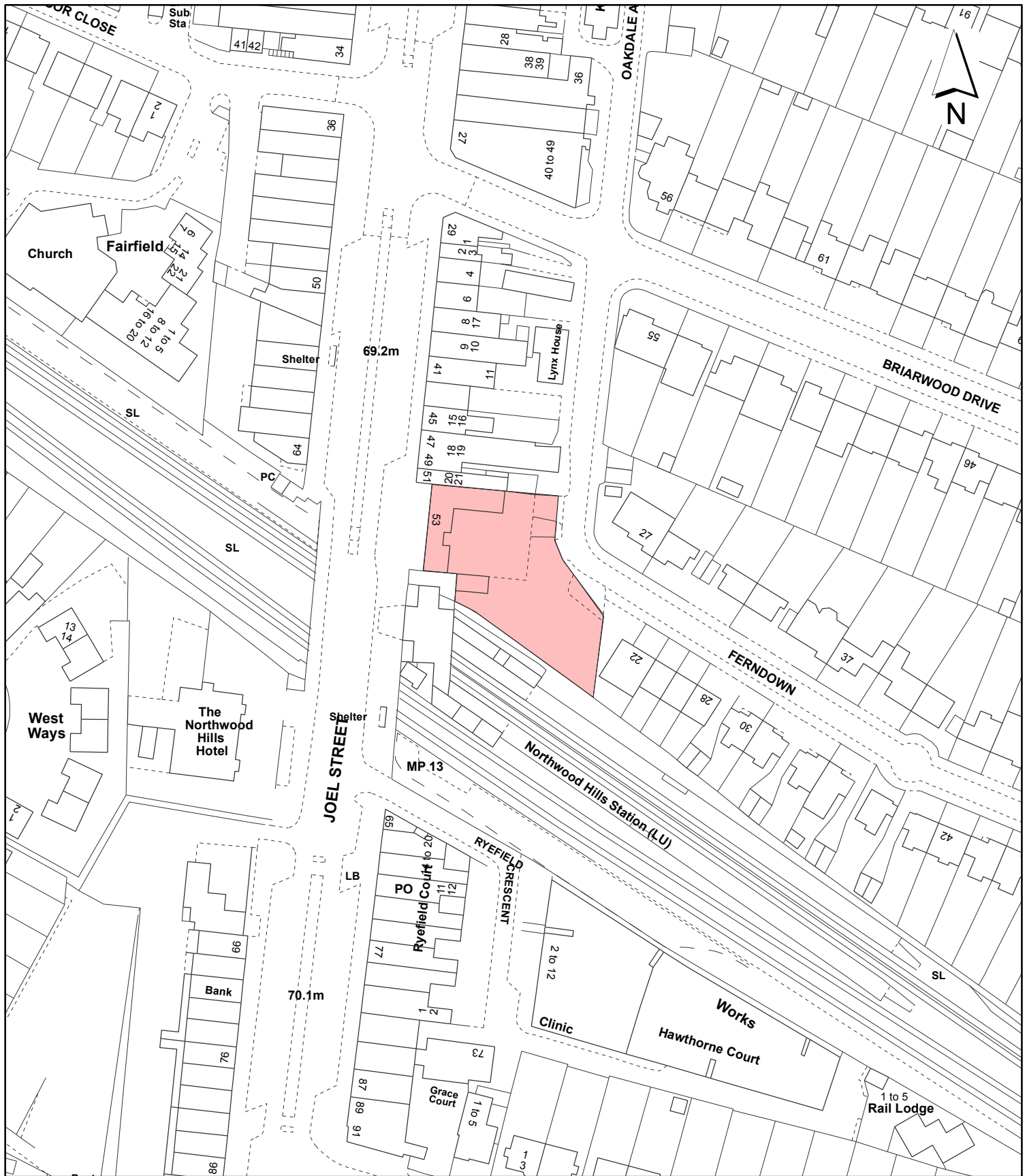
The site is located in close proximity to modes of public transport and 16no. car parking spaces would be made available and clearly marked for users of the gym facilities. It is therefore considered the proposal would not result in harm to the local highway network and approval is recommended.

11. Reference Documents

Hillingdon Local Plan Part 1 - (November 2012)
Hillingdon Local Plan Part 2 - (November 2012)
The London Plan (2016)
Supplementary Planning Document 'Accessible Hillingdon'
National Planning Policy Framework (2012)

Contact Officer: Zenab Haji-Ismail

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 2016 Ordnance Survey 100019283

Site Address:

**53-55 The Broadway
 Joel Street**

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

Planning Application Ref:

5564/APP/2016/3908

Scale:

1:1,250

Planning Committee:

North Page 52

Date:

June 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address	50 RODNEY GARDENS EASTCOTE PINNER	
Development:	Removal of fascia to rear elevation; alterations to single storey rear extension including pitched roof with crown; new brickwork to match existing; retention of extension once altered.	
LBH Ref Nos:	45146/APP/2017/1639	
Drawing Nos:	Site Location Block Plan 21600/03 REV D	
Date Plans Received:	03/05/2017	Date(s) of Amendment(s):
Date Application Valid:	03/05/2017	

1. CONSIDERATIONS

1.1 Site and Locality

The site is occupied by a detached chalet style dwelling that has distinctive mottled brick walls and a tiled, hipped roof. A recessed flat roof side extension has been made to the southern elevation. The unauthorised extension, that is the concern of this application, has been made to the rear of the original dwelling as well as to the rear of the aforementioned side extension. The area to the front of the site is block paved and is bordered by a low brick wall with additional hedging. The rear amenity space is enclosed by a mix of approximately 1.8 metre high brick wall and timber fencing. To the rear of the site there are detached outbuildings as well as some mature coniferous trees.

The site is located on a corner plot where Dovecot Close branches off from Rodney Gardens. The surrounding area forms part of the Eastcote Park Estate Conservation Area. The appraisal document for the Conservation Area notes that there are a number of groups of dwellings designs present within the Conservation Area, one of which is the bungalows on the northern side of Rodney Gardens, of which the dwelling occupying the site is an example.

The surrounding area is laid out with grass verges and landscaping, including mature trees, helping to generate a verdant character and appearance.

This application has been referred to planning committee for determination. The Council's constitution requires all applications relating to a site where enforcement notices have been served to be taken to planning committee (even when the enforcement does not relate to the proposal, as is the case in this instance).

1.2 Proposed Scheme

The proposal involves modification works to be made to an existing unauthorised single-storey extension to the rear of the dwelling. The structure, in its current condition, is a flat roof element projecting to the rear of the dwelling and also behind earlier single-storey side extensions to the dwelling. The height of the existing flat roof exceeds that of the main roof

eaves and the external finish is in yellow brick.

The proposed modifications involve removing a portion of the extension to the rear of the ground floor bedroom and forming a pitched crown roof over the parts of the extension that are to the rear of the original dwelling. The remainder of the extension will be maintained as a flat roof feature but with the roof top lowered to match the eaves height of the main roof as well as the roof top height of the earlier flat roof extension to which it is attached. A parapet wall will be maintained on the roof, in alignment with the side elevation of the extension.

The extension projects 4 metres back from the rear elevation of the original dwelling house and earlier side extension, with the exception of the 3 metre wide section to the rear of ground floor bedroom 2 which would be partially removed so as to only project 1 metre from the original rear elevation.

1.3 Relevant Planning History

45146/APP/2016/2858 50 Rodney Gardens Eastcote Pinner

Retention of single storey rear extension in a modified form involving removal of fascia to rear elevation; alterations to roof to form a crown roof with parapet to rear; and works to brickwork to match the finish of existing dwelling.

Decision Date: 10-10-2016 Refused **Appeal:**24-JAN-17 Dismissed

45146/APP/2016/711 50 Rodney Gardens Eastcote Pinner

Alteration to existing single storey rear extension to remove projecting fascia and reducing eaves (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 17-06-2016 Refused **Appeal:**

Comment on Planning History

Prior to the unauthorised extension being constructed, there were smaller single-storey flat roof extensions to the rear of the dwelling.

The application represents a second attempt to modify the unauthorised extension in order for it to appear as an acceptable feature within the surrounding Conservation Area. A previous scheme was refused due to the as it was considered that the bulk, mass and appearance of the extension were not sympathetic towards the original building or the wider conservation area.

An application was also refused for a certificate to confirm the extension as lawful development as the extension does not qualify as permitted development due to its dimensions and its positioning.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

A site notice was displayed on a lamp post adjacent to the site. In addition, a total of 12 letters were sent to nearby residents and interested parties notifying them of the proposed

development and inviting comments.

One letter of objection received:

This is still an illegal build which has been refused on 4 occasions. The new plans are just as bad and is still an over development in a conservation area. There is no guarantee that the work would be carried out as per the plans as they kept saying before the bricks they erect matched, which obviously didn't. To allow any sort of change would open the floodgates to more illegal builds.

OFFICER COMMENT: The development is currently unlawful not illegal. A sample panel of the brick work will be required prior to works commencing and a strict time limit for the works to be carried out in will be attached to any approval given.

EASTCOTE CONSERVATION PANEL:

This dwelling forms part of the Eastcote Park Estate Conservation Area and has been the subject of numerous applications, appeals and enforcement measures. We do not find this current application an acceptable answer to the problem. Extra rooms on the ground floor namely a television room and office area should be classed as bedrooms, making this a 5 bedroom dwelling.

The previous application 45146/APP/2016/2858 was refused at appeal. Ref APP/R5510/D/16/3161710.

The Inspector considered that the bricks could not be successfully tinted and that the crown roof was not acceptable. Extract below,

"The design and the appearance of the proposed crown roof over the extension would however be very much at odds with the roof design of the host building and the more traditional pitched roofs of many of the buildings in this section of the CA. The proposed roof, combined with the higher eaves of the extension and the parapet at the rear, results in the extension overwhelming the form of the original dwelling. In addition, the tinting of the existing stark yellow brickwork would in my opinion fail to achieve a match with the distinctive and mottled appearance of the existing brickwork"

Although this application shows that the rear element will be demolished and rebuilt in matching bricks the crown roof still remains.

The applicant states that she received pre-application advice from James Rodger and refers to an email dated 28.04.17. This communication does not appear on the web site. Please can a copy be made available?

We ask for the application to be refused and enforcement action taken to remove this extension. It must be noted that should the LPA be minded to approve this application and standard conditions are imposed, then there is no reason for the applicant to carry out the work.

Condition 1 usually gives the applicant 3 years in which to start the building work, but no

action will be taken if the work is not carried out. Therefore, a grant of planning permission will allow the building to stay as it is.

OFFICER COMMENTS: It is not for the Council to dictate what rooms contained within extensions will be used for. The size of the extension will be taken into account. It should be noted that there are extensions of a similar footprint at the adjoining property. The area of the crown roof element has been reduced and the roof pitch depth increased and it is considered that this is a satisfactory response to the inspector's comments. The standard time period condition would not be used as the extension has already been built. A suitable condition requiring remediation works are undertaken within an appropriate time frame will be attached to any approval given.

INTERNAL CONSULTEE'S

CONSERVATION & URBAN DESIGN OFFICER:

This bungalow had a shallow, 'L' shaped glazed conservatory at the rear, which was removed a few years ago and replaced with a deep, yellow, flat roofed rear extension, over 3.722m deep, and 9.717m wide, its roof rising above the eaves of the hipped main roof and finishing with a deep white plastic fascia. After it failed, retrospectively, to obtain a CLD, it was the subject of an enforcement notice for its total removal (notice upheld on appeal). Various negotiations have taken place with the applicants since then in an attempt to secure an acceptable outcome.

This current proposal has introduced a set back on the side closest to the road, and a crown roof over the section adjoining, which is located behind the house. There would then be a very unsuccessful join with the current flat roofed kitchen extension behind the garage, which could have been better designed had the application not been part retrospective. However, given that this section of the house is furthest from public view, and the kitchen is already in place, on balance no objection would be made.

However, any permission granted should have a condition relating to the brickwork and tiles (brick and tile samples and any brick tinting) to be agreed on site prior to commencement of work, together with details of fenestration, to ensure that the alterations are as sensitively carried out as possible.

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.

BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE4	New development within or on the fringes of conservation areas
EPECA	Eastcote Park Estate Conservation Area - Management Plan - March 2008
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture
LPP 7.8	(2016) Heritage assets and archaeology
NPPF	National Planning Policy Framework
NPPF12	NPPF - Conserving & enhancing the historic environment

5. MAIN PLANNING ISSUES

DESIGN & VISUAL IMPACT:

The extension is sited in a prominent position on a corner plot within a Conservation Area. In its current form, it is a clearly visible and disruptive feature which detracts from the character and appearance its surroundings. The roof top height, which is above that of the eaves of the original dwelling results in the extension appearing cumbersome and unbalancing and the yellow brick finish is visually jarring when viewed in context with the distinctive mottled brick finish of the original dwelling.

The current application involves reducing the footprint of the extension by approximately 9 m². It is considered that this measure will soften the visual impact within the street scene as the side wall of the extension will be stepped an additional 3 metres from the boundary. Furthermore, it enables a distinction between the original dwelling and the extension, preventing the flank wall of the original dwelling from being over-extended and monotonous and helping to foster a visually subservient relationship between the extension and the original dwelling.

A pitched crown roof will be formed over the part of the extension to the rear of the original dwelling. Unlike the previous application, the pitched part of the roof will be deeper, ensuring it appears as a more dominant feature and also complements the main pitched roof. In addition, the slope angle of the pitched roof matches that of the main roof, aiding visual integration, and the eaves height also matches that of the main roof enhancing assimilation and vastly improving on the current awkward relationship between the two features.

The crown roof proposed as part of the previously refused scheme, in combination with the shallow pitch of that roof, was criticised by the planning inspector in dismissing an appeal against the refusal. It is considered that the current arrangement is acceptable as the pitched part of the roof has been increased in depth and the area of flat crown roof has been reduced by way of removing a portion of the rear extension.

The part of the extension to the rear of the earlier flat roof extension to the side of the dwelling will remain as a flat roof but with the roof top height dropped to match that of the

adjoining flat roof extension as well as the eaves of the main roof. It is considered that this produces a visually sympathetic appearance and unifies the two flat roof extensions, thereby preventing the extensions from appearing cluttered or discordant.

The yellow brick outer walls of the extension are to be replaced with mottled brickwork that will replicate that of the original dwelling, as well as neighbouring properties. It is considered that this measure will ensure that the extension appears far more visually regressive within the Conservation Area and would no longer appear incongruous or unsympathetic towards its surroundings. Due to the critical importance of protecting the character and appearance of the surrounding Conservation Area, it is considered to be imperative to attach a condition requiring samples of the bricks to be used for the external walls to be submitted to the Council and approved prior to commencement of works. The approved bricks would thereafter have to be used in the construction. The sample requested will be of a panel so as to show the arrangement of different coloured bricks in order to be assured that it will match the arrangement of the brickwork of the original dwelling.

It is therefore considered that the remodelled extension, including the change in external materials, would relate sympathetically towards the character and appearance of the surrounding area and preserves the integrity of the Conservation Area, in accordance with Policies BE 4, BE 13 and BE 19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 7.4, 7.6 and 7.8 of the London Plan (2016).

Furthermore, the extension would maintain visual subservience towards the original dwelling and would not appear overly dominant or unbalancing, thereby satisfying the requirements of Policy BE 15 of the Local Plan.

AMENITY IMPACT:

With regard to the amenities of neighbours, the extension is a single-storey structure of modest height that projects 4 metres to the rear of the site, a similar distance to the existing extensions at the only adjoining property, 48 Rodney Gardens. As such, the proposal complies with the standards for rear extensions set out in the HDAS Residential Extensions SPD para. 3.4. Given these factors it is not considered that it will appear overbearing towards neighbouring properties, nor would it be the cause of undue levels of overshadowing towards habitable rooms and amenity space. As such, it is considered that the proposed extension complies with Policies BE 20 and BE 21 of the Local Plan and Policy 7.6 of the London Plan.

All windows face towards the far end of the rear garden and not directly towards any adjoining neighbours. In any case, views from the ground floor windows to areas outside of the curtilage would be obstructed by existing site boundary treatment. It is therefore considered that the proposal would not result in any intrusive views towards neighbouring properties and, as such, satisfies Policy BE 24 of the Local Plan.

The extension is sited on a fairly large plot and ample amenity space, in excess of Hillingdon HDAS standards, will be preserved for use by occupants in accordance with Policy BE 23 of the Local Plan. Furthermore, the extension does not block or overshadow any habitable room windows on the original dwelling and all habitable rooms will therefore continue to benefit from unaltered levels of natural light permeation in accordance with Policy BE 20 of the Local Plan.

It is therefore recommended that the application is approved, subject to conditions.

6. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

The modifications to the existing extension including the replacement of the pitched roof with a flat roof hereby approved shall be commenced within 3 months of the date of this decision and be fully completed within 6 months of the date of this decision.

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:-

Site and Location Plan;
21600/03 REV D;

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 BE 13, BE 15, BE 19, BE 20, BE 21 and BE 24 (November 2012) and the London Plan (2016) Policies 7.4 and 7.6.

3 CAC12 Samples of materials

Samples of all materials and finishes to be used for all external surfaces and fenestrations of the approved extension shall be submitted to and approved in writing by the Local Planning Authority before commencement of any works. This shall include a sample panel showing the arrangement of the different coloured bricks to be followed.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE 4 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

- 1 The applicant is advised to submit materials details to the Local Planning Authority as soon as possible, in compliance with condition 3 of this permission as the Council will expect the applicant to fully comply with the timescales indicated in condition 1 of this permission.
- 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 (2016). 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.

- 3** 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).

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.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE4	New development within or on the fringes of conservation areas
EPECA	Eastcote Park Estate Conservation Area - Management Plan - March 2008

HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture
LPP 7.8	(2016) Heritage assets and archaeology
NPPF	National Planning Policy Framework
NPPF12	NPPF - Conserving & enhancing the historic environment

- 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).

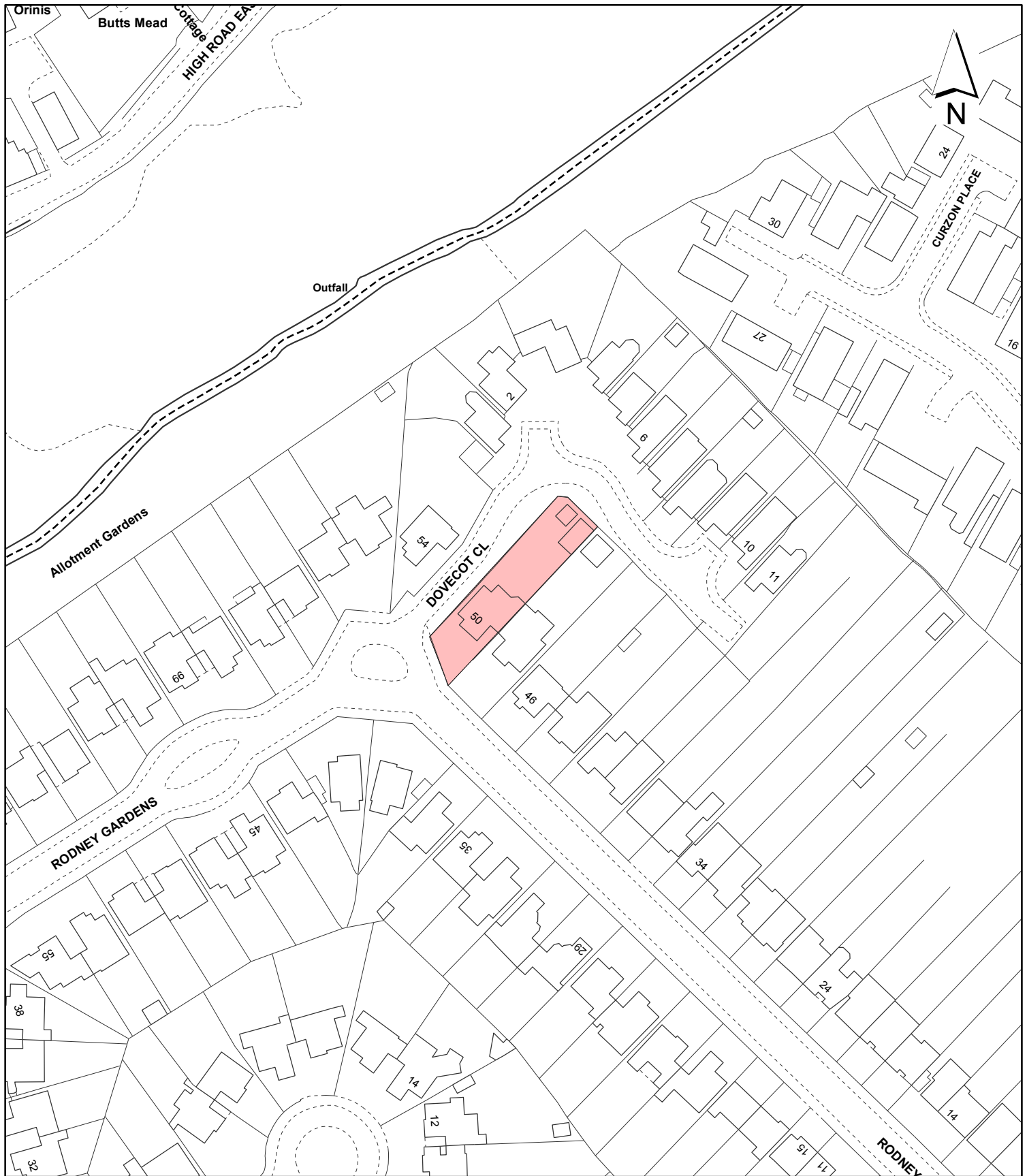
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks 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: James McLean Smith

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 2016 Ordnance Survey 100019283

Site Address:

50 Rodney Gardens

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

Planning Application Ref:
45146/APP/2017/1639

Scale:
1:1,250

Planning Committee:
North Page 64

Date:
June 2017



Report of the Head of Planning, Sport and Green Spaces

Address 78A THE DRIVE ICKENHAM

Development: Roof extensions to provide additional space at first floor level

LBH Ref Nos: 38308/APP/2017/1130

Drawing Nos: 78A TD/P/04 Rev A Existing Elevations
78A TD/P/05 Rev A Proposed Floor & Roof Plans
78A TD/P/03 Rev A Existing Floor & Roof Plans
78A TD/P/06 Rev A Proposed Elevations
78A TD/P/02 Rev A Existing & Proposed Site Plans
78A TD/P/01 Rev A Site Location Plan

Date Plans Received: 28/03/2017 **Date(s) of Amendment(s):**
Date Application Valid: 07/04/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached five-bed dwelling located on the southern side of The Drive. The site is bordered to the north by the Grade II Listed North Lodge, 80 The Drive, with Harvil Road located along the eastern side boundary. 20 Harvill Road lies to the south whilst 78 The Drive is located along the western boundary. The application site is covered by TPO 405.

The application property was constructed in 1988 following the sub-division of 80 The Drive (planning application ref: 38308/B/88/0005, dated 03-06-1988). The existing dormers on the property are the same as those approved as part of planning permission ref: 38308/B/88/0005.

This application has been referred to planning committee for determination. The Council's constitution requires all applications relating to a site where enforcement notices have been served to be taken to planning committee (even when the enforcement does not relate to the proposal, as is the case in this instance).

1.2 Proposed Scheme

Planning permission is sought for roof extensions to provide additional space at first floor level. The property would extend into existing roof space at the sides of the first floor. The roof eaves would be raised from 2.93m to 5.15m. The roof ridge would remain at 9.72m in height.

1.3 Relevant Planning History

38308/86/1396 78a The Drive Ickenham
Residential development - 1 unit (Outline)(P)

Decision Date: Withdrawn **Appeal:**

38308/A/86/2136 78a The Drive Ickenham
Erection of one 4 bedroom dwelling house, with detached double garage.

Decision Date: 17-03-1987 Approved **Appeal:**
38308/APP/2002/1705 78a The Drive Ickenham
INSTALLATION OF TWO SIDE DORMERS

Decision Date: 16-10-2002 Refused **Appeal:**
38308/APP/2002/2598 78a The Drive Ickenham
LOFT CONVERSION WITH INSTALLATION OF THREE VELUX TYPE WINDOWS

Decision Date: 20-08-2003 Approved **Appeal:**
38308/APP/2012/2191 78a The Drive Ickenham
Conversion of detached garage to granny annex, to include alterations to garage door and installation of 1 x rooflight

Decision Date: 06-11-2012 Refused **Appeal:**
38308/APP/2013/2277 78a The Drive Ickenham
Conversion of detached garage to granny annex, to include alterations to garage door and installation of a new rooflight

Decision Date: 15-10-2013 Refused **Appeal:**31-MAR-14 Allowed
38308/APP/2015/1915 78a The Drive Ickenham
Installation of boundary walls with additional mesh fence to boundary facing Harvil Road (Part Retrospective)

Decision Date: 29-07-2015 Refused **Appeal:**01-DEC-15 Allowed
38308/B/88/0005 78a The Drive Ickenham
Erect detached house and garage and detached garage for No. 80.

Decision Date: 03-06-1988 Approved **Appeal:**
38308/D/88/2182 78a The Drive Ickenham
Erec. of 1 single & 1 double det. garage (details in comp. with cond. 14 of p.p. ref. 38308B/880005)

Decision Date: 17-07-1989 Approved **Appeal:**
38308/E/89/0743 Part Of 80 The Drive Ickenham
Details of materials in compliance with condition 2 of planning permission ref. 38308B/88/5 dated 3.6.88 for erection of a detached house & garage & detached garage

Decision Date: 25-05-1989 Approved **Appeal:**
38308/F/89/1161 Part Of 80 The Drive Ickenham
Details of landscaping in compliance with condition 8 of planning permission ref. 38308B/ 88/5 dated 3.6.88 for erection of detached house and garage and detached garage to serve No. 80

Decision Date: 04-01-1990 Approved **Appeal:**
38308/G/95/1348 78a The Drive Ickenham

Tree surgery including reduction of the crown overhanging the roof of the house by reducing by 5-6 metres the lowest branch of the nearest mainstem and by reducing the upper crown by 2-3 metres, to one twin-stemmed Holm Oak (T4) on TPO 405

Decision Date: 16-11-1995 **Approved** **Appeal:**
38308/TRE/2001/75 78a The Drive Ickenham
TREE SURGERY TO ONE HOLM OAK TREE (T4) ON TPO 405

Decision Date: 08-08-2001 **Approved** **Appeal:**
38308/TRE/2003/129 78a The Drive Ickenham
tree surgery to two Holm Oaks (T3 & T4) on TPO 405.
a) approval - To remove from T3 the one stem leaning toward the house and reduce the lateral branches on the side facing the house by up to 2m, reshaping to live growth, and to remove from T4 the lowest limb.
b) refusal - To reduce the other overhang to balance T4

Decision Date: 08-12-2003 **SD** **Appeal:**
38308/TRE/2006/96 78a The Drive Ickenham
TO CARRY OUT TREE SURGERY TO ONE HOLM OAK (T4) ON TPO NO. 405

Decision Date: 05-01-2007 **Approved** **Appeal:**
38308/TRE/2016/48 78a The Drive Ickenham
To carry out tree surgery, including a tip reduction of the crown by up to 2.5m, to one Holm Oak (T4) on TPO 405

Decision Date: 21-04-2016 **Approved** **Appeal:**

Comment on Planning History

A planning application ref: 38308/APP/2002/1705, for the installation of two side dormers was refused in October 2002. The two proposed dormers would have been located just below the roof ridge on the front (east) elevation and the rear (west) elevation, and would have increased the number of dormers on the roof. The planning application was refused as the size and design of the two dormers was considered to represent a visually intrusive form of development detrimental to the appearance of the property and the character and appearance of the street scene.

The current proposal seeks to extend into the existing roof space at the sides of the first floor and raise the eaves height; the current proposal would reduce the number of dormers, providing a less cluttered roof form to the 2002 refused scheme.

The application site was previously subject to an enforcement investigation in regards to an unauthorised boundary wall and fencing along part of the side boundaries and the rear boundary next to Harvil Road. A planning application (ref: 38308/APP/2015/1915) to retain the unauthorised boundary treatment was refused in July 2015.

Following the refusal of the planning application (ref: 38308/APP/2015/1915), an enforcement notice was served in September 2015 and required the unauthorised boundary treatment to be removed.

An appeal against the refused planning application (ref: APP/R5510/D/15/3133760) was allowed by the Planning Inspectorate in December 2015. As such, no further action was taken by the Council's Planning Enforcement Team.

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

Consultation letters were sent to 3 local owners/occupiers and a site notice was displayed. No responses have been received.

Ickenham Residents Association:
No response has been received.

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.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE22 Residential extensions/buildings of two or more storeys.

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

5. MAIN PLANNING ISSUES

The main planning issues relate to the impact the proposed development 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 residential amenity of the neighbouring dwellings.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene, whilst Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require alterations and extensions to harmonise with the scale, form, architectural composition and proportions of the original building. Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies

(November 2012) seeks to ensure that new development within residential areas complements or improves the amenity and character of the area.

The existing roof form is unusual in its design, comprising a number of dormers to the side elevations; two existing side dormers on the first floor would be enlarged as part of the proposed works. The proposal would extend into the existing roof space at the sides of the first floor, and two smaller dormers located either side of the ridge line would be removed. There would not be an increase in the ridge height.

The proposed roof alterations to the property are considered to be acceptable as regards to their overall size and design, and would improve the overall visual appearance of the property by reducing the number of dormers on the roof. The proposed roof form would not appear out of character with the building and surrounding properties.

The property benefits from a high level of screening due to changes in ground levels and the existing boundary treatment along Harvil Road, and so the proposed roof alterations would not be highly visible from the street scene.

The proposal would therefore not have a detrimental impact on the character and appearance of the original property, the street scene and the surrounding area, thereby complying with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to protect the privacy of neighbouring dwellings. The proposal would include a number of new high level windows on the first floor; the windows on the side elevations would be obscure glazed as per the existing side windows, in order to prevent loss of privacy to occupiers and neighbours; this is to be secured by way of a condition on any consent granted. The proposal is therefore considered to comply with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that adequate external amenity space is retained for residential properties. The Council's HDAS: Residential Layouts SPD states that 100sq.m of external amenity should be retained for units with five or more bedrooms. The application property is provided with over 500sq.m of external amenity space.

The proposed roof alterations would extend into the existing roof space on the first floor, enlarging the existing rooms, and would not extend beyond the existing footprint of the building. The proposal would not result in the loss of external amenity space and would therefore comply with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) .

The application site has a driveway which provides parking for two vehicles. The proposed roof alterations would not impact on the existing parking arrangement within the site.

The application is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 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 RES4 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,

78A TD/P/01 Rev A Site Location Plan
78A TD/P/02 Rev A Existing & Proposed Site Plans
78A TD/P/03 Rev A Existing Floor & Roof Plans
78A TD/P/04 Rev A Existing Elevations
78A TD/P/05 Rev A Proposed Floor & Roof Plans
78A TD/P/06 Rev A Proposed Elevations

and shall thereafter be retained/maintained for as long as the development remains in existence.

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 (2016).

3 RES12 No additional windows or doors

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

REASON

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

4 RES13 Obscure Glazing

The windows facing 80 The Drive and 20 Harvil 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

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.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.

- 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).

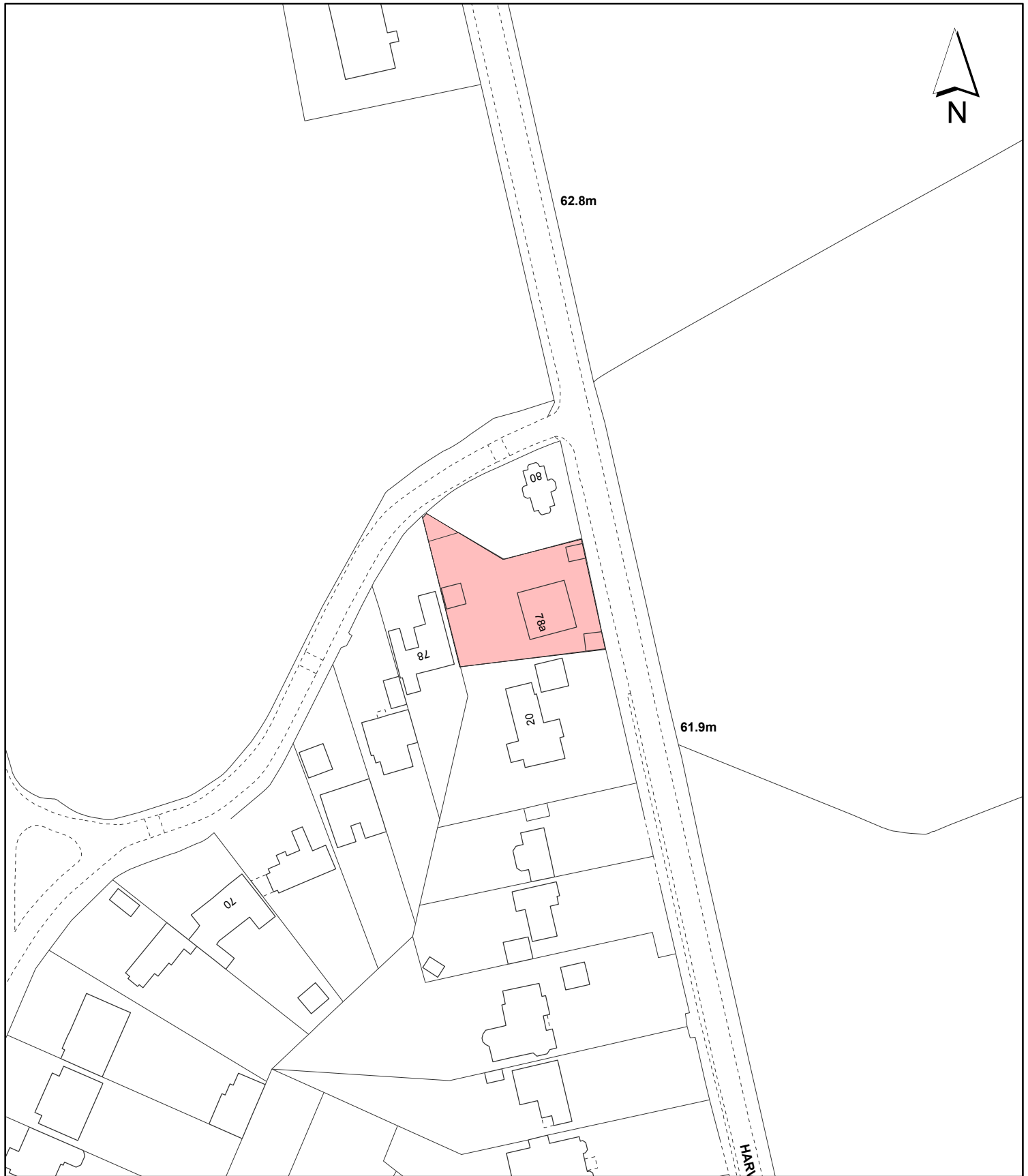
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure 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: Katherine Mills

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 2016 Ordnance Survey 100019283

Site Address:

78a The Drive

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

Planning Application Ref:
38308/APP/2017/1130

Scale:
1:1,250

Planning Committee:
North Page 74

Date:
June 2017



Report of the Head of Planning, Sport and Green Spaces

Address 54 PARKFIELD ROAD ICKENHAM

Development: Two x 2-storey dwellings with habitable roofspace, outbuildings to rear, installation of vehicular crossover to front and associated landscaping works, involving demolition of existing bungalow.

LBH Ref Nos: 20899/APP/2016/2376

Drawing Nos: PP01-AM-04-16 Rev 1
PP09-AM-06-16 Rev 1
PP10-AM-06-16 Rev 2
Photographs
PP002-AM-05-16
PP003-AM-05-16
PP004-AM-06-16 Rev 1
PP005-AM-06-16 Rev 1
PP-AM-05-16
Design & Access Statement
PP001-AM-06-16 Rev 1
Energy Assessment
Regulations Compliance Report
Daylight, Sunlight and Overshadowing Study
PP08a-AM-08-16 Rev 1
PP08b-AM-08-16 Rev 1
PP07-AM-08-16 Rev 1
PP06-AM-08-16 Rev 1
PP02-AM-08-16 Rev 1
PP03-AM-08-16 Rev 1
PP04-AM-08-16 Rev 1
PP05-AM-08-16 Rev 1
Flood Risk Assessment August 2016
Sequential Test Updated February 2017

Date Plans Received:	20/06/2016	Date(s) of Amendment(s):	30/06/2016
Date Application Valid:	01/07/2016		20/06/2016
			20/12/2016
			01/07/2016
			16/09/2016

1. SUMMARY

The property is located within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). This proposal considers the demolition of the existing bungalow and replacement with 2 detached dwellings.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and the character of the area.

The proposed dwellings are acceptable in design terms and would meet all relevant Council standards in terms of unit size, amenity space provision and car parking and as such would afford future occupiers with adequate levels of amenity. No objection is therefore raised in this regard.

However the site lies within Flood Zone 2 and the proposal fails to demonstrate that there is adequate justification for the intensification for the site for residential purposes in accordance with the requirements of Policy EM6 of the adopted Hillingdon Local Plan, 2012, Part 2 and the NPPF.

As such it is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The Local Planning Authority consider the development to be unacceptable in principle as insufficient evidence has been submitted to demonstrate under a sequential test that, given the application site's status under land designated as Flood Zone 2, alternative sites with a lower probability of flooding could accommodate the proposed residential development. The Council is meeting its average annual housing target and there is evidence of a continued supply of small housing sites outside of flood zone 2. The proposal therefore is contrary to Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012); Policies 5.12, 5.13 and 5.15 of the London Plan (March 2016 and the NPPF).

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

2 I52 Compulsory Informative (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).

3 I53 Compulsory Informative (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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
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.
EM6	(2012) Flood Risk Management
H3	Loss and replacement of residential accommodation
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 5.12	(2016) Flood risk management
LPP 5.3	(2016) Sustainable design and construction
LPP 7.2	(2016) An inclusive environment
LPP 7.4	(2016) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

4

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is a large sized plot, located on the North Eastern side of Parkfield Road. It currently comprises a large detached 4 bed bungalow with an attached garage to one side and an additional parking space in front. There is also another driveway to the other side of the property. It benefits from a good sized rear garden. To either side there are detached bungalows however the general street scene is made up from a mixture of house types and styles including bungalows, chalet bungalows and two storey dwellings. It is also noted that this plot is approximately twice the width as most of the others in the area.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

3.2 Proposed Scheme

The proposal is for the demolition of the existing bungalow and the erection of two x 2-storey dwellings with habitable roofspace, outbuildings to rear, the installation of vehicular crossover to front and associated landscaping works.

The application has been accompanied by a Flood risk assessment & Sequential Test (over 100 pages of written reports). A Sequential Test should be applied to demonstrate that there are no reasonably available sites in areas with a lower probability of flooding that would be appropriate to the type of development or land use proposed. This report has evaluated all the Sites within the wards of Ickenham, West Ruislip, South Ruislip, Hillingdon East Ward and Uxbridge North.

Extracts from the applicants reports are copied below:

'The proposed development comprises the construction of two four bedroom detached houses with associated driveway, car parking and landscaping. According to the Environment Agency Flood Map for Planning Purposes, the Site is located in fluvial Flood Zone 2 and is not protected by flood defences. Modelled flood level data was obtained from the Environment Agency and using the most up to date guidance for climate change (May, 2016), the 25% central allowance was used to inform the design flood level. As a result 0.5 m was added to the 1 in 100 year flood level to give a final design flood level of 42.67 mAOD. Surface water flood risk is Low to Very Low and groundwater flood risk is negligible....

Mitigation and Next steps following GeoSmart's assessment of flood risk to the site, it is recommended that:

- Minimum floor levels for the proposed houses are set no lower than 43.27 mAOD (600mm above the 1 in 100 year plus climate change flood level of 42.67 mAOD);
- Residents should register themselves to the Environment Agency's flood warning direct scheme; and
- A Sustainable urban Drainage Strategy (SuDS) is developed for the site, see the further information section at the end of this report.

The Sequential Test report has been updated to search for any available Sites between the threshold of 0.057 and 0.13 hectares. The Sequential Test (Appendix B) report has been updated to reference the definition of 'reasonably available Sites'. The report identifies Sites that are a range of sizes, the smallest identified in the search of the Local Plan is approximately 0.17 ha. As part of the updated report, we have undertaken our search in accordance with the minimum and maximum thresholds (0.057 ha to 0.13 ha) set out by the local planning authority and already included these thresholds within both the Local Plan Site search and the review of alternative Sites. There are no Sites which could be compared and that were identified within both Flood Zones 1 and 2 and suitable for residential development.

In the revised version of the Sequential Test report (Appendix B), the search radius has been increased to locate alternative Sites within a much larger radius than in the original report and now includes Sites within Ickenham, West Ruislip, South Ruislip, Hillingdon East and North Uxbridge....

Concluding Remarks: The Sequential Test confirms there are no Sites which are of comparable size, which are capable of providing suitable housing in either the Local Plan or review of alternative Site searches. Moreover, the recommendations for mitigation outlined within the flood risk assessment for the Site would ensure the proposals would be

safe for the lifetime of the development and would not lead to flood risk elsewhere.'

3.3 Relevant Planning History

Comment on Relevant Planning History

No relevant planning history exists.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

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.

EM6 (2012) Flood Risk Management

H3 Loss and replacement of residential accommodation

LPP 3.3 (2016) Increasing housing supply

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2016) Quality and design of housing developments

LPP 3.8 (2016) Housing Choice

LPP 5.12 (2016) Flood risk management

LPP 5.3 (2016) Sustainable design and construction

LPP 7.2 (2016) An inclusive environment

LPP 7.4 (2016) Local character

NPPF1 NPPF - Delivering sustainable development

NPPF6 NPPF - Delivering a wide choice of high quality homes

NPPF7 NPPF - Requiring good design

HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary

Planning Document, adopted July 2006

LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

8 neighbours were consulted for a period of 21 days expiring on the 26 July 2016. A site notice was also erected on a lamp post to the front of the site.

There were no responses.

Parkfield Road/Oak Avenue Petition Group - No response.

Ickenham Residents Association - No response.

Eastcote Residents Association - No response.

Internal Consultees

Access Officer - No comments to make.

Highways - The site has a PTAL value of 1 (poor) which indicates there will be a strong reliance on the private car for trip making. My comments this time round are very similar with the exception that the on-site parking is reduced to 2 spaces per dwelling which is adequate for a 4 bed dwelling.

There will be two new vehicular access points required to be constructed at the applicant's expense. The latest plans show refuse/recycling facilities included along with a secure covered cycle storage for 1 cycle and this should be 2 cycles so could you condition this please if permission is being granted. There will be slightly more traffic generated as a result of the current proposal but capacity is not an issue at this location. On the basis of the above comments I have no significant concerns.

Trees/Landscape Officer - Initial concern was raised over the excessive parking and the dominating effect of so much hard surfacing to the detrimental to the character and appearance of the area - and is contrary to LBH design guidance. The proliferation of hard surfacing in the front garden is also contrary to SUDS guidance.

Subsequent plans have been submitted for the provision of two parking spaces and some soft landscaping. Although it is noted that as shown this is slightly less than the 25% requirement, there is sufficient space for this level of soft landscaping to be increased without compromising the parking provision. This could therefore be addressed with the condition requiring the submission of a suitable landscaping scheme.

Flood and Water Management - The applicant has not provided sufficient evidence of the additional dwelling having passed the Sequential Test. Policy EM6 clearly states that the Sequential Test should be undertaken prior to the Exception Test. I object to the proposed development as there is no justification why this development should be sited at a location which is shown to be within Flood Zone 2. The proposal adds an additional dwelling into Flood Zone 2 and therefore this is not

considered acceptable.

In accordance with the NPPF 'inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere' The developer should justify with evidence to the LPA what area of search has been used when making the application. There is no justification as to the need for additional 4 bedroom houses in Ickenham and the surrounding area.

The sequential test provided clearly shows that there is land available in Flood Zone 1 suitable for residential development. The ownership of a site of the size for two properties is not appropriate to then restrict the sequential test to that size of site to justify its development.

The Council needs to be assured that if they are placing new development in areas of flood risk then there must be an appropriate reason. This development will introduce a new dwelling into an area with a high probability of flooding. Plus additional residents at risk as people returning to their homes may be inclined to navigate flood waters or seek to retrieve flooded property placing themselves at risk and putting added burden on emergency services.

The Council has to be able to accept that the benefits of the development outweigh this risk by determining there is no available land at a lower risk of flooding. It is for the applicant to satisfy the Council as to why a new development should be located in this area. Without suitable evidence the Council should look to alternative sites at a lower risk to fulfil its housing needs. The majority of the Borough is outside of flood zones 2 & 3, including its main centres. The Council's housing land studies suggest that there are many locations across the Borough not at risk of flooding.

Only once the sequential test has been passed would the applicant then need to address the Exception test, demonstrating that flood risk can be suitably mitigated in accordance with Local and National Policy. For the Exception Test to be passed it must demonstrate that the development provides wider sustainability benefits to the community that outweigh flood risk and a site specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere. The first element is not addressed and the justification that it provides an additional house towards housing supply is not considered adequate.

Planning Policy - Having looked at the latest Sequential Test and Flood Risk information, I note the following:

- 1) The Council is meeting its average annual housing target of 559 units per annum, as defined in the London Plan (March 2016). The latest information on windfalls indicates that on average, the Council delivers 174 units on sites of 0.25 hectares or less.
- 2) The latest information on housing need indicates a borough-wide need to provide larger family units over the period of the Local Plan, however no area specific needs are identified for the Ickenham area.
- 3) Taking account of its designated flood zone, borough-wide housing needs are not sufficient to justify the development of additional residential units on the site.
- 4) The proposal involves a net gain of 1 additional residential unit. Notwithstanding the presence of any additional planning constraints, many of the sites identified in Table 2 of the sequential test document are of a sufficient size to accommodate this requirement.
- 5) I am therefore of the view that there are sequentially preferable sites available.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The NPPF has a requirement to encourage the effective use of land by re-using land. Policy 3.4 of The London Plan (2015) promotes the optimisation of housing output within different types of location. Policy 3.8 of The London Plan also encourages the Council to provide a range of housing choices in order to take account of the various different groups who require different types of housing. Consideration will also be given to the accessibility of the site to services and amenities.

Policy H3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) advises the loss of residential accommodation will only be permitted if it is replaced within the boundary of the site. An increase in the residential accommodation will be sought, subject to other policies in the plan.

Whilst the site lies within an established residential area, due to the sites location within Flood Zone 2, there is an objection in principle to the intensification of the residential use of the site contrary to the requirements of Policy EM6 of the adopted Hillingdon Local Plan, 2012, Part 2 and the NPPF.

7.02 Density of the proposed development

Policy 3.4 of the London Plan seeks to ensure that the new development takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings and its impact on adjoining occupiers.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

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 which would fail to harmonise with the existing street scene or would fail to safeguard the design of the existing and adjoining sites.

The existing street scene is varied comprising one, one and a half and two storey dwellings of varying design. The proposed dwellings have been designed to reflect various features within the street scene and have a hipped roof design with front and rear projections and a catslide feature to the front including a dormer window. In order to minimise the height and bulk of the proposal the roofs are finished with a small crown. Ordinarily this would be considered unacceptable, however it is noted that no. 58 has previously been extended with the addition of a first floor. This was approved at appeal (APP/R5510/A/08/2077613) where the Inspector considered that "The design of the proposal itself seems to have been

thought through to fit into the streetscene and to minimise the bulk of the resulting building and I do not think the flat roof element would stand out". Given that the crown elements of the proposed dwelling are significantly smaller, it would seem unreasonable to refuse this proposal on that basis alone. Therefore the overall scale of the proposed new dwellings is considered acceptable. It is also considered that the proposed development would be in keeping with the character and appearance of the surrounding area and that its visual impact is acceptable, in accordance with policies BE13 and BE19 of the UDP saved policies.

To the rear of the property the proposal includes an outbuilding per dwelling, which measures 7.8 m in width, 2.7m in depth and has a flat roof of 2.4 m in height. This is proposed to form a store room and a gymnasium as well as a cycle store to one side. The size and scale of the proposed outbuildings are in compliance with HDAS requirements and are considered acceptable.

7.08 Impact on neighbours

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: New Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight. The daylight and sunlight available to adjoining properties should be adequately protected and careful design can help minimise the negative impact of overbearing and overshadowing.

There is currently a large detached bungalow located centrally at the front of the plot, maintaining a front building line with the adjacent properties but has been extensively built upon to the rear, measuring 18 m in depth. To the South the existing garage sits very close to the boundary with no. 52, with the main part of the dwelling set back 2.2 m and projecting 4.2 m beyond the rear of that property. To the North the bungalow is set back 4.15 m from the boundary with no. 56 however there was previously a car port structure set back 1.25m from the boundary and projecting 7.6m beyond the rear of that property, which had been removed at the time of the site visit.

The plot has been divided into two with 54a proposed on the Northern half and 54b to the South. The dwellings measure 15 m in depth by 8.5 m in width with a height of 8.1 m. 54b is centrally positioned within its plot, set back 1m from each boundary and will project 1.6 m beyond the rear of no. 52. The proposal would not compromise a 45 degree line of sight from this property. 54a has been set back 1 m from the boundary with 54b and 2 m from the boundary with no. 56. It is noted that although the neighbouring property has been previously extended, this is not along the boundary with the proposed dwelling. The proposed dwelling will extend 7.2 m beyond the rear of the neighbouring property with the two storey element at 4 m in depth and a further single storey element at 3.2 m. Whilst the two storey element would comply with HDAS requirements, it is acknowledged that the total depth would exceed HDAS guidance. However this is a reduction in depth to the existing bungalow and although the 45 degree line of sight crosses the very corner of the single storey element this would be no deeper than the car port structure that was previously there and set back from the boundary by an additional 1 m. Therefore, the proposed dwellings are considered not to result in an unacceptable degree of over dominance, visual intrusion and over shadowing and would comply with Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

In relation to any loss of privacy arising from the proposal, the principle windows face front and rear. The side windows are either secondary windows or serve non habitable rooms

and can be conditioned to be obscure glazed and fixed shut below 1.8 m. Therefore subject to the appropriate conditions, the proposal is not considered to result in a material loss of privacy and would comply with Policy BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

To the rear of the garden of each it is proposed to erect an outbuilding, which would measure 7.8 m in width and 2.7 m in depth not exceeding 2.4 m in height and set back from the side boundary by 1 m. Given the degree of separation and the distance from the adjacent existing residential units, it is not considered the proposed outbuilding would have a significant impact on the amenities of the neighbouring properties.

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The standards require a 4 bedroom (8 person) property to have a minimum internal floor area of 130 sq m with an additional 3 sq m of internal storage. The proposed layouts indicate the dwellings have a floor area of approximately 250 sq m, in excess of the standard required. The proposal therefore provides a satisfactory living environment for the future occupants of property in accordance with Policy 3.5 of the London Plan 2015.

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

The development provides over the 100 sq m of private amenity space required in accordance with the Council's adopted standard. The proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

The accompanying plans indicate designated refuse storage to the front. The Highways Officer has advised that although the plans indicate a cycle store, this should be conditioned for the provision of at least two cycles.

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

There are two existing vehicular crossovers one to either side of the site. 54a would utilise the existing Northern crossover, whilst 54b would have a repositioned crossover. The proposal includes 2 parking spaces for each dwelling and the Highways Officer has advised that this would be acceptable. Therefore, it is considered that the development would comply with Policy AM14 of the adopted Hillingdon Local Plan, 2012, Part 2.

7.11 Urban design, access and security

A Secured by Design condition could be added to any approval to ensure the development complies with such principles should the application be acceptable in all other respects.

7.12 Disabled access

The Access Officer has not raised any concerns relating to Lifetime Home Standards and to achieving level access.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The Council's Landscaping Officer initially raised concerns over the excessive parking provision to the front and lack of soft landscaping. A revised plan has been submitted to show two parking spaces and some soft landscaping. A condition for the submission of a landscape scheme would be required to identify details of the surface materials and the soft landscaping provision to ensure this exceeds the required 25%.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The site lies within Flood Zone 2, where development for the provision of additional residential properties is strictly controlled. The Flood and Water Management Officer has raised concerns that the proposal has failed to justify why this development should be sited at this location. The full consultation comments state:

"The applicant has not provided sufficient evidence of the additional dwelling having passed the Sequential Test. Policy EM6 clearly states that the Sequential Test should be undertaken prior to the Exception Test. I object to the proposed development as there is no justification why this development should be sited at a location which is shown to be within Flood Zone 2. The proposal adds an additional dwelling into Flood Zone 2 and therefore this is not considered acceptable.

In accordance with the NPPF 'inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere' The developer should justify with evidence to the LPA what area of search has been used when making the application. There is no justification as to the need for additional 4 bedroom houses in Ickenham and the surrounding area.

The sequential test provided clearly shows that there is land available in Flood Zone 1 suitable for residential development. The ownership of a site of the size for two properties is not appropriate to then restrict the sequential test to that size of site to justify its development.

The Council needs to be assured that if they are placing new development in areas of flood risk then there must be an appropriate reason. This development will introduce a new dwelling into an area with a high probability of flooding. Plus additional residents at risk as people returning to their homes may be inclined to navigate flood waters or seek to retrieve flooded property placing themselves at risk and putting added burden on emergency services.

The Council has to be able to accept that the benefits of the development outweigh this risk by determining there is no available land at a lower risk of flooding. It is for the applicant to satisfy the Council as to why a new development should be located in this area. Without suitable evidence the Council should look to alternative sites at a lower risk to fulfil its

housing needs. The majority of the Borough is outside of flood zones 2 & 3, including its main centres. The Council's housing land studies suggest that there are many locations across the Borough not at risk of flooding.

Only once the sequential test has been passed would the applicant then need to address the Exception test, demonstrating that flood risk can be suitably mitigated in accordance with Local and National Policy. For the Exception Test to be passed it must demonstrate that the development provides wider sustainability benefits to the community that outweigh flood risk and a site specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere. The first element is not addressed and the justification that it provides an additional house towards housing supply is not considered adequate."

It is further noted that Hillingdon is currently delivering housing requirements defined within the London Plan and has a clear 5 year housing supply. Since 1 April 2016, 52 additional windfall housing units have been approved in Ickenham Ward alone in 1-10 unit development proposals, further diminishing the need to build on this and other flood Zone sites.

It is therefore considered that the proposal fails demonstrate that there is adequate justification for the intensification for the site for residential purposes in accordance with the requirements of Policy EM6 of the adopted Hillingdon Local Plan, 2012, Part 2 and the NPPF.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The issues raised have been addressed appropriately in the report.

7.20 Planning Obligations

The Council's Community Infrastructure Levy Charging Schedule was adopted on 1st August 2014. The additional habitable floor space created will be chargeable at £95 per square metre.

On the 1st April 2012 the Mayoral Community Structure Levy came into force. The London Borough of Hillingdon falls within Charging Zone 2, therefore, a flat rate fee of £35 per square metre would be required for each net additional square metre added to the site as part of the development.

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

10. CONCLUSION

The proposed dwellings are acceptable in design terms and would meet all relevant Council standards in terms of unit size, amenity space provision and car parking and as such would afford future occupiers with adequate levels of amenity. No objection is

therefore raised in this regard. However the site lies within Flood Zone 2 and the proposal fails demonstrate that there is adequate justification for the intensification for the site for residential purposes in accordance with the requirements of Policy EM6 of the adopted Hillingdon Local Plan, 2012, Part 2 and the NPPF.

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 (2016)
The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Residential Extensions
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

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 2016 Ordnance Survey 100019283

Site Address:

54 Parkfield Road

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

Planning Application Ref:
20899/APP/2016/2376

Scale:
1:1,250

Planning Committee:
North Page 89

Date:
June 2017



This page is intentionally left blank

PART II by virtue of paragraph(s) 1, 3 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

PART II by virtue of paragraph(s) 1, 3 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 20th June
2017



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Report of the Head of Planning, Sport and Green Spaces

Address EASTCOTE MOTOR SERVICES HIGH ROAD EASTCOTE
Development: Intallation of 9 x internally illuminated signs and 1 x non illuminated sign.
LBH Ref Nos: 3689/ADV/2017/16

Date Plans Received: 30/01/2017 **Date(s) of Amendment(s):** 30/01/2017
Date Application Valid: 03/02/2017



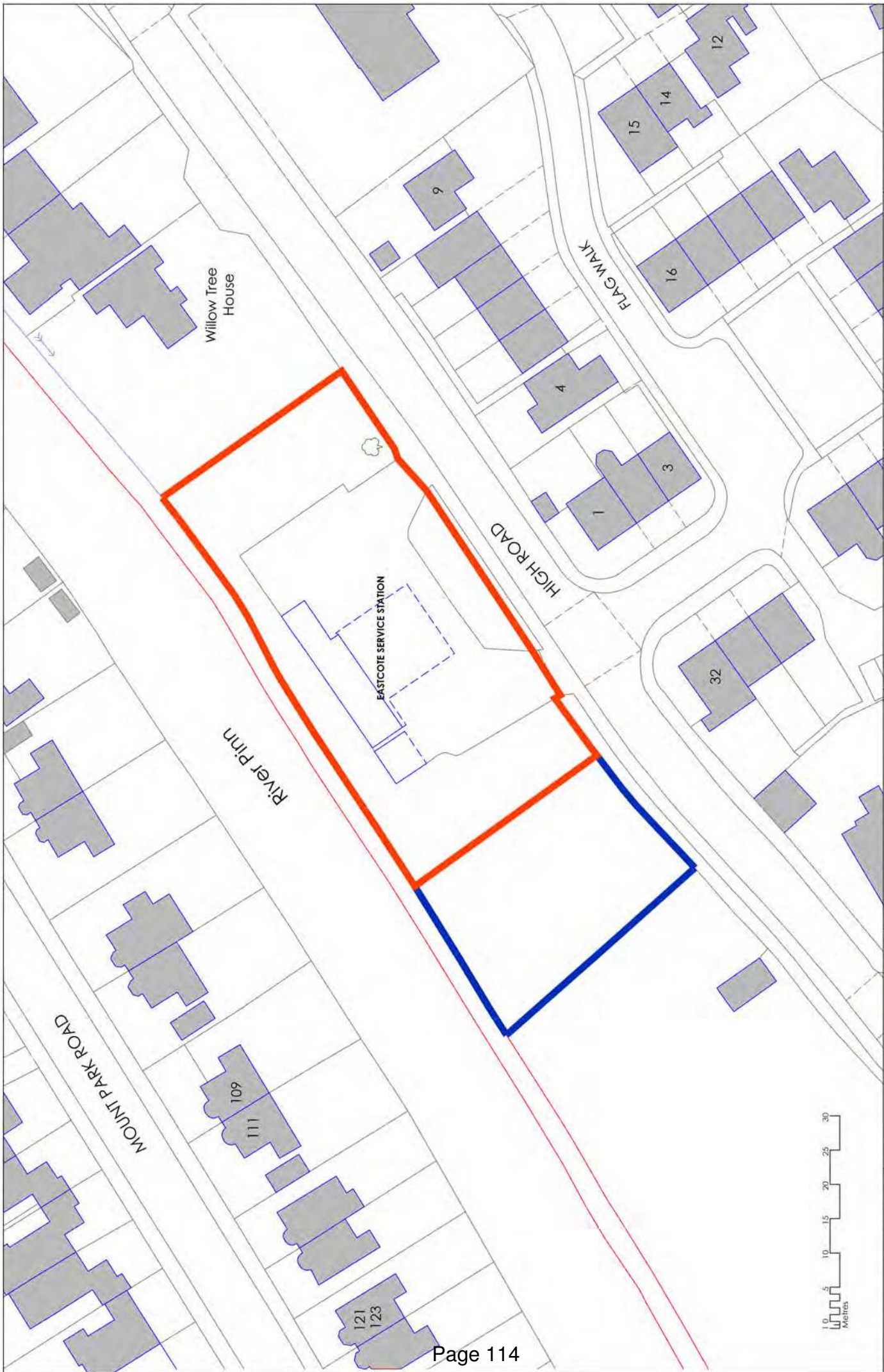
**LOCATION PLAN
EASTCOTE SERVICE STATION
HIGH ROAD, PINNER, MIDDLESEX, HA5 2ET**

Scale 1:1250

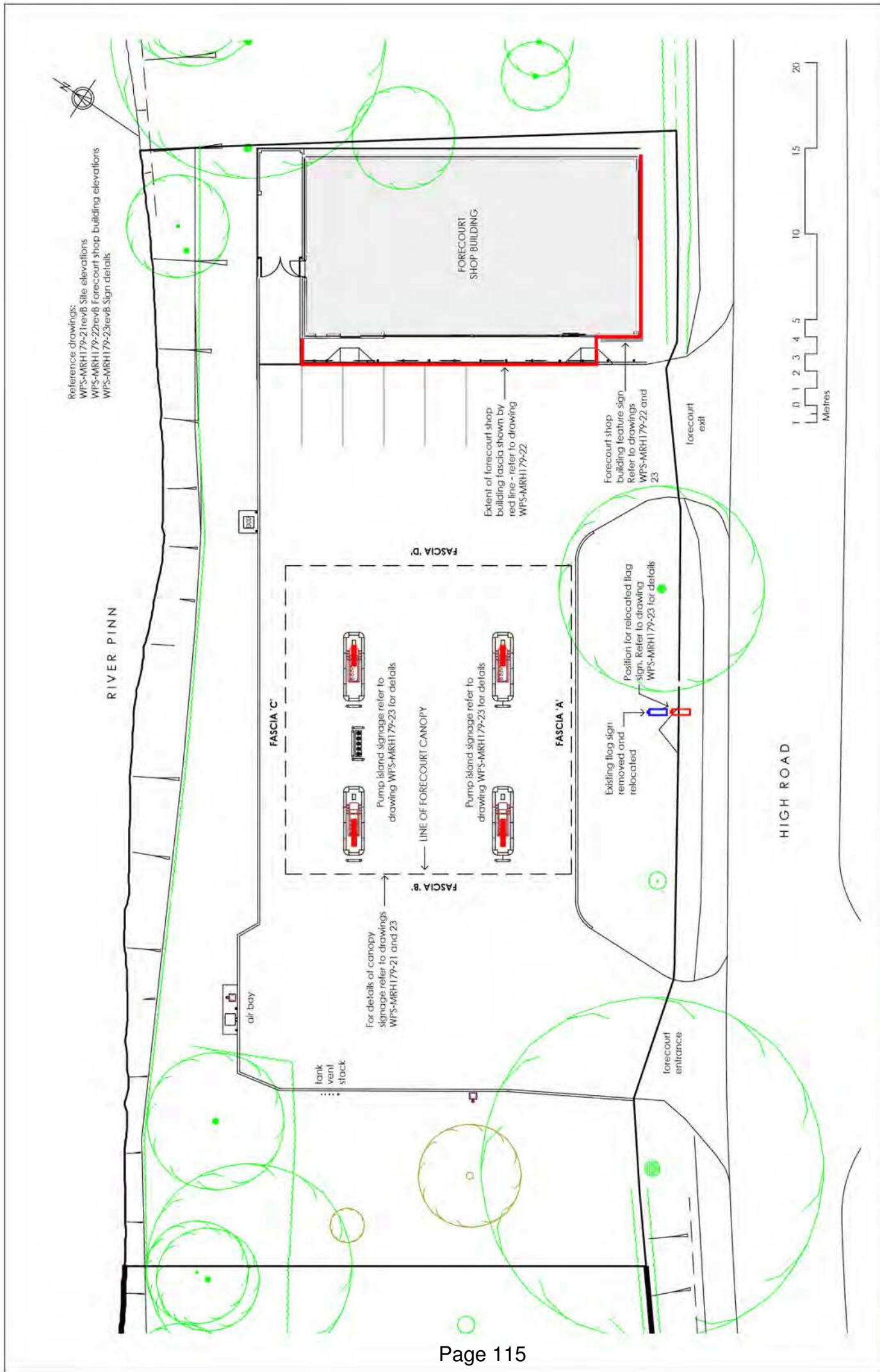
January 2017

Wyeth
Projects Services

The Cart Shed, Amberley Court,
Amberley Lane, Milford, Surrey, GU8 5EB
Tel: 01483 424704



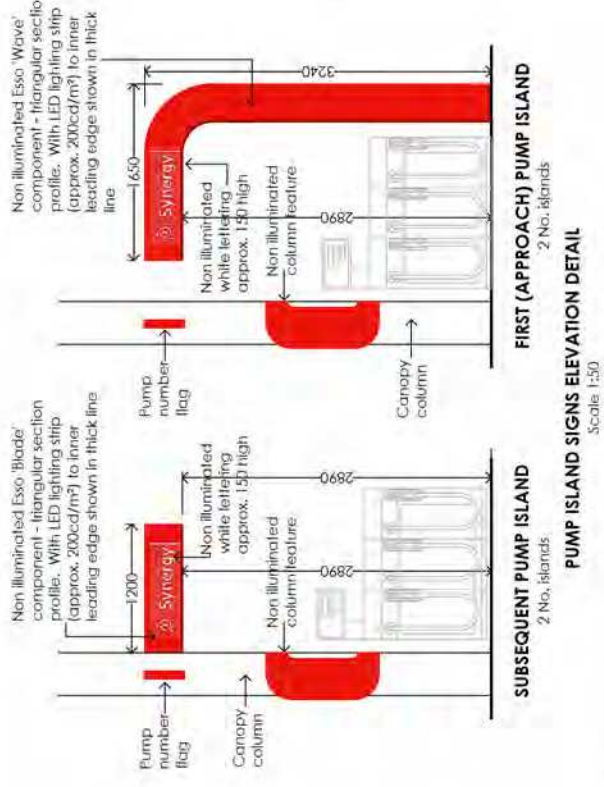
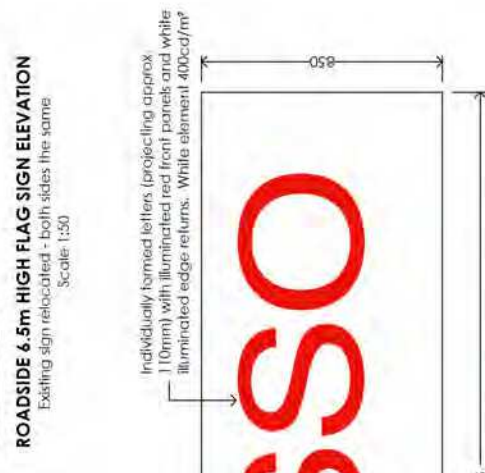
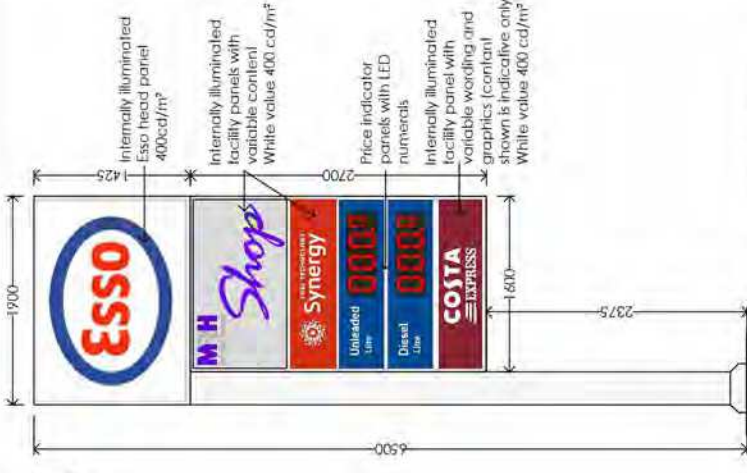
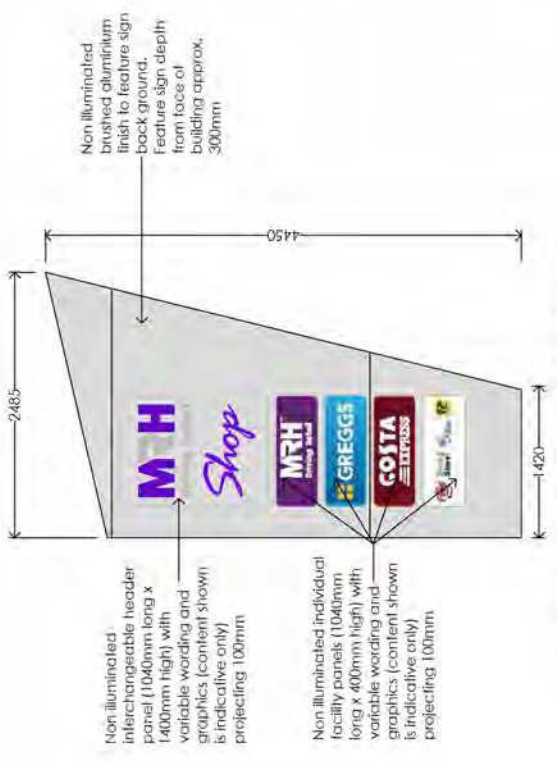
<p>© This drawing is the copyright of WYETH PROJECTS SERVICES LTD. The Cart Road, Amberley Court, Amberley Lane, Wilford, Surrey, GU8 5BL, United Kingdom Email: enquiries@wyethprojects.com Tel: +44 (0)1483 747204</p>	<p>CLIENT: MALTHURST PETROLEUM Ltd VINCENT HOUSE 4 GROVE LANE EPPING, ESSEX, CM16 4LH</p>	<p>PROJECT LOCATION: EASTCOTE SERVICE STATION HIGH ROAD, PINNER MIDDLESEX, HA5 2ET</p>	<p>DRAWING: SITE BLOCK PLAN</p>	<p>DATE: January 2017</p>	<p>SCALE: 1:500</p>	<p>DRAWING NO: WPS-MRH179-15</p>
				<p>BY: [Signature]</p>	<p>DATE: [Signature]</p>	<p>DESCRIPTION: [Signature]</p>
				<p>DATE: [Signature]</p>	<p>DESCRIPTION: [Signature]</p>	



Reference drawings:
 WPS-MRH179-21 rev B Site elevations
 WPS-MRH179-22 rev B Forecourt shop building elevations
 WPS-MRH179-23 rev B Sign details



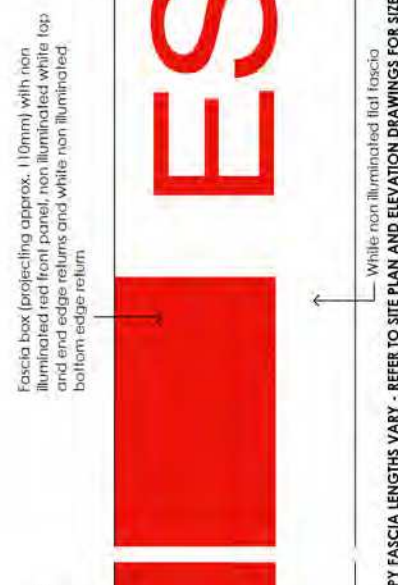
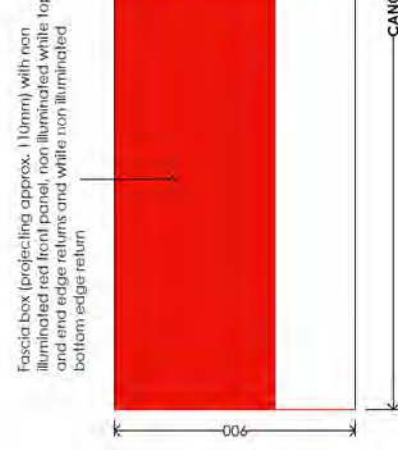
 The Cart Shop, Amberley Court, Amberley Lane, Welford, Notts, Oils SE8, United Kingdom Tel: +44 (0)115 833 74704 Email: enquiries@wyethprojects.com © This drawing is the copyright of WYETH PROJECTS SERVICES LTD	CLIENT MALTHURST PETROLEUM Ltd VINCENT HOUSE 4 GROVE LANE EPPING, ESSEX, CM16 4LH	PROJECT LOCATION EASTCOTE SERVICE STATION HIGH ROAD, PINNER MIDDLESEX, HAS ZET	DRAWING SIGNAGE INSTALLATION SITE LAYOUT PLAN	Drawing No: WPS-MRH179-20 Rev: A Scale: 1:200 Date: January 2017 Drawn by: DS
	A 27-04-17 DS Feature sign amended to LA requirements rev date by description			A3 WPS-MRH179-20



FEATURE SIGN ELEVATION TO SHOP FRONT
Scale 1:50

PUMP ISLAND SIGNS ELEVATION DETAIL
Scale 1:50

ROADSIDE 6.5m HIGH FLAG SIGN ELEVATION
Existing sign relocated - both sides the same
Scale 1:50



Reference drawings:
WFS-MRH179-20RevA Siter layout plan
WFS-MRH179-21 Rev B Site elevations
WFS-MRH179-22 Rev B Forecourt Shop building elevations

REMAINING LENGTH TO FASCIA 'B' AND 'D'
FULL FASCIA LENGTH TO FASCIA 'A'

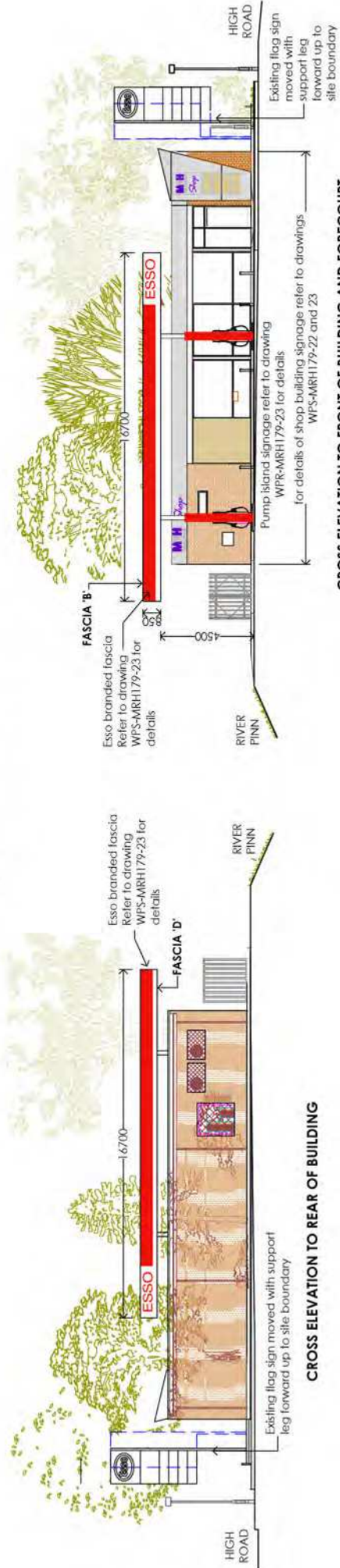
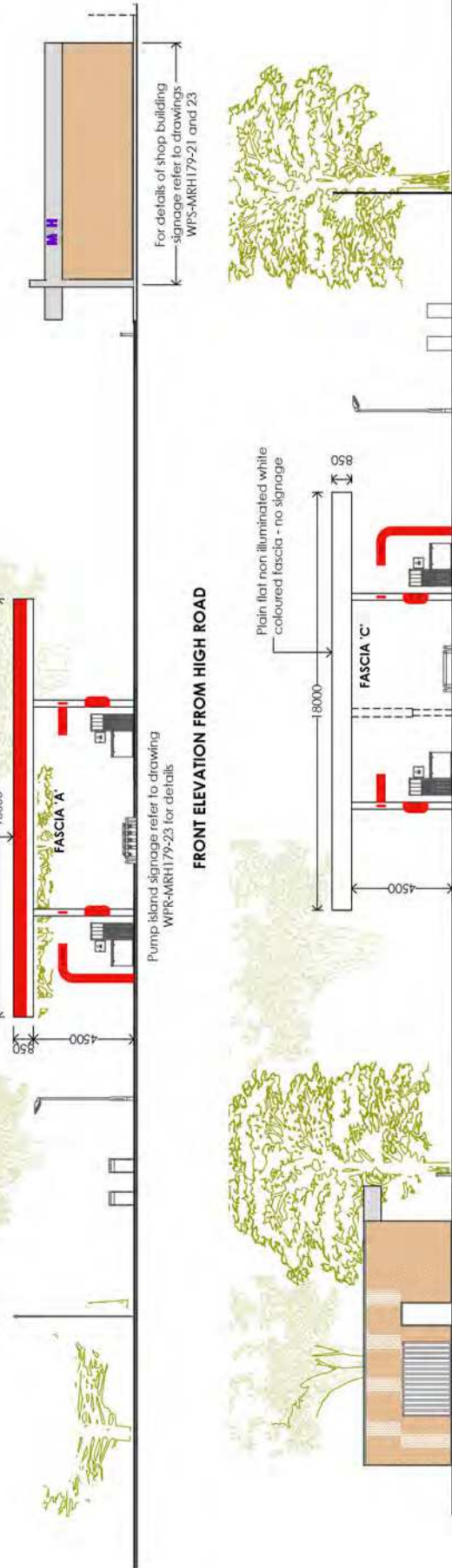
CANOPY FASCIA LENGTHS VARY - REFER TO SITE PLAN AND ELEVATION DRAWINGS FOR SIZES

FORECOURT CANOPY FASCIA SIGNS
Scale 1:20

ESSO LOGO SECTION TO FASCIA 'B' AND 'D' (handed)

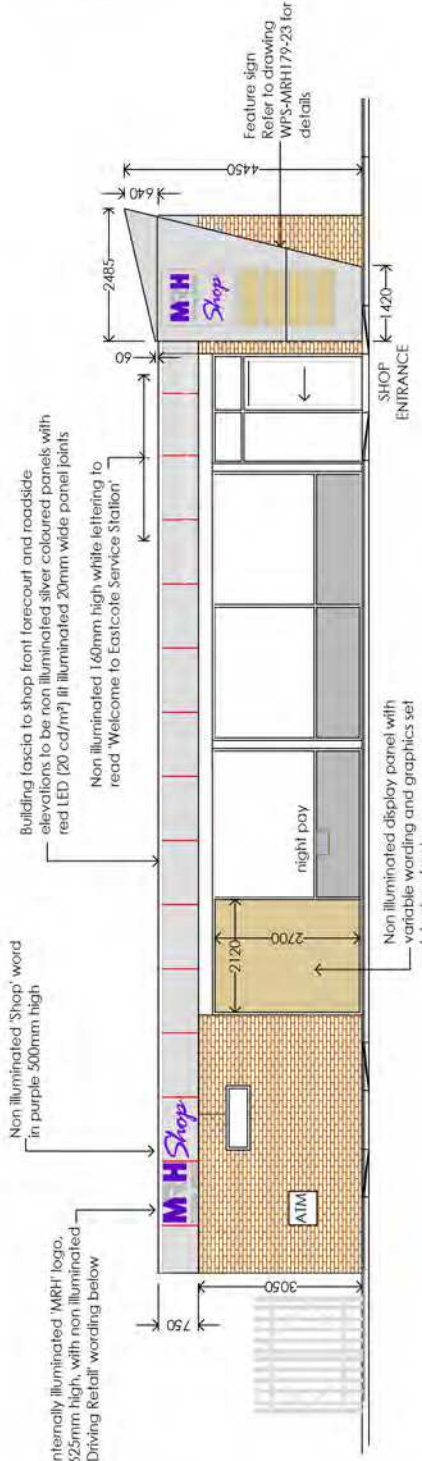
<p>The Can Day, Amazing Good, Amazing Jobs, Willard, Surrey, DA8 5SL, United Kingdom Tel: +44 (0) 1843 84204 Email: enquiries@wyethprojects.com</p> <p>© This drawing is the copyright of WYETH PROJECTS SERVICES Ltd</p>	<p>MRH MALTHURST PETROLEUM Ltd VINCENT HOUSE 4 GROVE LANE EPPING, ESSEX, CM16 4LH</p>	<p>PROJECT LOCATION EASTCOTE SERVICE STATION HIGH ROAD, PINNER MIDDLESEX, HA5 2ET</p>	<p>WORKS SIGNAGE INSTALLATION SIGN DETAILS</p>	<p>Draw No: WFS-MRH179-23</p>	<p>Rev: B</p>
				<p>Date: 1:20 & 1:50</p>	<p>Sheet: A3</p>
				<p>Rev: 1 date: January 2017</p>	<p>Rev: 05</p>

Reference drawings:
 WPS-MRHI 79-20revA Site layout plan
 WPS-MRHI 79-22revB Forecourt shop building elevations
 WPS-MRHI 79-23rev8 Sign details

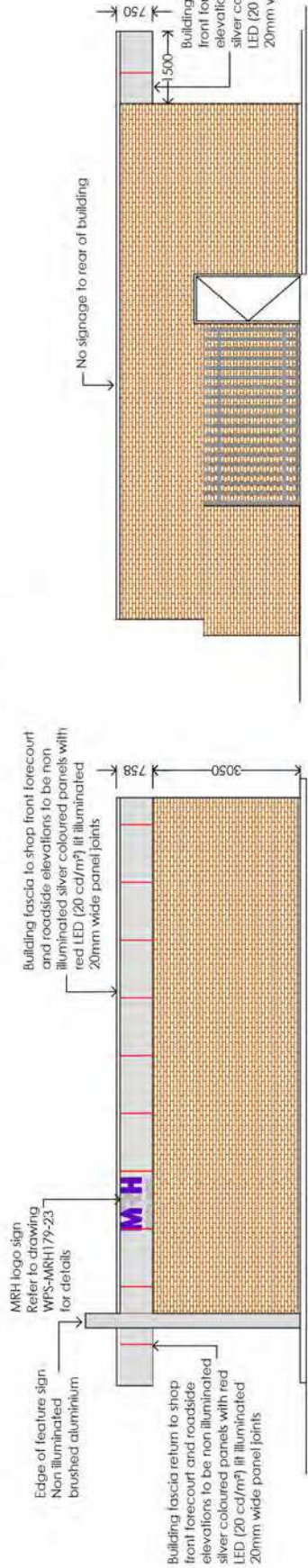


<p>The Cart Shed, Amberley Court, Amberley Lane, Wotton, Surrey, GU8 5SE, United Kingdom Tel: +44 (0)1483 447204 Email: enquiries@wyethprojects.com</p>	<p>CLIENT MALTHURST PETROLEUM Ltd VINCENT HOUSE 4 GROVE LANE EPPING, ESSEX, CM16 4LH</p>	<p>PROJECT LOCATION EASTCOTE SERVICE STATION HIGH ROAD, PINNER MIDDLESEX, HA5 2ET</p>	<p>DRAWING SIGNAGE INSTALLATION SITE ELEVATIONS</p>	<p>Draw No: WPS-MRHI79-21 Sheet: B Scale: 1:200 Date: January 2017</p>	<p>Drawn by: DS Checked by: DS Date: 05-04-17 Description: Feature sign amended to LA requirements Amended to suit revised signage</p>
---	--	---	---	--	--

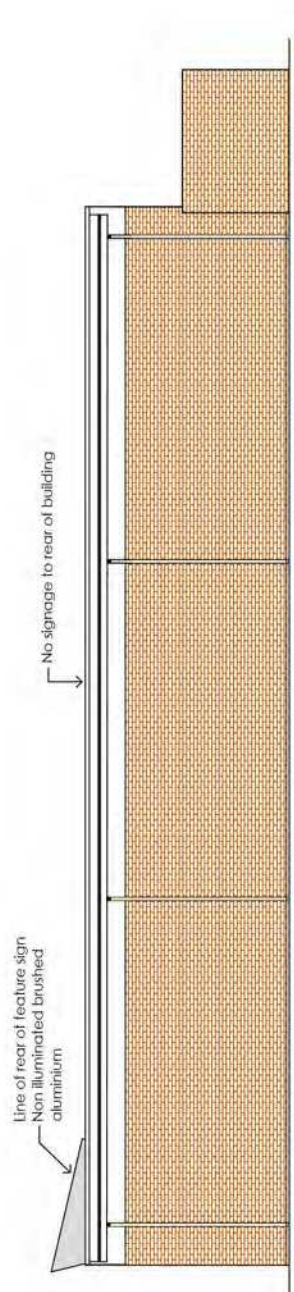
Reference drawings:
 WPS-MRHI 79-20revA Site layout plan
 WPS-MRHI 79-21 revB Site elevations
 WPS-MRHI 79-23 revB Sign details



FRONT (FORECOURT) ELEVATION TO SHOP FRONT

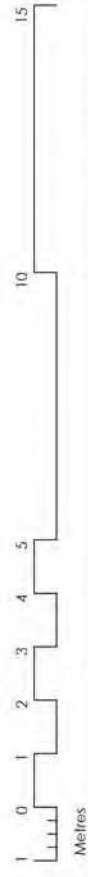


END ELEVATION TOWARDS HIGH ROAD

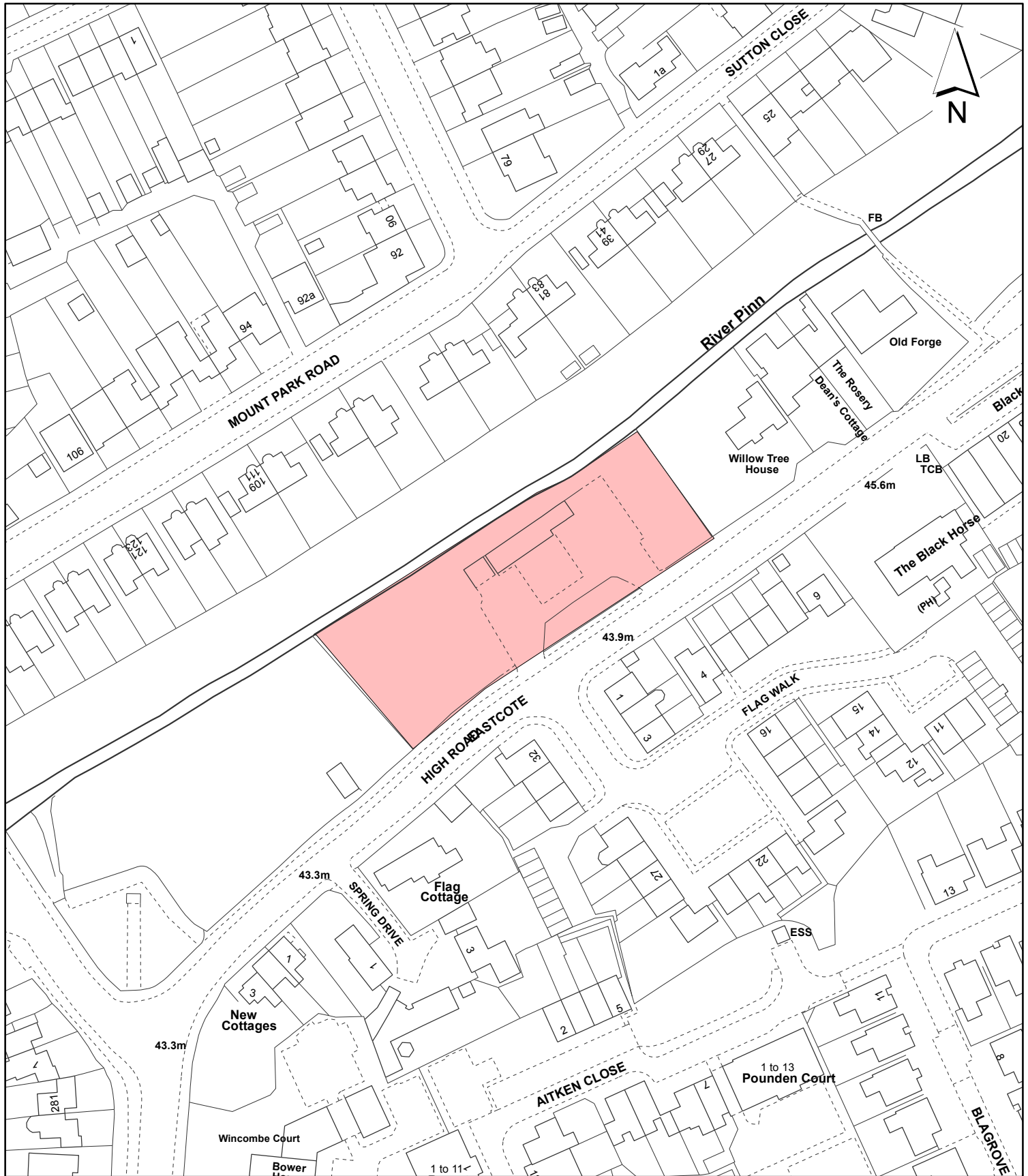


END ELEVATION TOWARDS RIVER PINN

REAR ELEVATION



	The Cart Road, Amberley Court, Amberley Lane, Willing, Surrey, GU8 5SE, United Kingdom Email: enquiries@wyethprojects.com	CLIENT MALTHURST PETROLEUM Ltd VINCENT HOUSE 4 GROVE LANE, EPPING, ESSEX, CM16 4LH	PROJECT LOCATION EASTCOTE SERVICE STATION HIGH ROAD, PINNER MIDDLESEX, HA5 2ET	DRAWING SIGNAGE INSTALLATION FORECOURT SHOP BUILDING ELEVATIONS	Drawing No: WPS-MRHI79-22 Scale: 1:100 Date: January 2017 Drawn by: DS
	B: 27-04-17 DS Feature sign amended to LA requirements A: 29-03-17 DS Illumination levels reduced			Date: B Sheet No: A3 Scale: 1:100 Date: January 2017 Drawn by: DS	



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 2016 Ordnance Survey 100019283

Site Address:

Eastcote Service Station

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

Planning Application Ref:
3689/ADV/2017/16

Scale:
1:1,250

Planning Committee:
North Page 119

Date:
June 2017



Report of the Head of Planning, Sport and Green Spaces

Address 3 OLIVIA GARDENS HAREFIELD

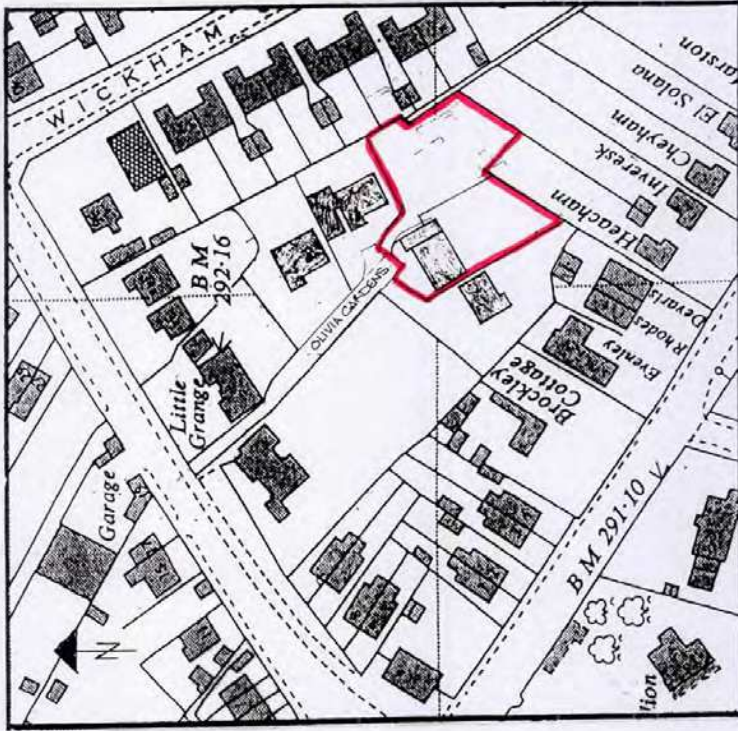
Development: Outbuilding to rear for use as an office/games room.

LBH Ref Nos: 4672/APP/2017/765

Date Plans Received: 28/02/2017

Date(s) of Amendment(s):

Date Application Valid: 28/02/2017



SITE LOCATION 1:1250

homeplans

Church Gardens, Church Hill, Harefield, Middlesex UB9 8DU

T: 01895 822488

E: patrick@homeplansharefield.com

W: www.homeplansharefield.com



CLIENT: MR J McGRATH

PROJECT: 3 OLIVIA GARDENS
HAREFIELD

TITLE: DESIGN PROPOSAL
GAMES ROOM

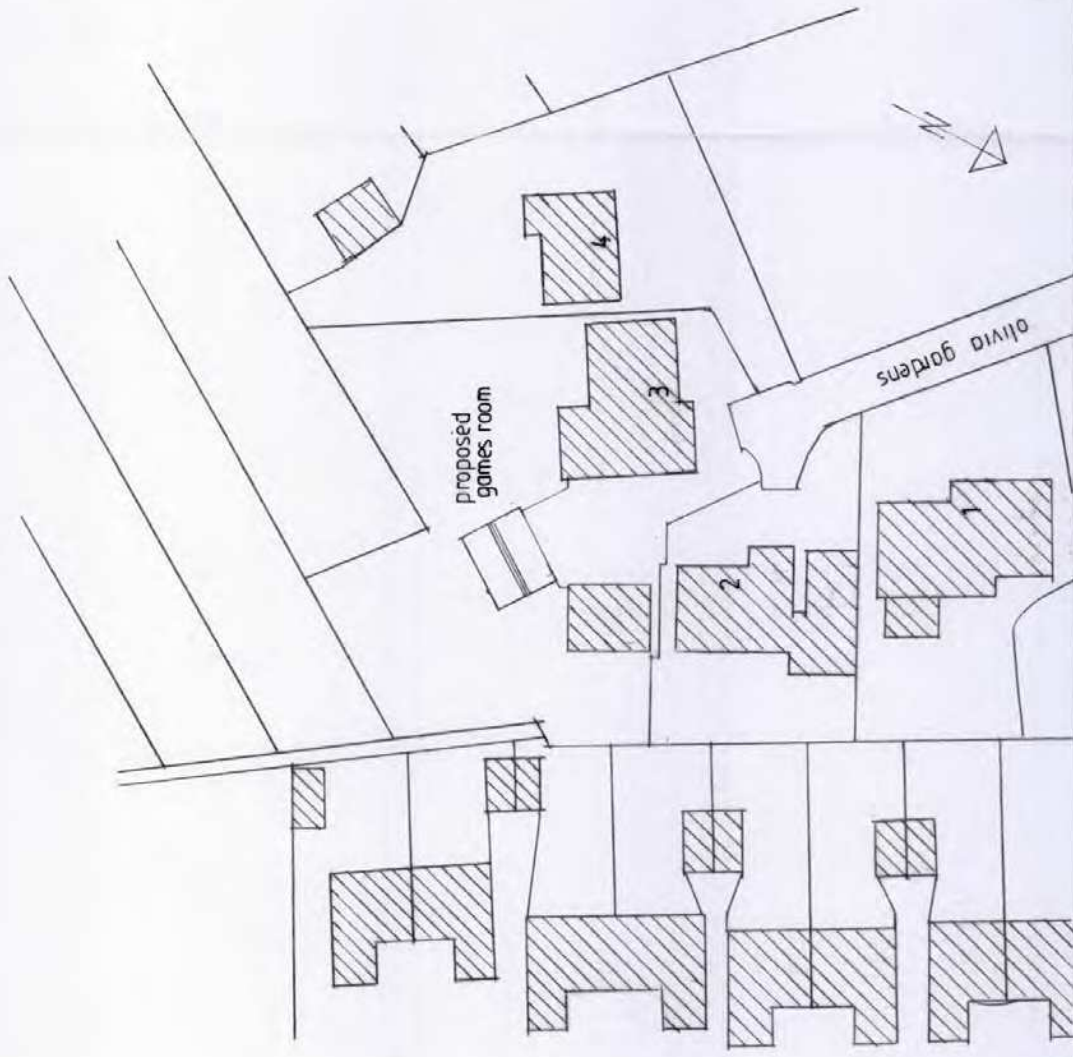
DATE: FEB 2017

SCALE: 1:500 RT A3

DRAWN:

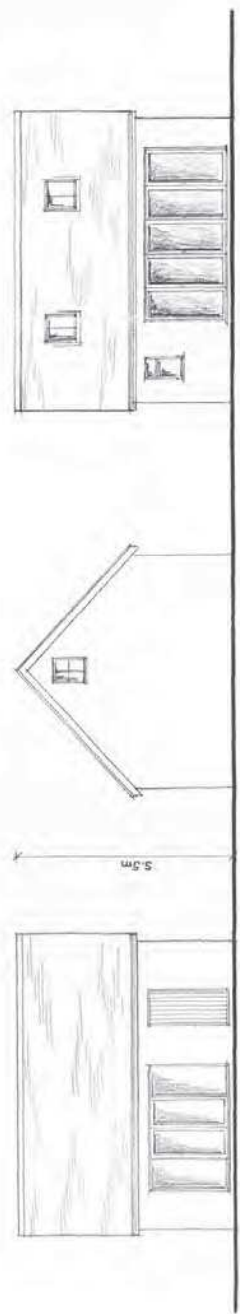
[Signature]

DRG NO:
1681/21



BLOCK PLAN 1:500

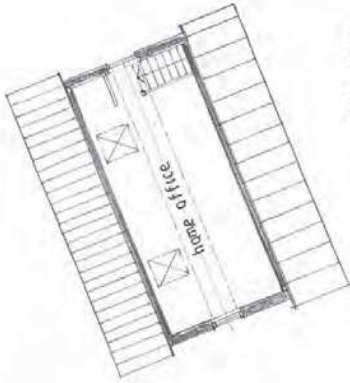




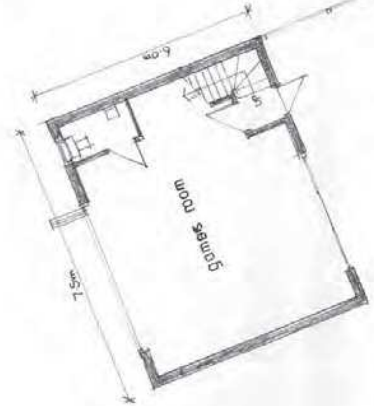
FRONT VIEW

END VIEWS

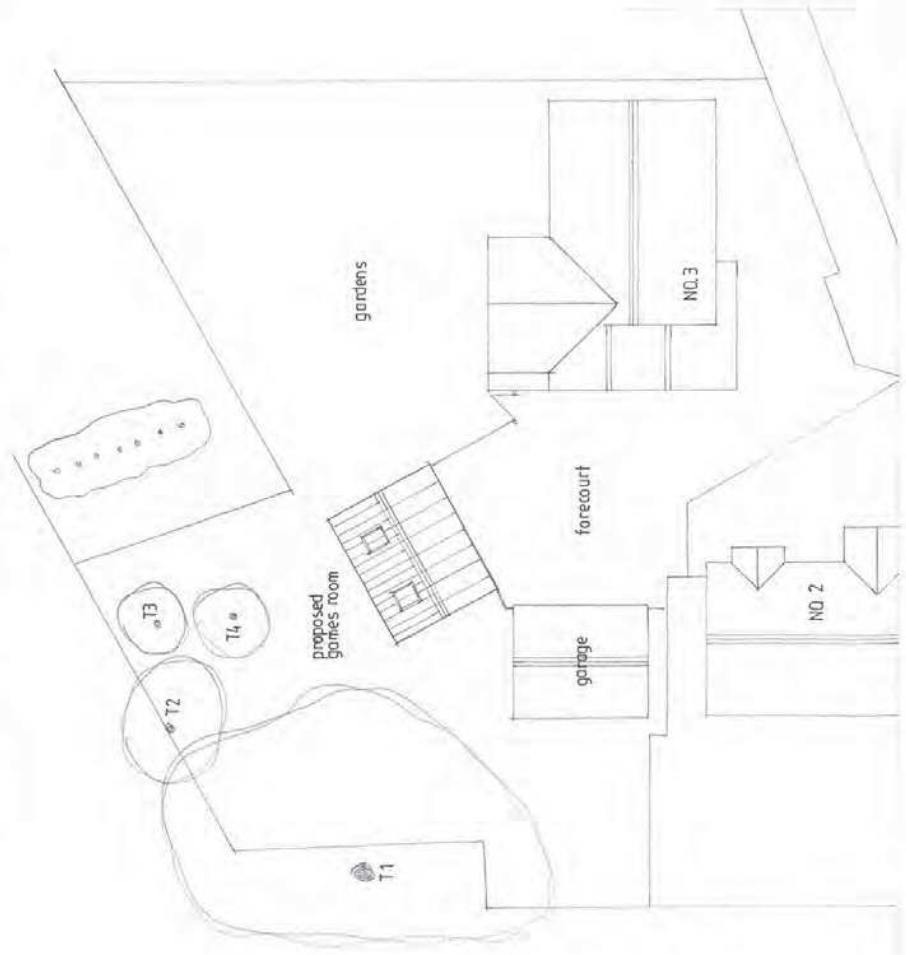
REAR VIEW



ROOF PLAN



GROUND FLOOR PLAN



SITE LAYOUT PLAN 1:200

homeplans

Church Gardens, Church Hill, Harefield, Middlesex UB9 6DU
 T: 01895 822488
 E: patrick@homeplansharefield.com
 W: www.homeplansharefield.com



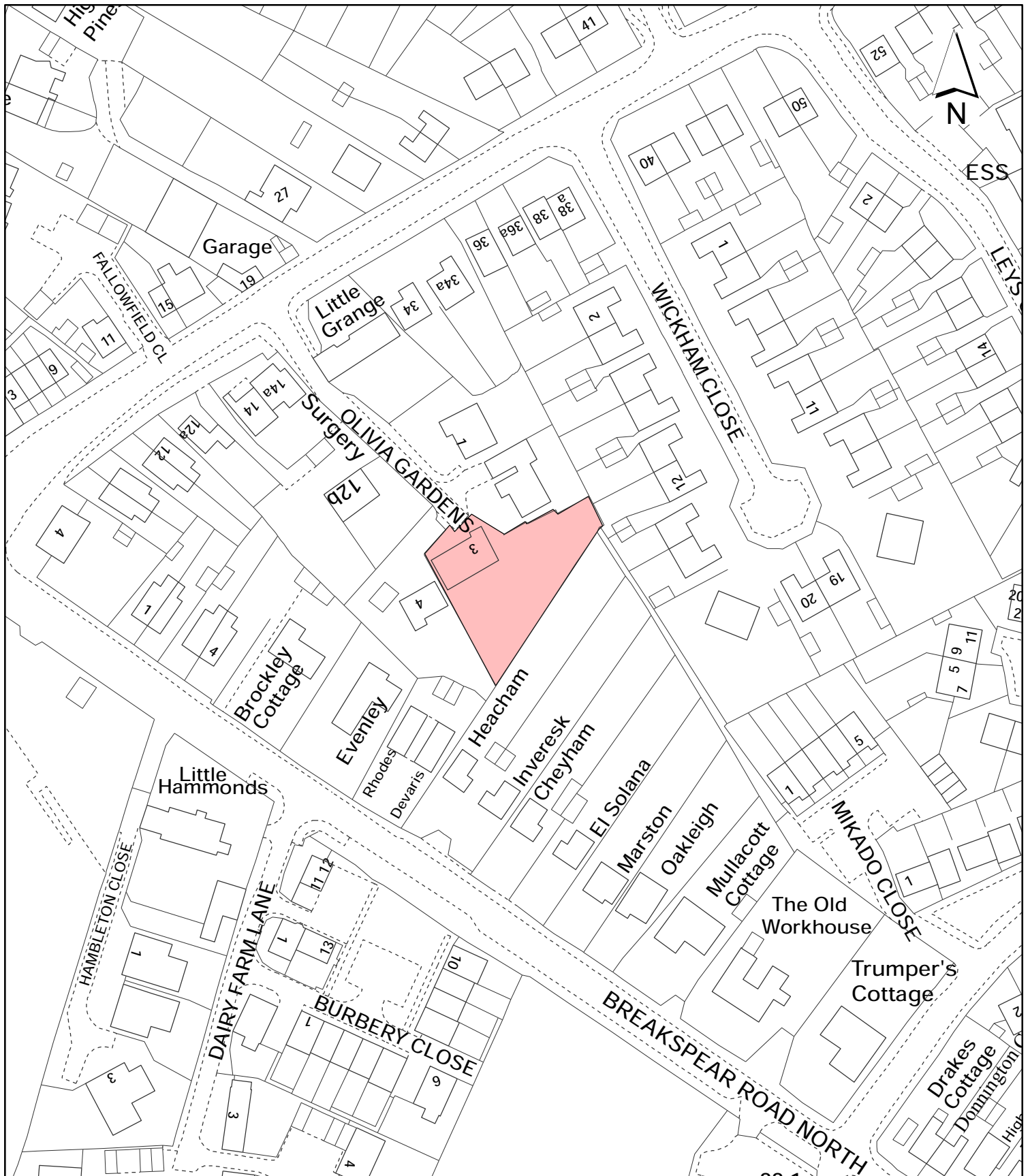
CLIENT: MR J McGRATH
 PROJECT: 3 OLIVIA GARDENS
 HAREFIELD

TITLE: DESIGN PROPOSAL
 GAMES ROOM

DATE: FEB. 2017
 SCALE: 1:100/1:200 AT A2
 DRAWN: [Signature]

DRG NO:
 1681/20





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 2016 Ordnance Survey 100019283

Site Address:

3 Olivia Gardens

LONDON BOROUGH OF HILLINGDON

Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
4672/APP/2017/765

Scale:
1:1,250

Planning Committee:
North Page 123

Date:
June 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 3 ALBANY CLOSE ICKENHAM

Development: Conversion of roofspace to habitable use to include 1 x front and 3 x rear dormers and conversion of roof from hip to gable end with a Juliette Balcony.

LBH Ref Nos: 72581/APP/2017/1057

Date Plans Received: 22/03/2017

Date(s) of Amendment(s):

Date Application Valid: 22/03/2017

London Borough of Wokingham
Reviewed
22 MAR 2017
Planning
Residents Services



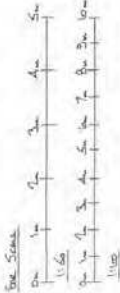
Metres
0 5 10 20 30 40 50
Scale: 1:1250

3 Albany Close
Ickenham
Uxbridge
UB10 8QW

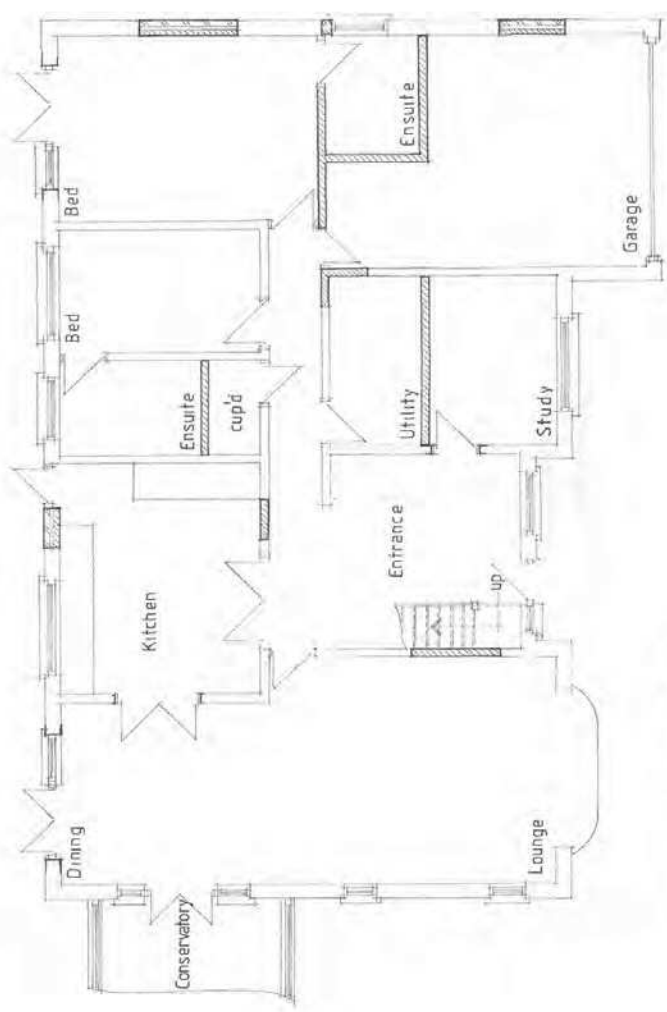
Supplied by: National Map Centre
License number: 100031961
Produced: 10/01/2017
Serial number: 1781403

Plot centre co-ordinates: 507446,185317
Download file: Pottle_3AlbanyClose.zip
Project name: Pottle_3AlbanyClose

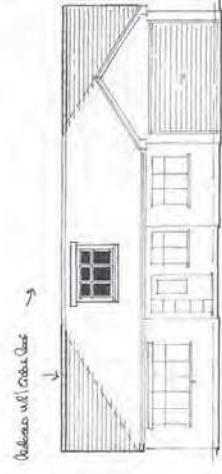
NOTES:
All dimensions must be checked on site and not scaled from this drawing.



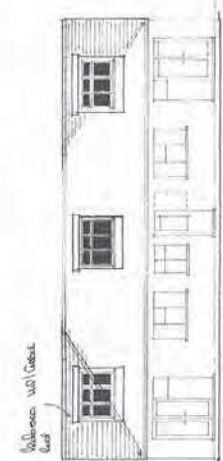
THIS DRAWING TO BE READ
IN CONJUNCTION WITH DRG
No. 3841/02



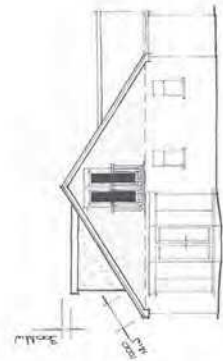
PROPOSED GROUND FLOOR PLAN



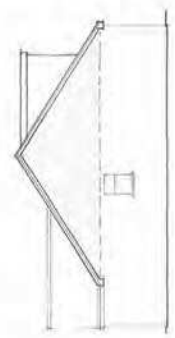
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

ALL MATERIALS TO MATCH EXISTING

1	1:10	16.11.2016	16.11.2016	16.11.2016	16.11.2016
2	1:10	16.11.2016	16.11.2016	16.11.2016	16.11.2016
3	1:10	16.11.2016	16.11.2016	16.11.2016	16.11.2016
4	1:10	16.11.2016	16.11.2016	16.11.2016	16.11.2016
5	1:10	16.11.2016	16.11.2016	16.11.2016	16.11.2016
6	1:10	16.11.2016	16.11.2016	16.11.2016	16.11.2016

Pottle & Co
Planning & Building Consultants
Suite A, 128 Manor Way
Ruislip, Middlesex, HA4 8HR
Tel: 01896 625000
www.pottle.co.uk

Client: MRS WEBSTER
Job Title: 3 ALBANY CLOSE
ICKENHAM
MIDDOX

Drawing Title: ALTERATION TO MAIN
ROOF FOR LOFT
CONVERSION

Scale: 1:50, 1:100
Date: 16.11.2016
Drawn by: GAD

Draw No: 3841/01
Rev: 6

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

NO	DATE	DESCRIPTION
5	14/01/17	1st issue of drawings
6	14/01/17	2nd issue of drawings

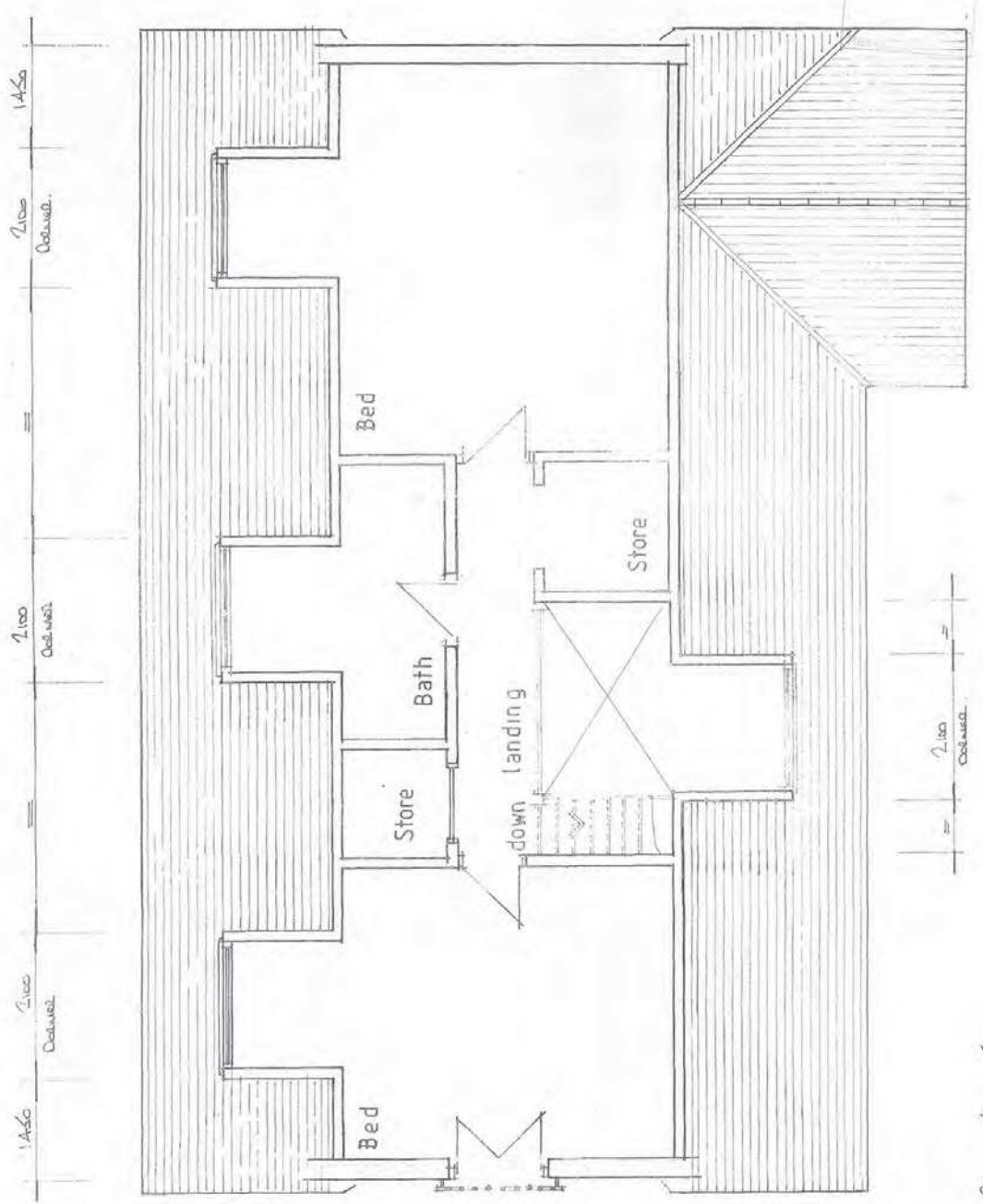
Pottle & Co
Planning & Building Consultants
Suite A, 128 Manor Way
Ruislip, Middlesex, HA4 8NR
Tel: 01895 622800
www.pottle.uk.com

Client: **MRS WEBSTER**

Job Title: **3 ALBANY CLOSE
ICKENHAM
MIDDX**

Drawing Title: **PROPOSED ROOF
PLAN**

Scale: 1:50	Date: January 2017	Drawn by: GEP
Big file: 3841/02	Sheet: 1 of 1	



THIS DRAWING TO BE READ
IN CONJUNCTION WITH DRG
No 3841/01



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 2016 Ordnance Survey 100019283

Site Address:

3 Albany Close

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

Planning Application Ref:
72581/APP/2017/1057

Scale:
1:1,250

Planning Committee:
North Page 128

Date:
June 2017

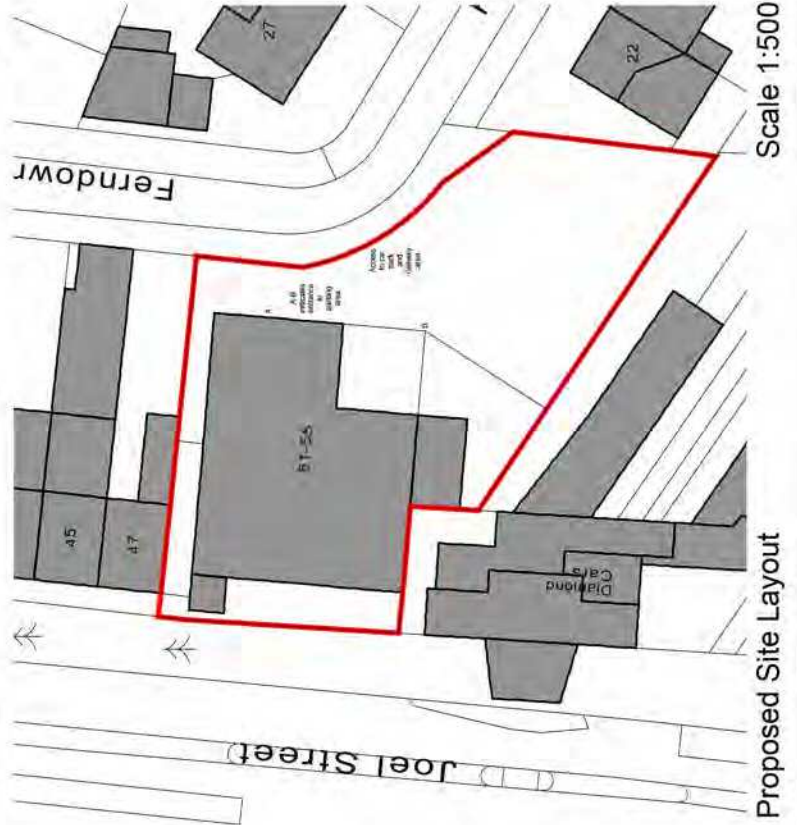


Report of the Head of Planning, Sport and Green Spaces

Address 53-55 THE BROADWAY JOEL STREET NORTHWOOD
Development: Change of use of the 1st and 2nd floors to a 24 hour gym (Class D2).
LBH Ref Nos: 5564/APP/2016/3908

Date Plans Received: 24/10/2016
Date Application Valid: 24/10/2016

Date(s) of Amendment(s):



Rev	Date	Description

Fluent
ARCHITECTURAL DESIGN SERVICES

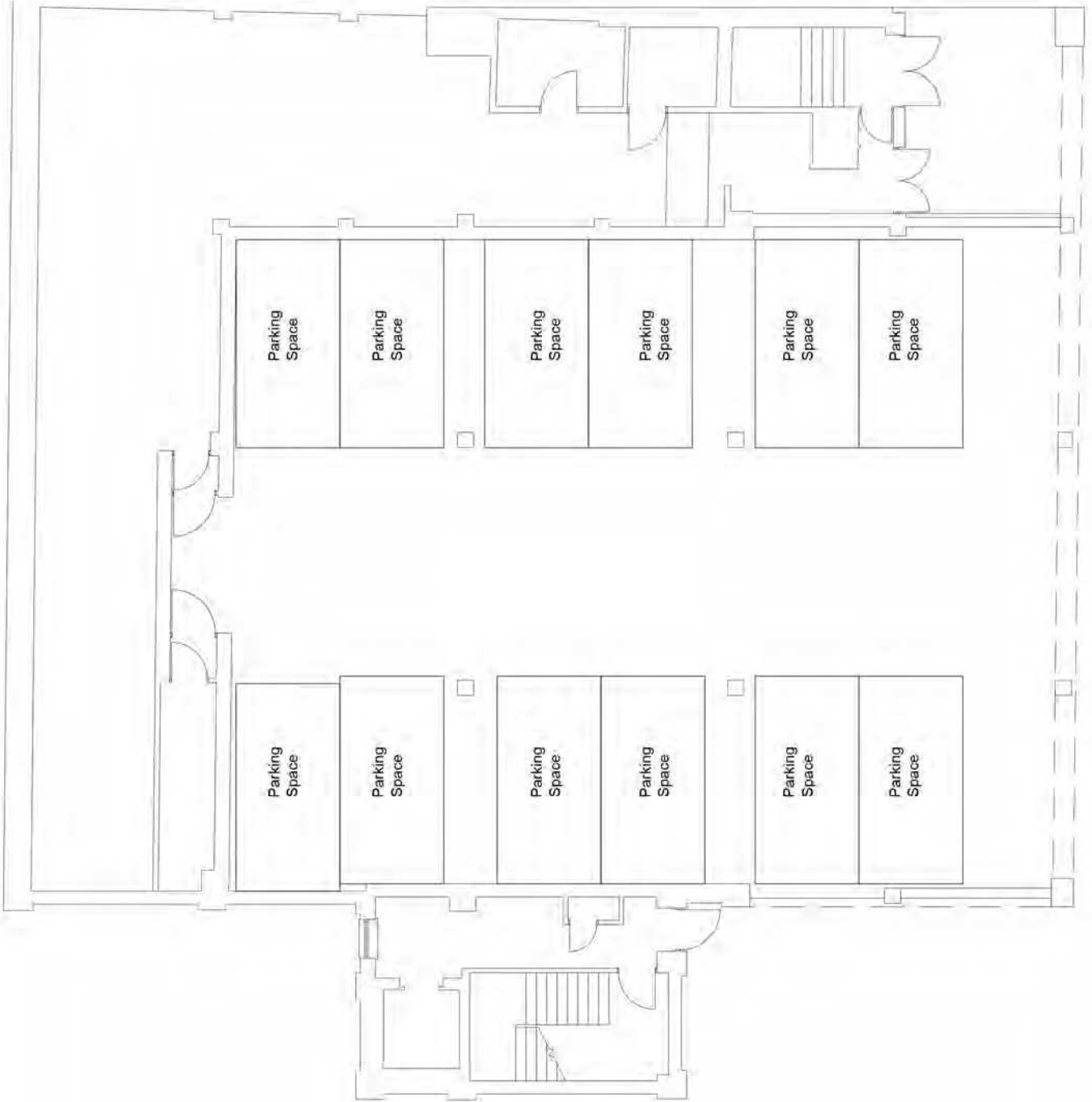
FLUENT
ARCHITECTURAL DESIGN SERVICES
221 CLARE ROAD, STAMES,
MOUNTAIN VIEW,
MOUNTAIN VIEW, CA 94039
E-MAIL: INFO@FLUENT-ARCH.COM
WEB: FLUENT-ARCH.COM

53-55 Joel Street, Northwood

Proposed
Site Layouts & Location Plan



Scale	Dwg No.
1:500 @ A3	FLU.387.5.01
Date	Rev
12.09.16	
Drawn	
T. Millin	



Rev	Date	Description

FLUENT
ARCHITECTURAL DESIGN SERVICES

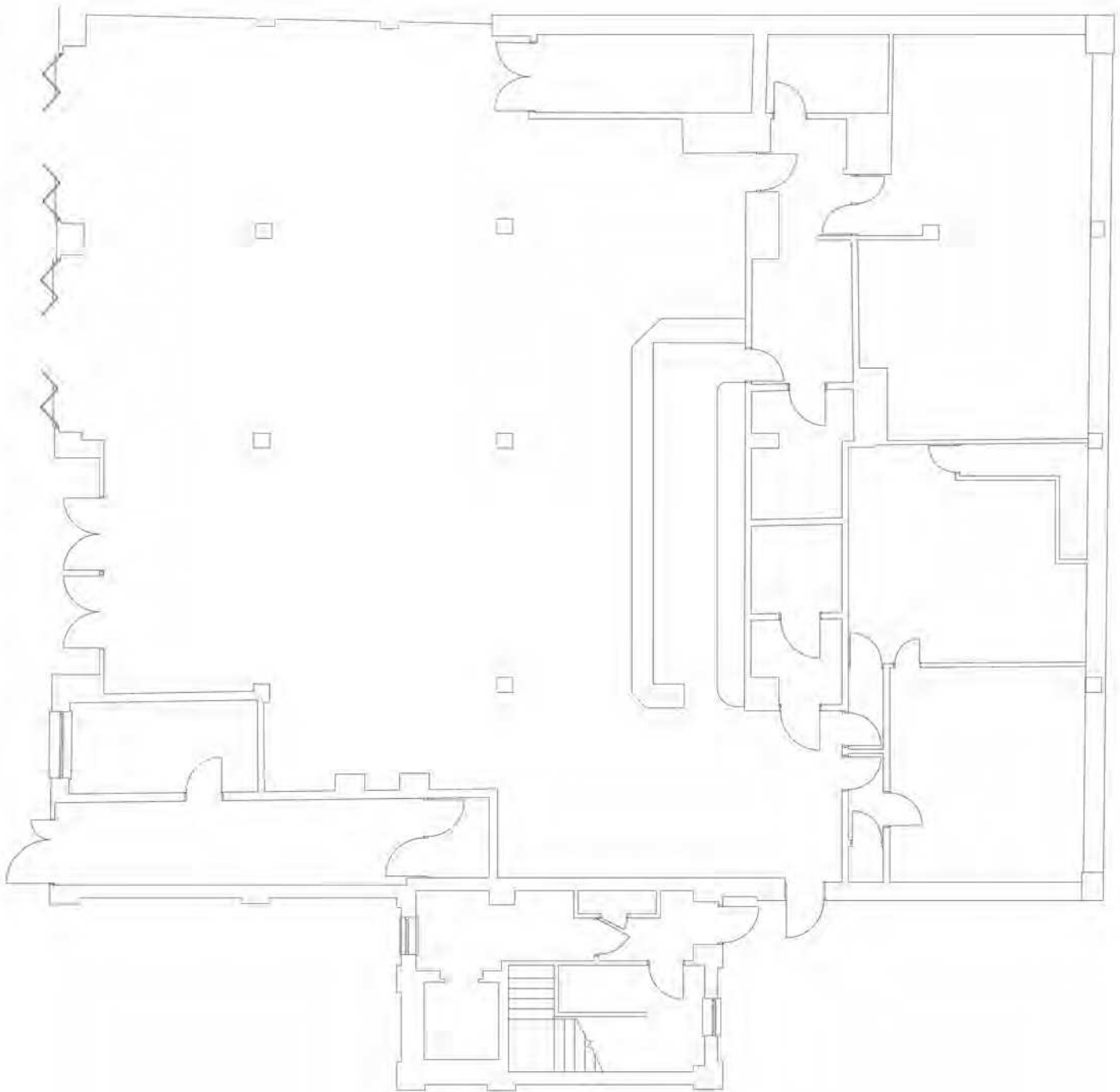
351 CLARK ROAD, SUITE 200
MILWAUKEE, WI 53212
E-MAIL: INFO@FLUENT-ARCH.COM
WEB: FLUENT-ARCH.COM

53-55 Joel Street, Northwood

Existing Basement Floor Plan



Scale	Dwg No.
1:100 @ A3	FLU.387.5.02
Date	Rev
12.09.16	
Drawn	
T. Millin	



Rev	Date	Description

Fluent
ARCHITECTURAL DESIGN SERVICES

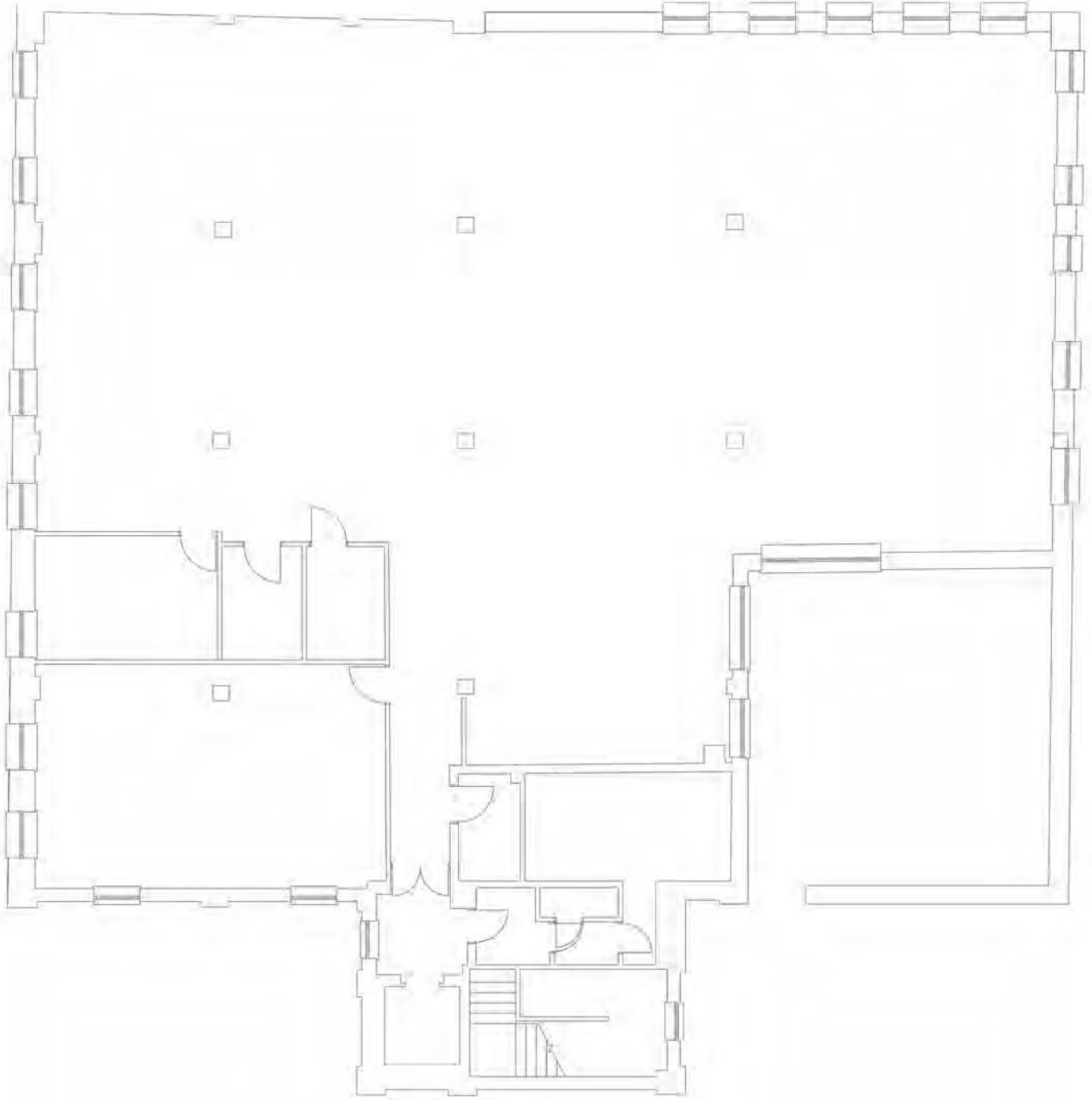
FLUENT
ARCHITECTURAL DESIGN SERVICES
321 CLARK ROAD, SUITE 200
NORTHWOOD, MA 01861
TEL: 978.351.1111
E-MAIL: INFO@FLUENT-ARCH.COM
WEB: FLUENT-ARCH.COM

53-55 Joel Street, Northwood

Existing Ground Floor Plan



Scale	Dwg No.
1:100 @ A3	FLU.387.5.03
Date	Rev
12.09.16	
Drawn	
T. Millin	



Rev	Date	Description

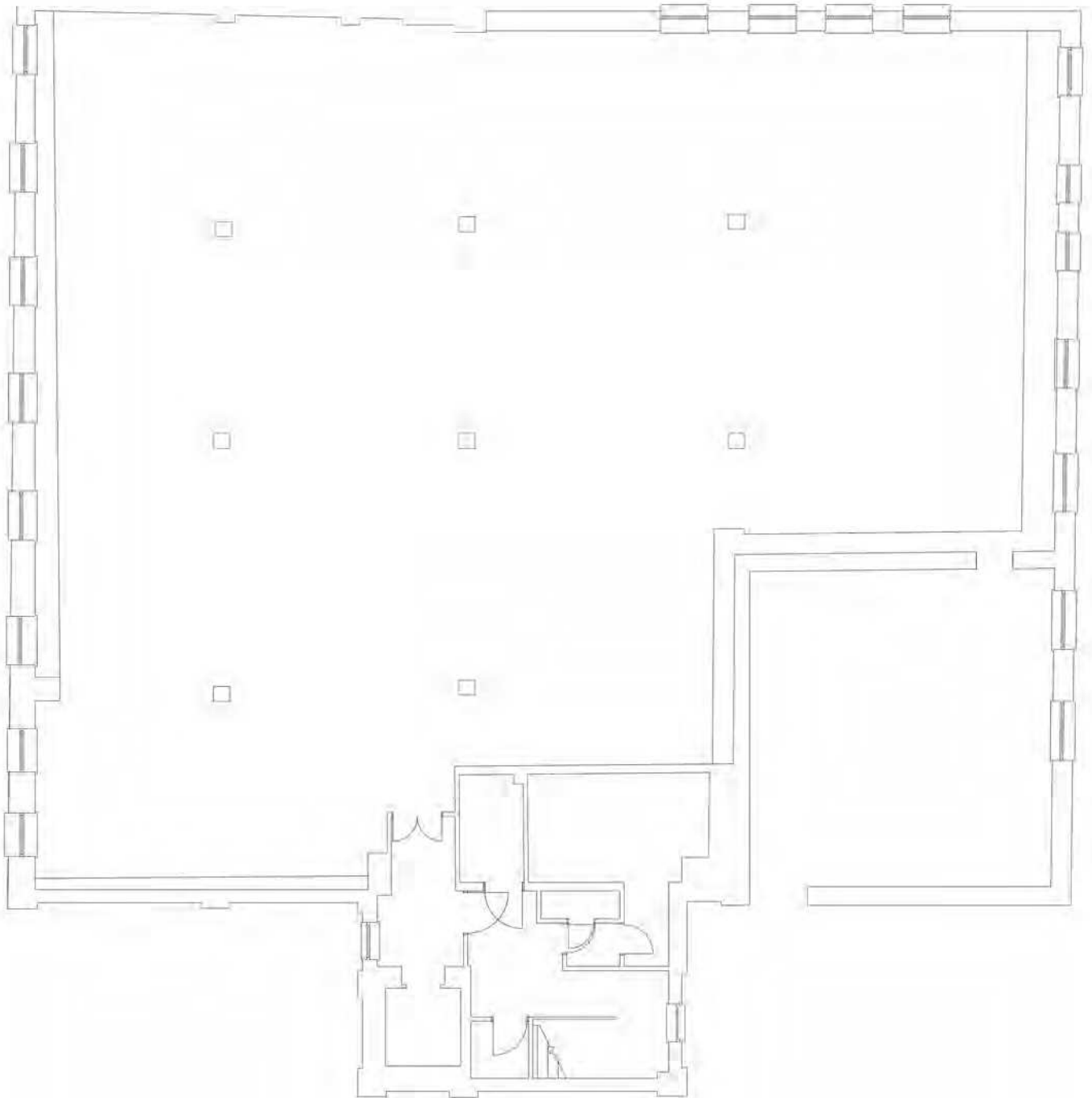

FLUENT
 ARCHITECTURAL DESIGN SERVICES
351 CLARK ROAD, STAMEN, MA 01960
 TEL: 978.438.3333
 E-MAIL: INFO@FLUENT-ARCH.COM
 WEB: FLUENT-ARCH.COM

53-55 Joel Street, Northwood

Existing First Floor Plan



Scale	Dwg No.
1:100 @ A3	FLU.387.5.04
Date	Rev
12.09.16	
Drawn	
T. Millin	

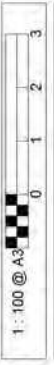


Rev	Date	Description

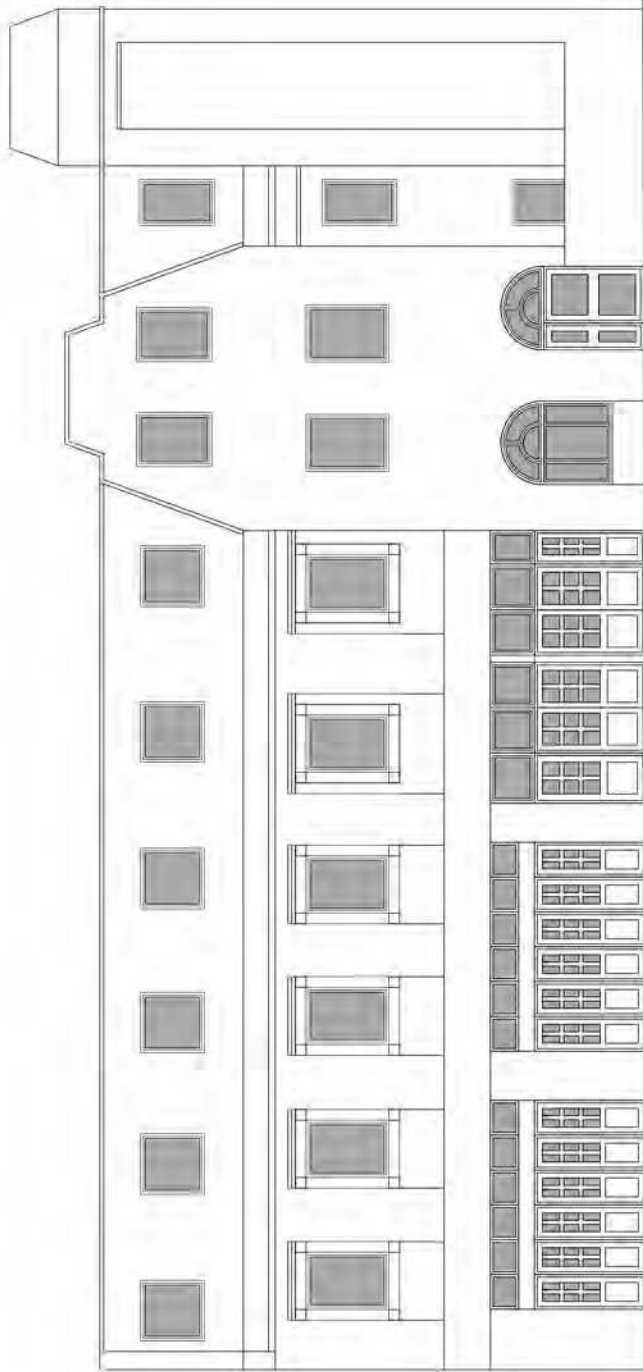

Fluent
 ARCHITECTURAL DESIGN SERVICES
 321 CLARK ROAD, STAMEN, MA 01960
 TEL: 978.250.0333
 E-MAIL: INFO@FLUENT-ARCH.COM
 WEB: FLUENT-ARCH.COM

53-55 Joel Street, Northwood

Existing Second Floor Plan



Scale	Dwg No.
1:100 @ A3	FLU.387.5.05
Date	Rev
12.09.16	
Drawn	
T. Millin	



Rev	Date	Description


Fluent
 ARCHITECTURAL DESIGN SERVICES

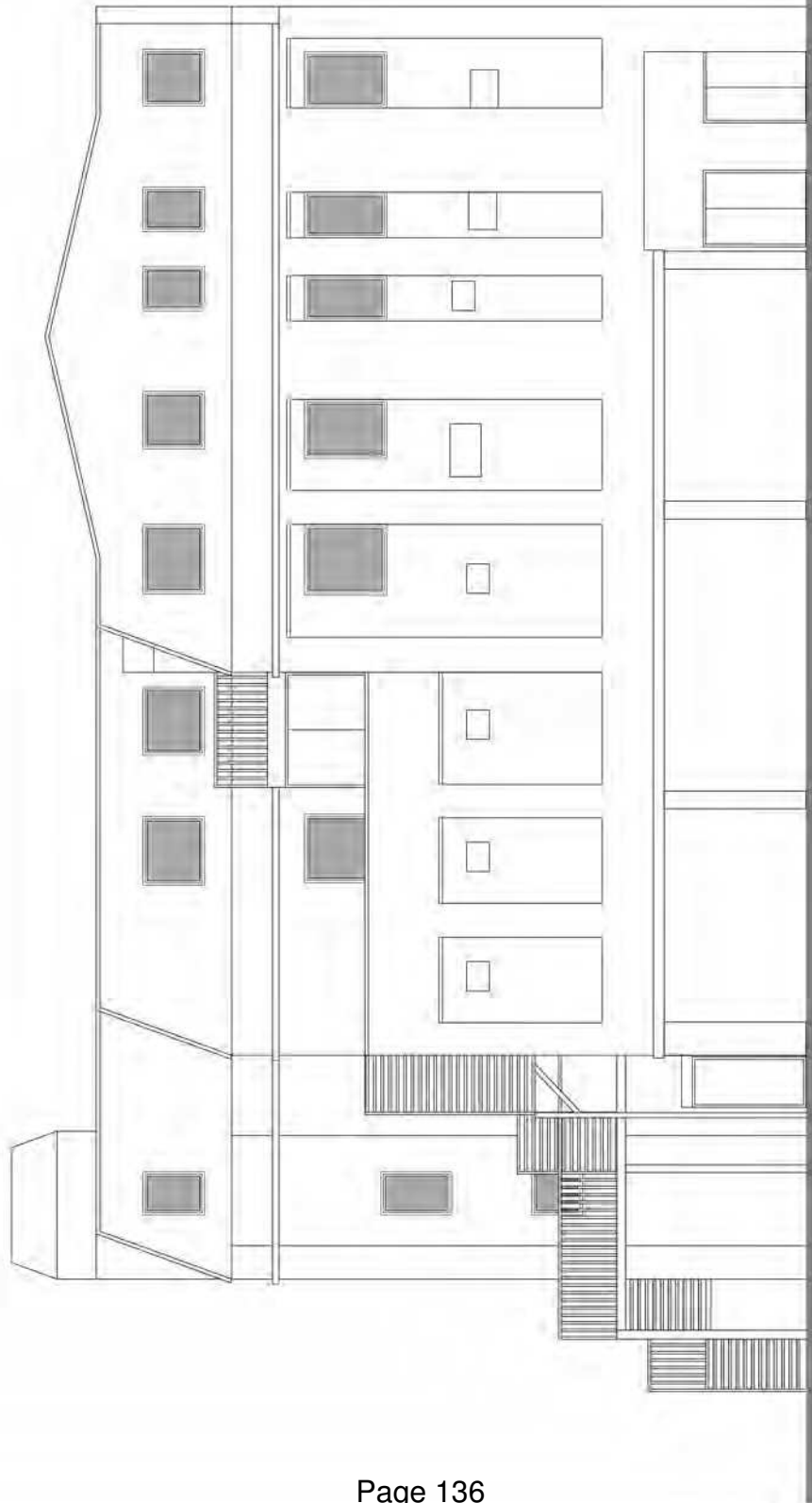
FLUENT
 ARCHITECTURAL DESIGN SERVICES
 331 CLARK ROAD, BARNES,
 WILMINGTON, DE 19804
 TEL: 302.438.2318
 E-MAIL: INFO@FLUENT-ARCH.COM
 WEB: FLUENT-ARCH.COM

53-55 Joel Street, Northwood

Existing Front Elevation



Scale	Dwg No.
1:100 @ A3	FLU.387.5.06
Date	Rev
12.09.16	
Drawn	
T. Millin	



Rev	Date	Description


Fluent
 ARCHITECTURAL DESIGN SERVICES

FLUENT
 ARCHITECTURAL DESIGN SERVICES
 331 CLARK ROAD, SUITE 200
 NORTHWOOD, MA 01862
 TEL: 978.352.4333
 E-MAIL: INFO@FLUENT-ARCH.COM
 WWW.FLUENT-ARCH.COM

53-55 Joel Street, Northwood

Existing Rear Elevation



Scale	Dwg No.
1:100 @ A3	FLU.387.5.07
Date	Rev
12.09.16	
Drawn	
T. Millin	



Rev	Date	Description

Fluent
ARCHITECTURAL DESIGN SERVICES

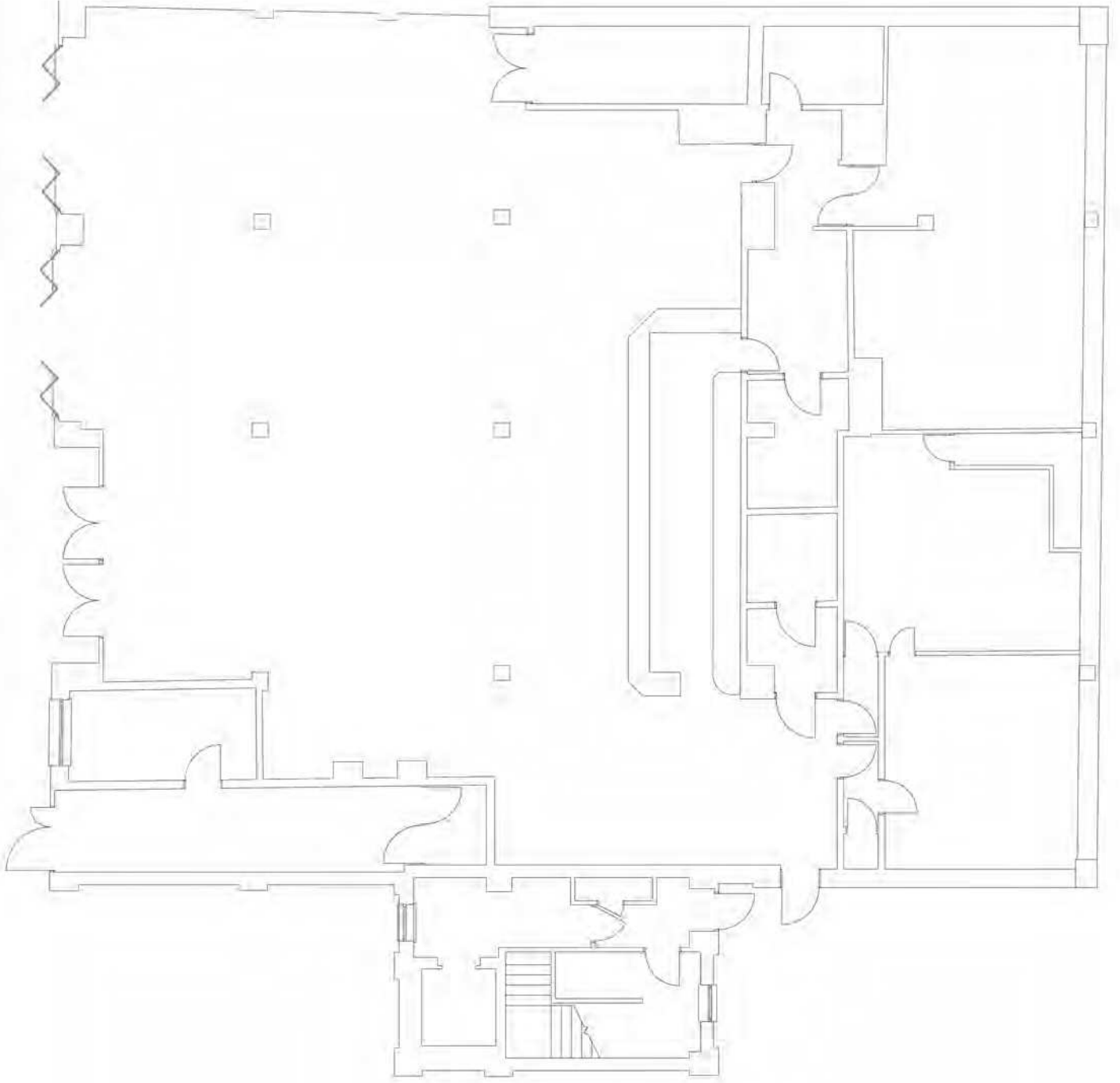
FLUENT
ARCHITECTURAL DESIGN SERVICES
351 CLARK ROAD, SUITE 200
MILWAUKEE, WI 53212
PHONE: 414.224.4444
E-MAIL: INFO@FLUENT-ARCH.COM
WEB: FLUENT-ARCH.COM

53-55 Joel Street, Northwood

Proposed Basement Floor Plan



Scale	Dwg No.
1:100 @ A3	FLU.387.5.08
Date	Rev
12.09.16	
Drawn	
T. Millin	



Rev	Date	Description

Fluent
ARCHITECTURAL DESIGN SERVICES

FLUENT
ARCHITECTURAL DESIGN SERVICES
321 CLARK BLVD, SUITE 200
MILWAUKEE, WI 53212
E-MAIL: INFO@FLUENT-ARCH.COM
WEB: FLUENT-ARCH.COM

53-55 Joel Street, Northwood

Proposed Ground Floor Plan



Scale	Dwg No.
1:100 @ A3	FLU.387.5.09
Date	Rev
12.09.16	
Drawn	
T. Millin	



Rev	Date	Description


Fluent
 ARCHITECTURAL DESIGN SERVICES

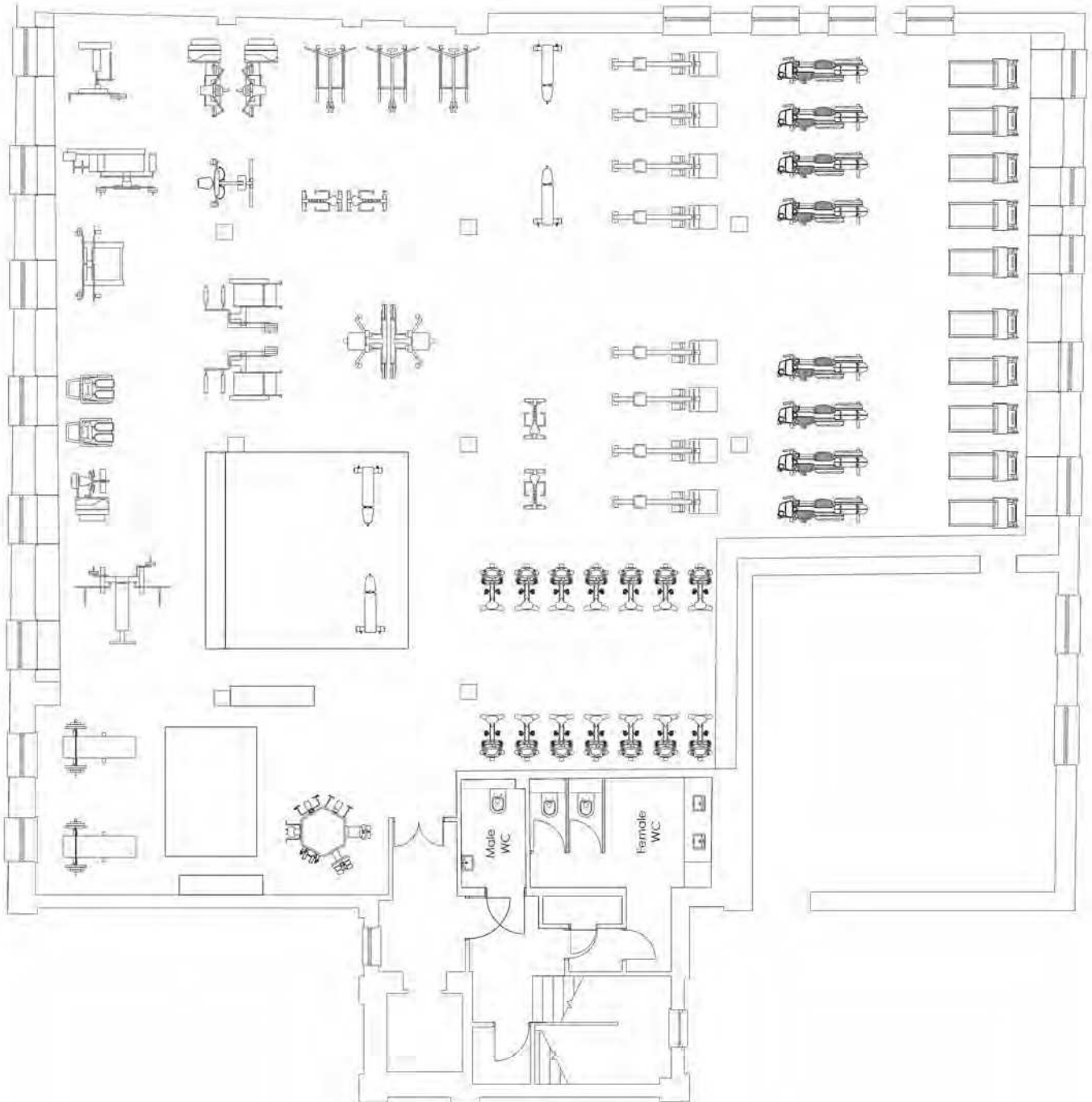
FLUENT
 ARCHITECTURAL DESIGN SERVICES
 321 CLARE ROAD, STAMES,
 MIDLESEX TW20 9LW
 E-MAIL: INFO@FLUENT-ARCHITECT.COM
 WEB: FLUENT-ARCHITECT.COM

53-55 Joel Street, Northwood

Proposed First Floor Plan



Scale	Dwg No.
1:100 @ A3	FLU.387.5.10
Date	Rev
12.09.16	
Drawn	
T. Millin	



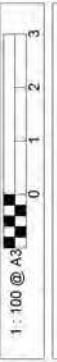
Rev	Date	Description

Fluent
ARCHITECTURAL DESIGN SERVICES

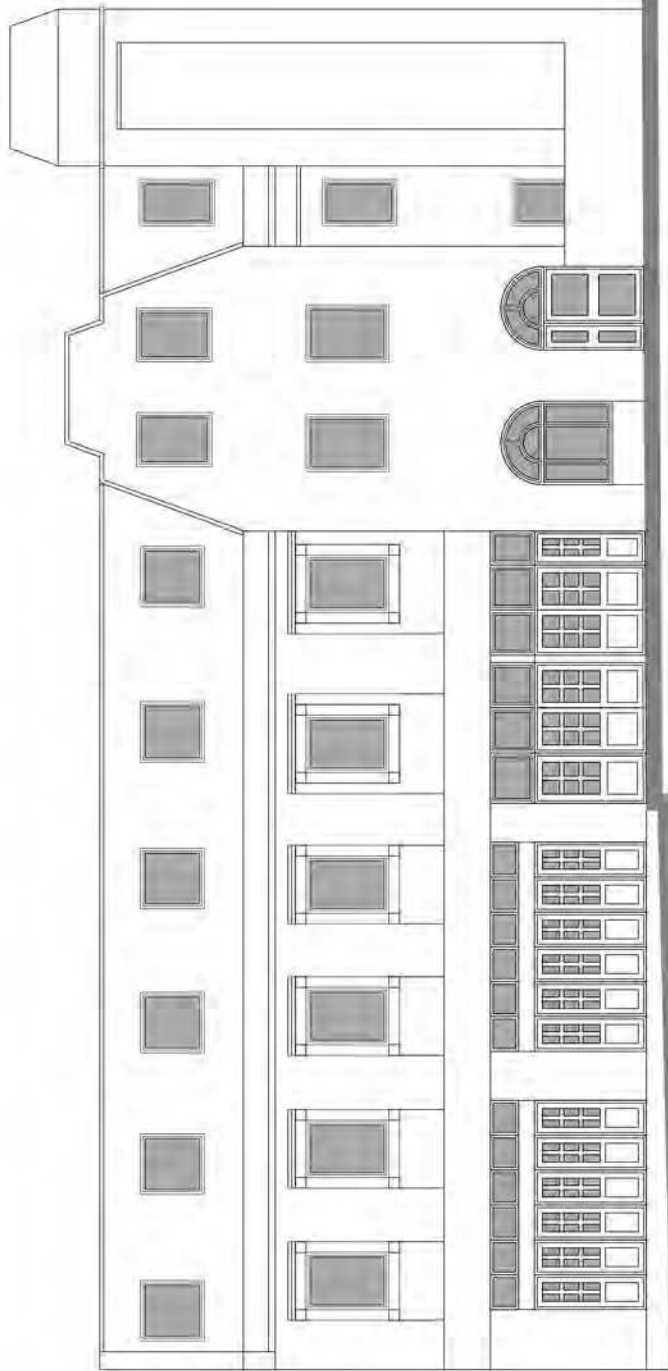
FLUENT
ARCHITECTURAL DESIGN SERVICES
221 CLARK ROAD, SUITE 200
NORTHWOOD, MA 01862
E-MAIL: INFO@FLUENT-ARCH.COM
WEB: FLUENT-ARCH.COM

53-55 Joel Street, Northwood

Proposed Second Floor Plan



Scale	Dwg No.
1:100 @ A3	FLU.387.5.11
Date	Rev
12.09.16	
Drawn	
T. Millin	



Rev	Date	Description


Fluent
 ARCHITECTURAL DESIGN SERVICES
 351 CLARK ROAD, BARNES,
 NORTHWOOD, A3 3EJ
 E-MAIL: INFO@FLUENT-ARCHITECT.CO.UK
 WEB: FLUENT-ARCHITECT.CO.UK

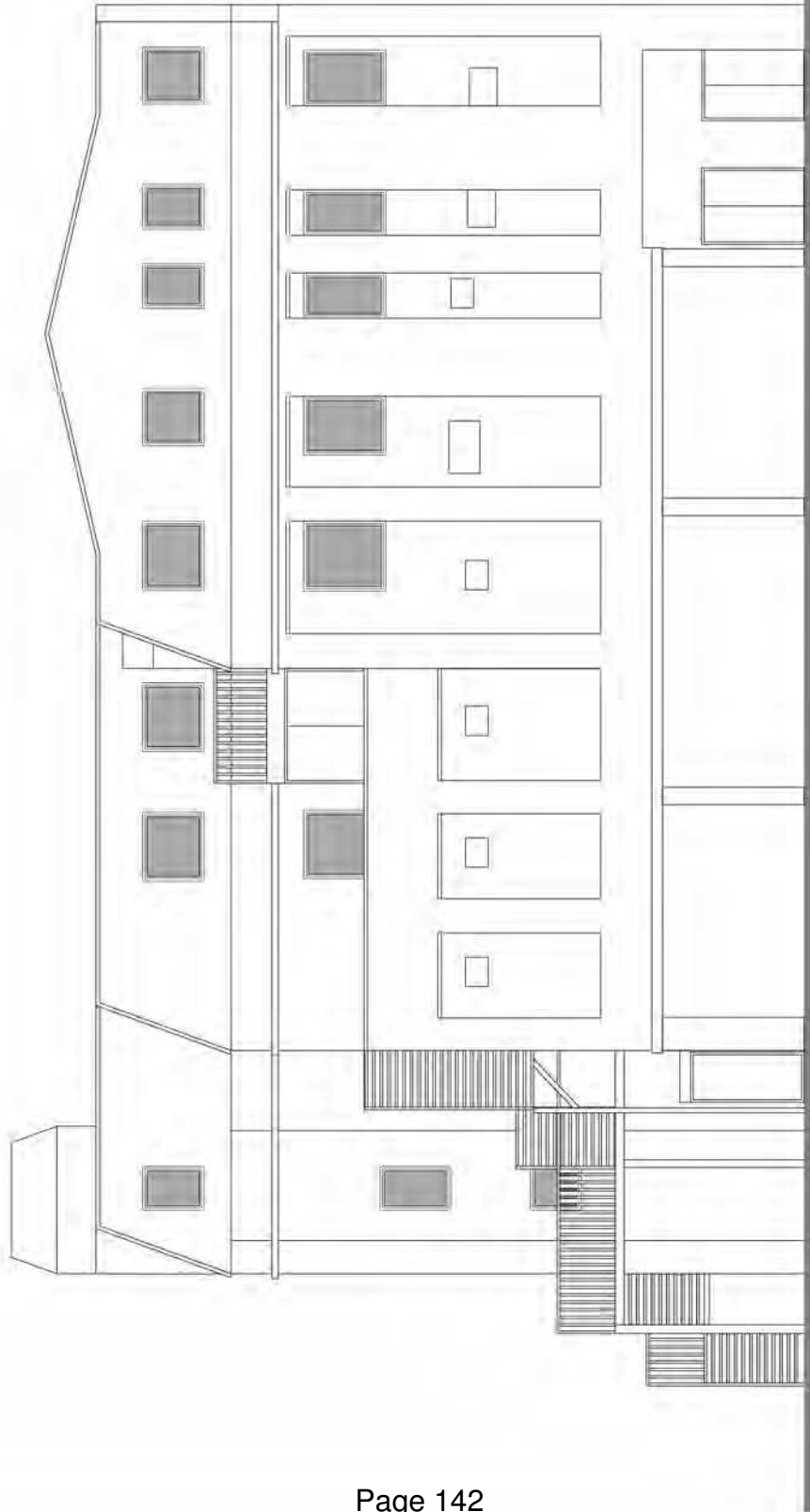
53-55 Joel Street, Northwood

Proposed Front Elevation

1:100 @ A3



Scale	Dwg No.
1:100 @ A3	FLU.387.5.12
Date	Rev
12.09.16	
Drawn	
T. Millin	



Rev	Date	Description


Fluent
 ARCHITECTURAL DESIGN SERVICES

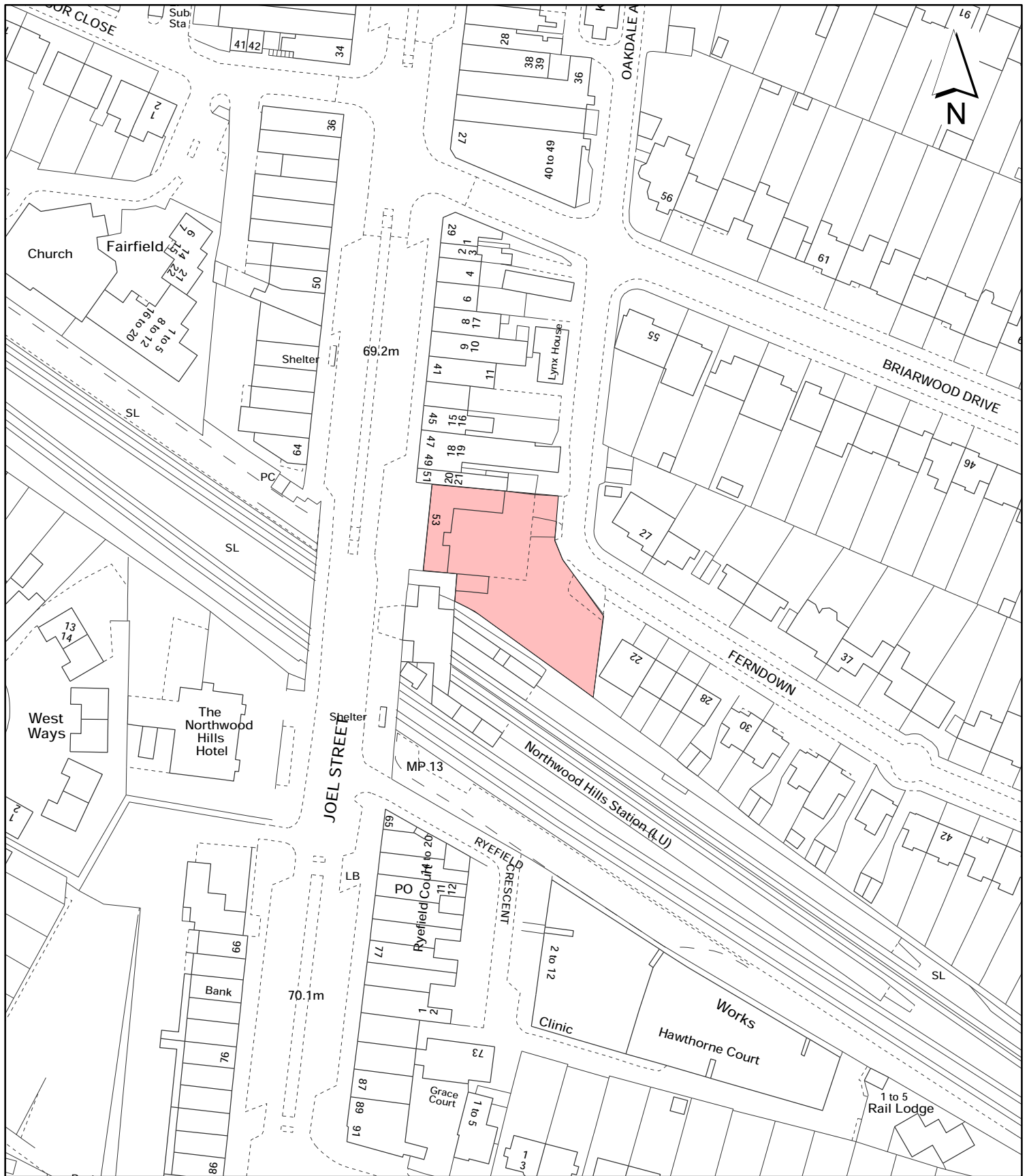
FLUENT
 ARCHITECTURAL DESIGN SERVICES
 331 CLARK ROAD, SUITE 200
 WILMINGTON, MA 01897
 TEL: 603.650.0333
 E-MAIL: INFO@FLUENT-ARCH.COM
 WEB: FLUENT-ARCH.COM

53-55 Joel Street, Northwood

Proposed Rear Elevation



Scale	Dwg No.
1:100 @ A3	FLU.387.5.13
Date	Rev
12.09.16	
Drawn	
T. Millin	



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 2016 Ordnance Survey 100019283

Site Address:

**53-55 The Broadway
 Joel Street**

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

Planning Application Ref:

5564/APP/2016/3908

Scale:

1:1,250

Planning Committee:

North Page 143

Date:

June 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 50 RODNEY GARDENS EASTCOTE PINNER

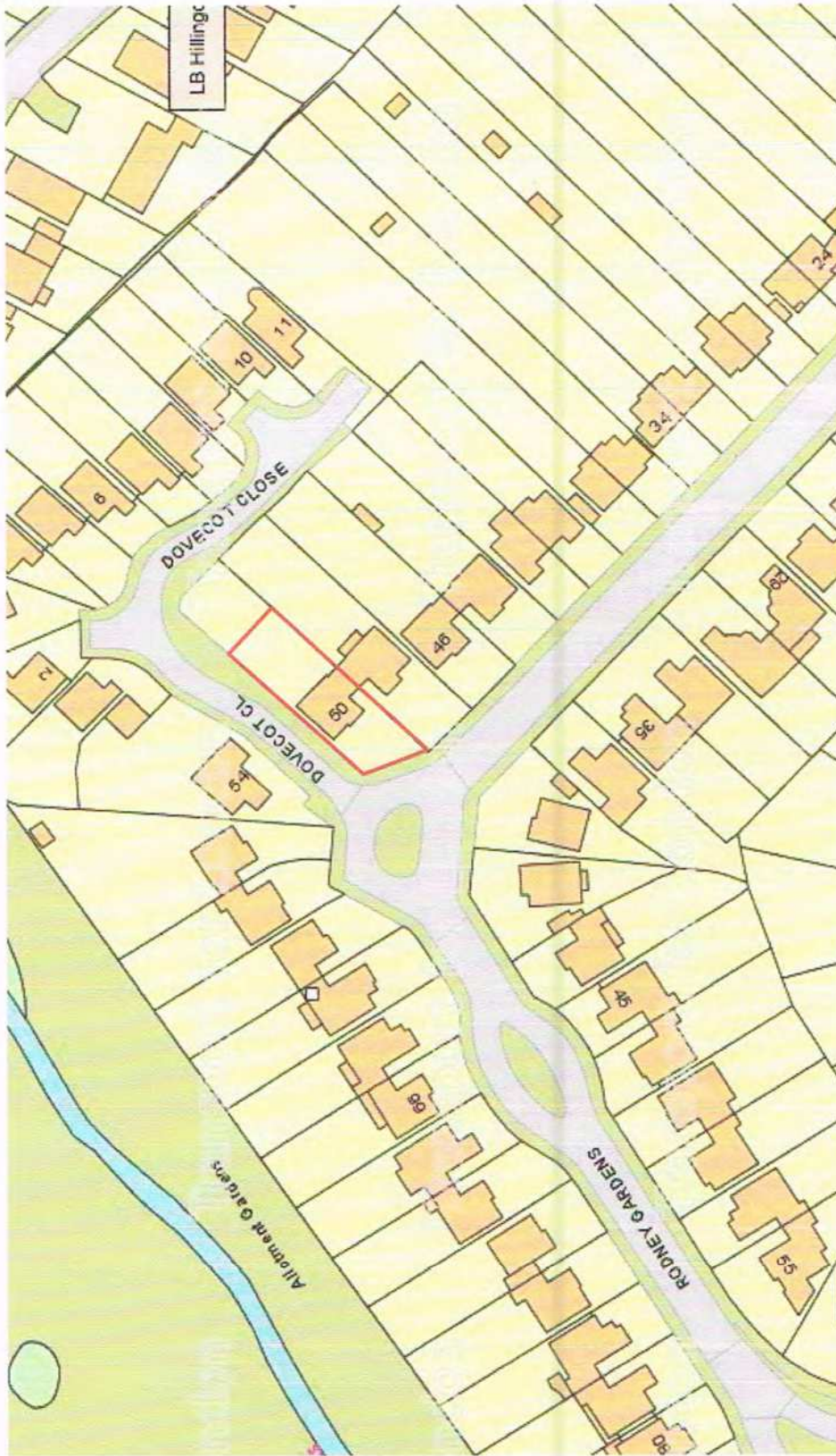
Development: Removal of fascia to rear elevation; alterations to single storey rear extension including pitched roof with crown; new brickwork to match existing; retention of extension once altered.

LBH Ref Nos: 45146/APP/2017/1639

Date Plans Received: 03/05/2017

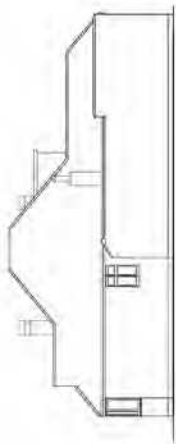
Date(s) of Amendment(s):

Date Application Valid: 03/05/2017

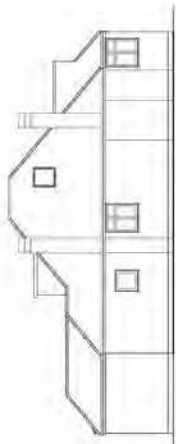


Show Name	Site Location 1:1250		
Reference	50 Rodney Gardens, H/5	Drawn By	Date
CAD File Name			

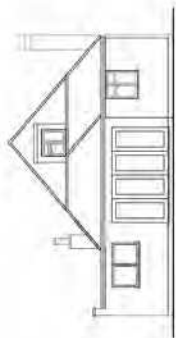
— SITE LOCATION



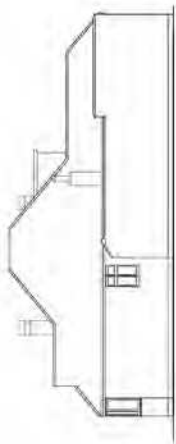
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

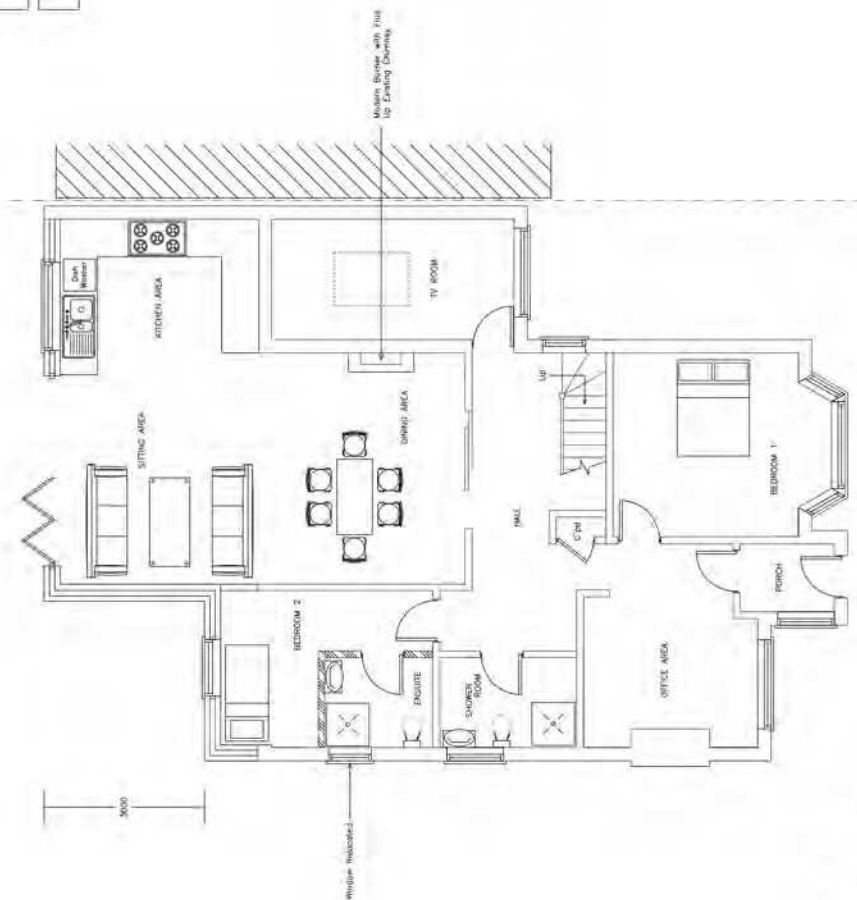


PROPOSED SIDE ELEVATION

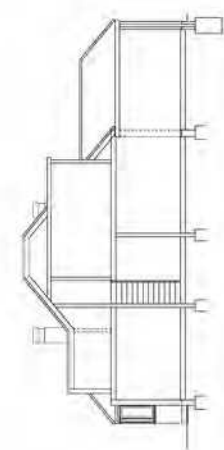


PROPOSED SIDE ELEVATION

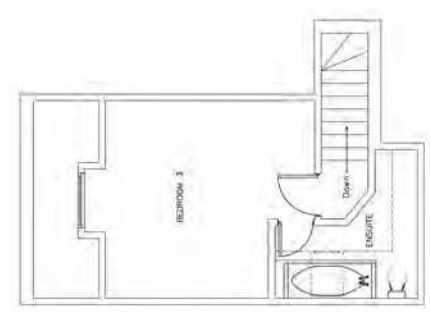
- New Bricks to Match Existing House Bricks
- New Roof Tiles to Match Existing Roof Tiles



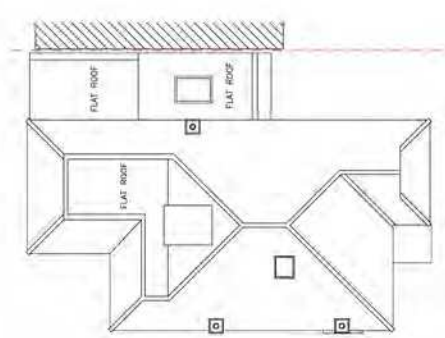
PROPOSED GROUND FLOOR PLAN



PROPOSED SECTION



PROPOSED FIRST FLOOR PLAN

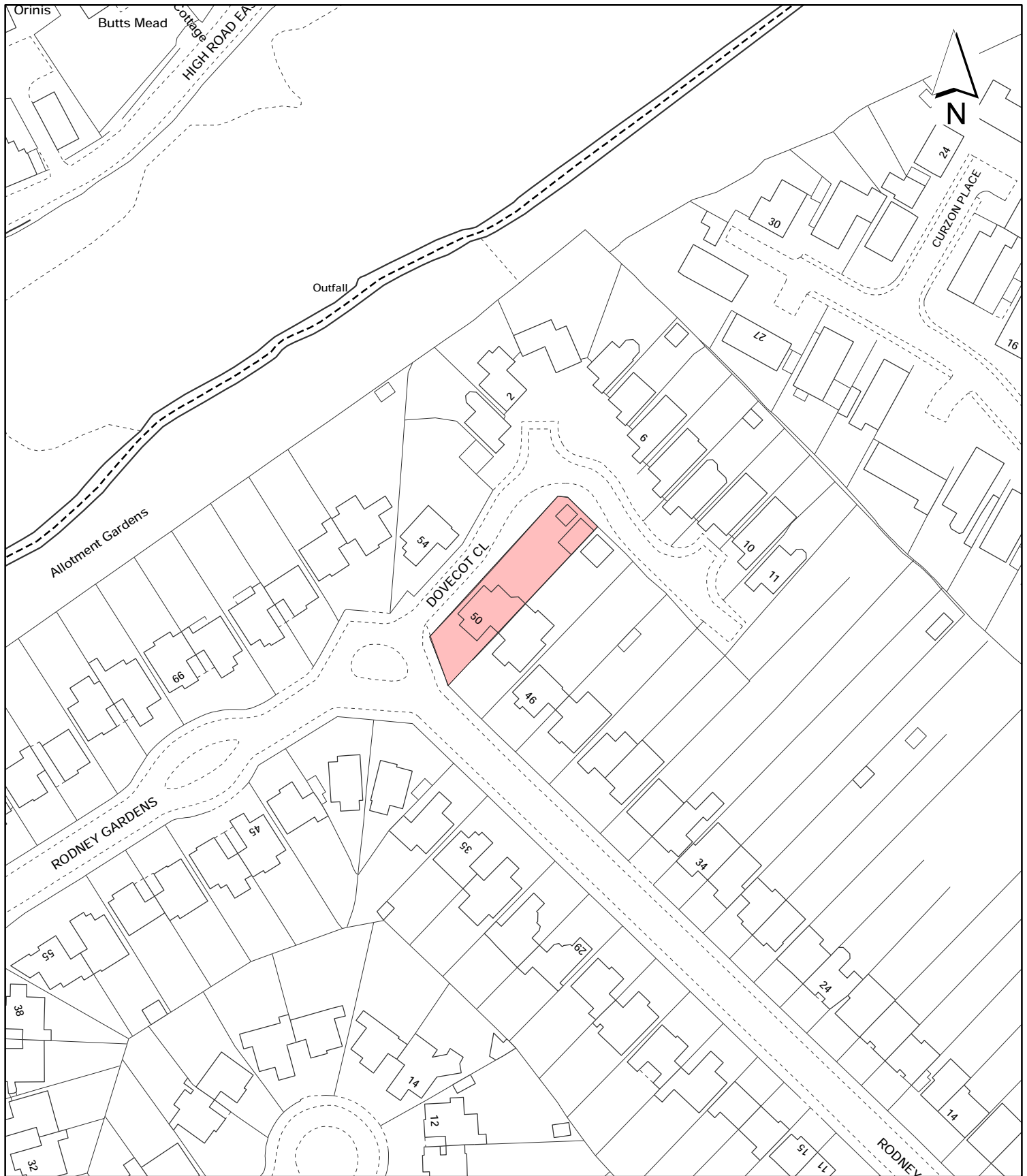


PROPOSED ROOF PLAN

- NOTES
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010 AND THE BUILDING ACT 2004.
 2. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010 AND THE BUILDING ACT 2004.
 3. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010 AND THE BUILDING ACT 2004.
 4. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010 AND THE BUILDING ACT 2004.
 5. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010 AND THE BUILDING ACT 2004.
 6. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010 AND THE BUILDING ACT 2004.
 7. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010 AND THE BUILDING ACT 2004.
 8. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010 AND THE BUILDING ACT 2004.
 9. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010 AND THE BUILDING ACT 2004.
 10. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010 AND THE BUILDING ACT 2004.



Lantern Planning Associates PO Box 339, Watford, Hertfordshire, WD18 4XB	Drawing No. 21600/03 REV D	Client: Mrs Z. Nourous	Description: Single Storey Rear Extension & Associated Internal Alterations
	Scale: 1:50 1:100 1:1	Project: 50 Rodney Gardens Pinner HA5 2RP	
	Issue Date: 02/05/2017		



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 2016 Ordnance Survey 100019283

Site Address:

50 Rodney Gardens

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

Planning Application Ref:
45146/APP/2017/1639

Scale:
1:1,250

Planning Committee:
North Page 147

Date:
June 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 78A THE DRIVE ICKENHAM
Development: Roof extensions to provide additional space at first floor level
LBH Ref Nos: 38308/APP/2017/1130

Date Plans Received: 28/03/2017 **Date(s) of Amendment(s):**
Date Application Valid: 07/04/2017



© 2017 Bentley Systems, Incorporated. Bentley, the "B" Bentley logo, and MicroStation are either registered trademarks or trademarks of Bentley Systems, Incorporated or Bentley Software, Inc.

GGC DESIGN LTD
 CHARTERED ARCHITECT
 Tel: 01895 251323
 Mob: 07976 732636
 g.g.calton11@btinternet.com

NOTES: - DO NOT SCALE FROM THIS DRAWING. The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

Rev	Revision notes	Initials	Date
-	-	-	-
Project 78A THE DRIVE, ICKENHAM UB10 8AQ		Scale 1:1250 @ A4	Drawn by EG
Description SITE LOCATION PLAN		Date 16/02/17	Checked by GC
		Drawing No. 78A TD / P / 01	Rev. A



NOTES

This Contract is for the design and construction of the proposed building works. It is subject to the terms and conditions of the contract documents and any amendments thereto. It is intended to be used in conjunction with the relevant planning permission. It does not scale from the drawings.

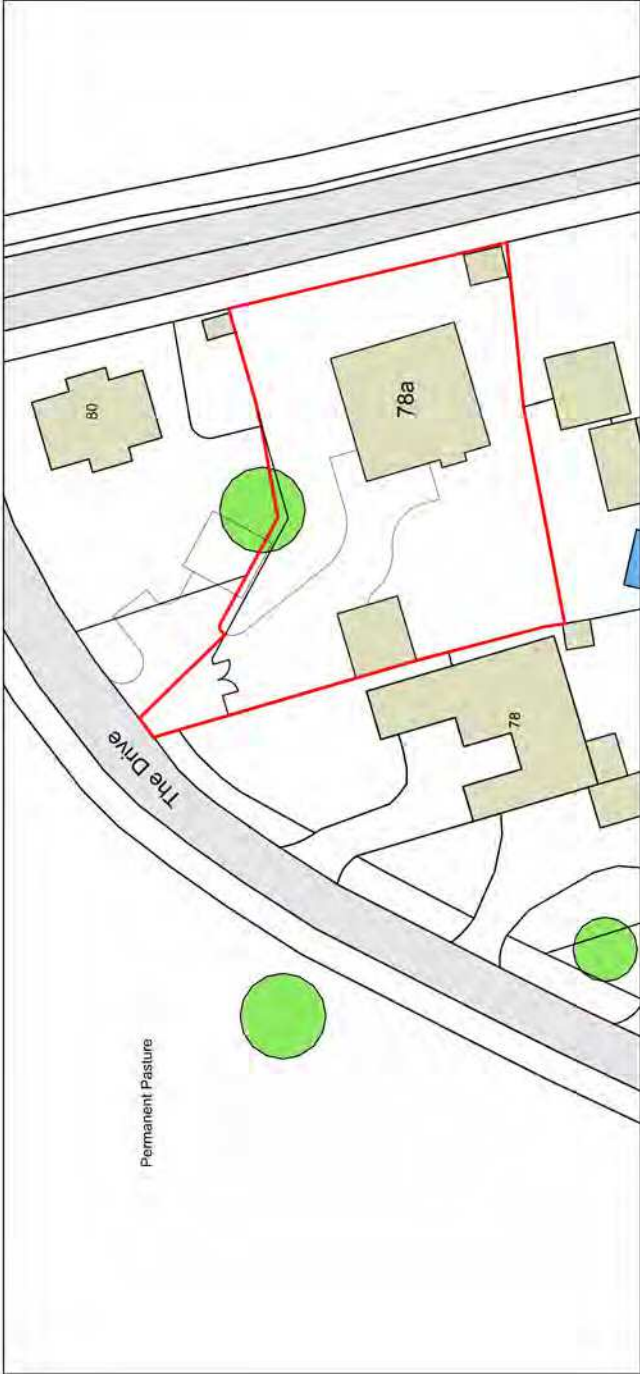


Project	78A TD / P / 02
Client	GC
Drawn by	EG
Checked by	GC
Date	16/02/17

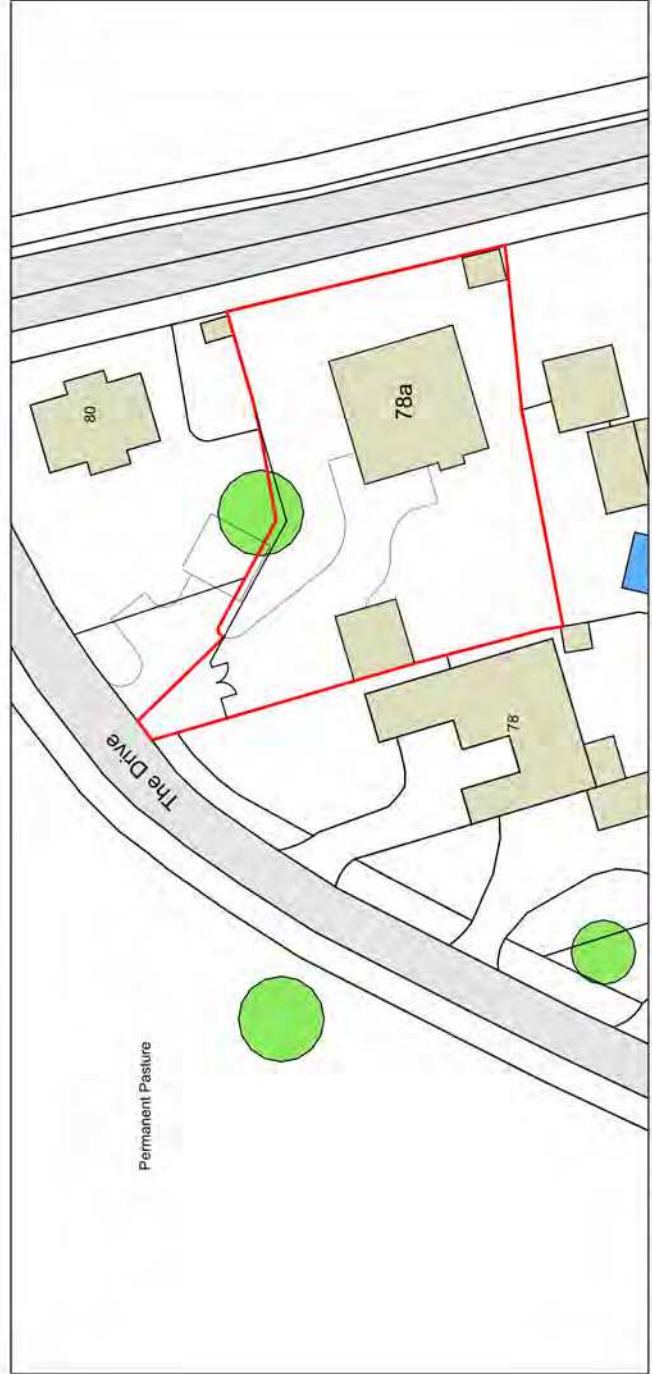
GDC DESIGN LTD
CHARTERED ARCHITECT
 Tel: 01959 251323
 Mob: 07976 732836
 g@dcdesign.co.uk

PROJECT
 78A THE DRIVE, ICKENHAM UB10 8AQ
 ROOF ADAPTATION AT FIRST FLOOR LEVEL

DESCRIPTION
 EXISTING & PROPOSED SITE PLANS



EXISTING SITE PLAN



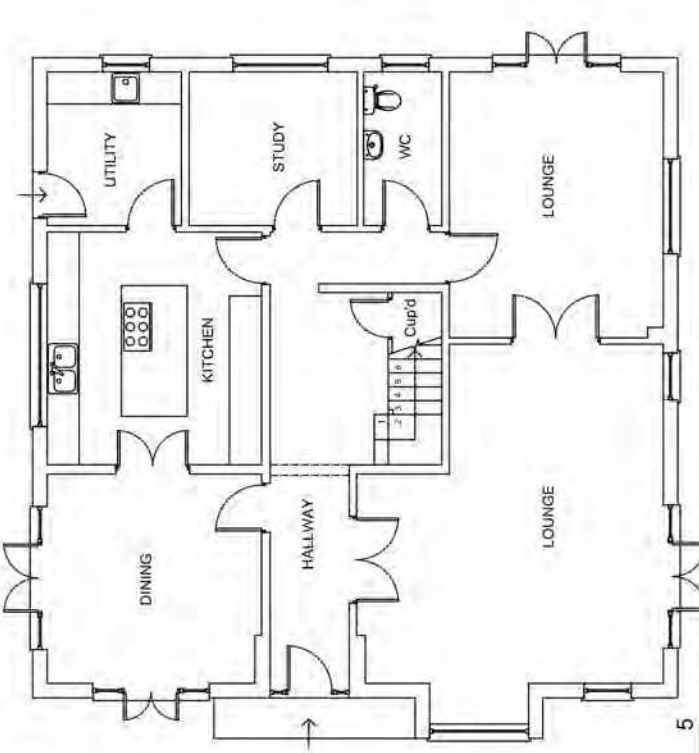
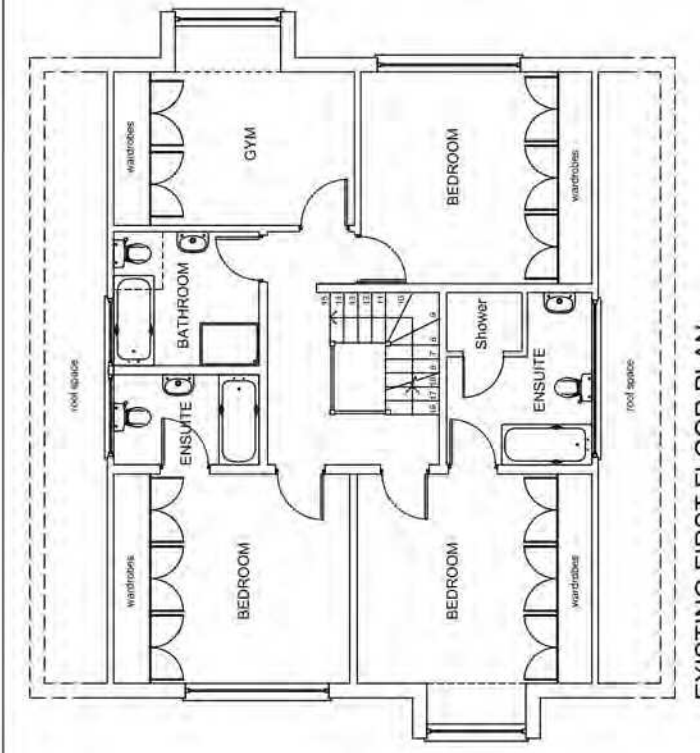
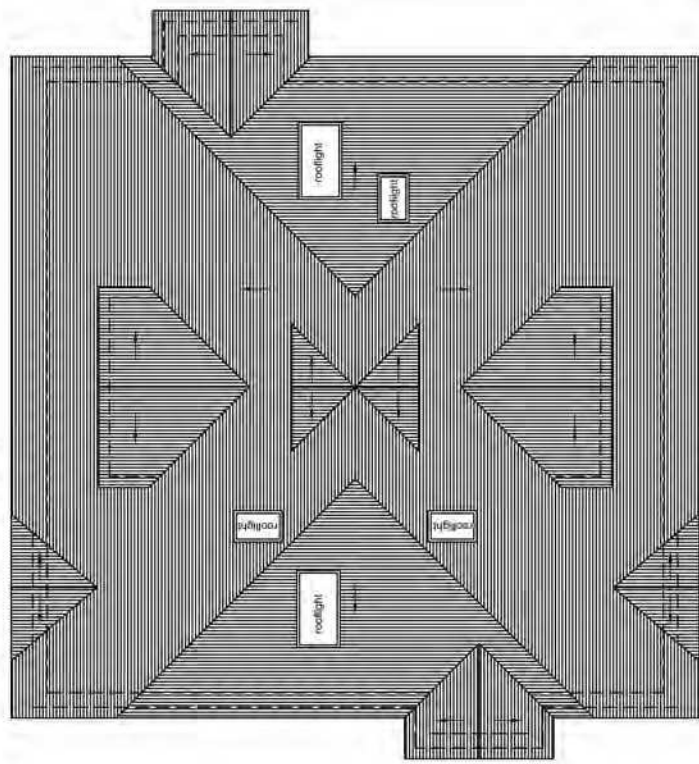
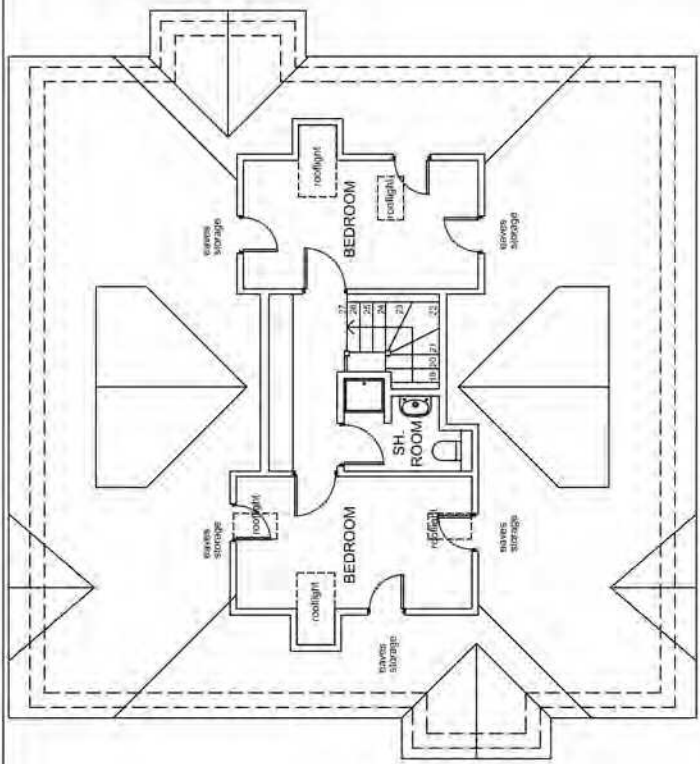
PROPOSED SITE PLAN

© UKMap Copyright. The GeoInformation Group 2017. Licence No. LANDMLON1000003121118

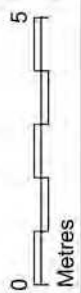
NOTES:
 1. This document is the work of the architect and is not to be used for any other purpose without the written consent of the architect.
 2. The architect is not responsible for the accuracy of the information supplied by others.
 3. The architect is not responsible for the accuracy of the information supplied by others.
 4. The architect is not responsible for the accuracy of the information supplied by others.



	
GGC DESIGN LTD CHARTERED ARCHITECT No. 005923333 No. 07976 02026 ggc@ggcdesignltd.com	
PROJECT: 78A THE DRIVE, ICKENHAM UB10 8AQ ROOF ADAPTATION AT FIRST FLOOR LEVEL	
EXISTING FLOOR AND ROOF PLANS	
Scale:	1:100 @ A3
Client:	EG
Contract No.:	GC
Date:	15/09/17
78A TD / P / 03	

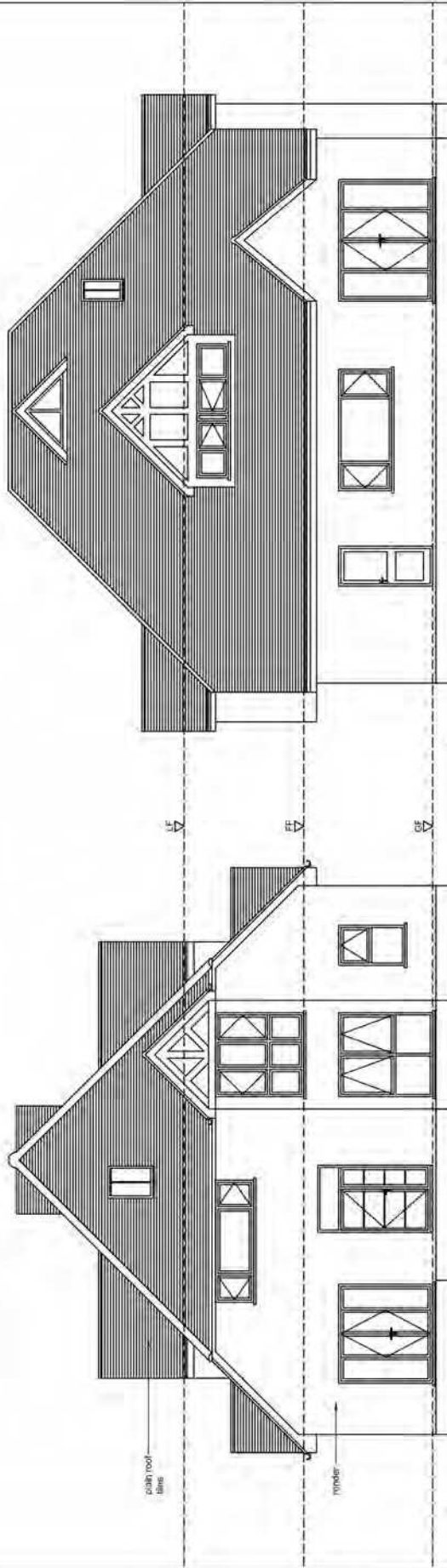


NO. 78A
THE DRIVE

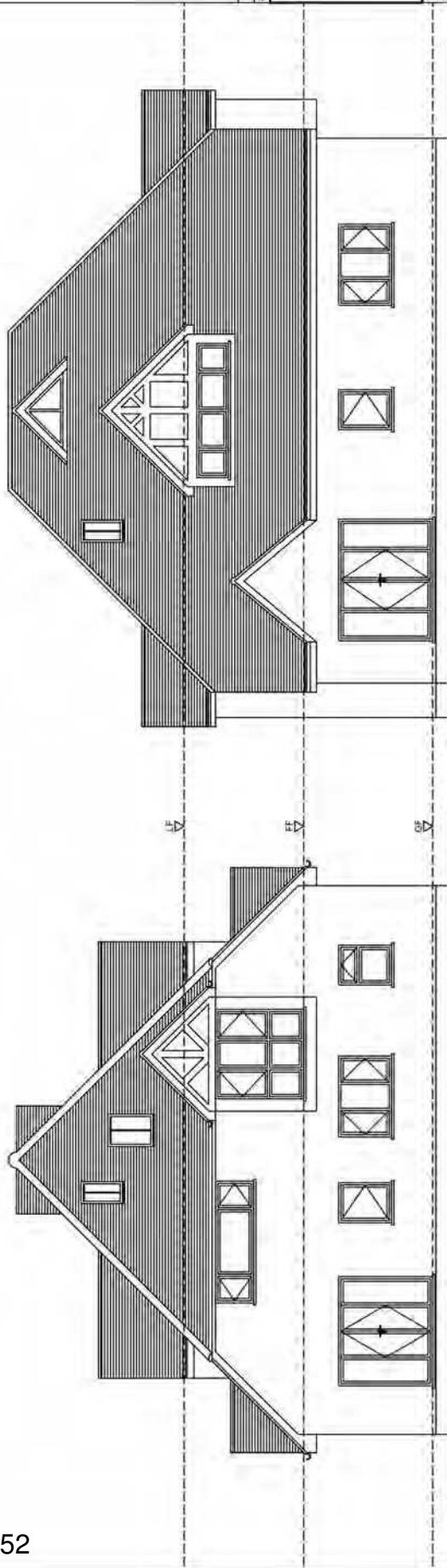


NOTE:

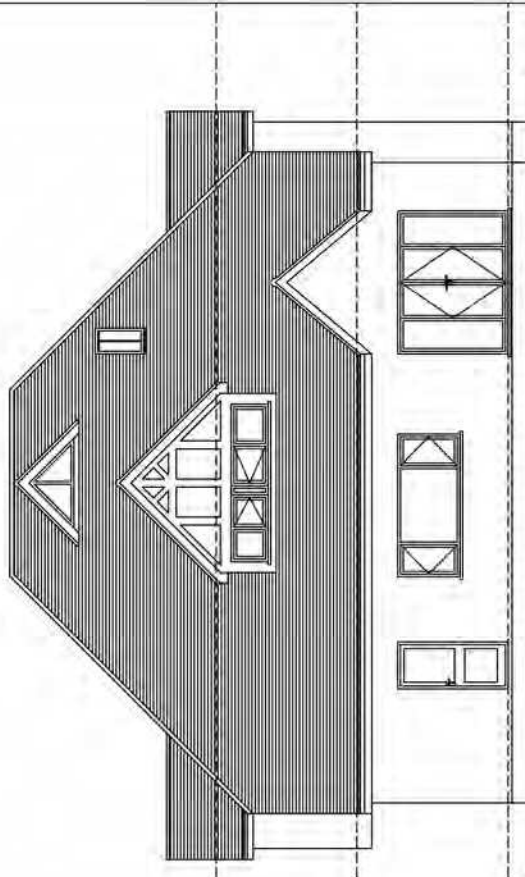
These drawings have been prepared in accordance with the Building Regulations and the Building Act 2004. They are intended to be used in conjunction with the other drawings in this set of drawings. They do not constitute a contract.



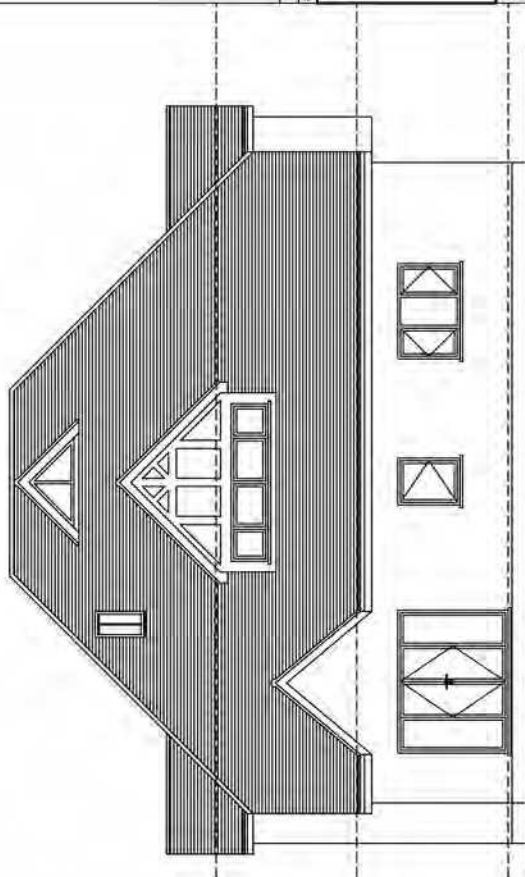
EXISTING FRONT ELEVATION



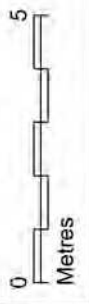
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION



Project No.	78A TD / P / 04
Client	EG
Architect	GC
Date	24/02/17
Scale	A




GFC DESIGN LTD
 CHARTERED ARCHITECT
 Tel: 01969 251323
 Mob: 07916 720306
 g.f.c@fcltd.co.uk

78A THE DRIVE, ICKENHAM UB10 0AD
 ROOF ADAPTATION AT FIRST FLOOR LEVEL

EXISTING ELEVATIONS


NOTES:
 The architect accepts no liability for any errors or omissions in this document. The client is responsible for ensuring that all necessary permissions and consents are obtained from the relevant authorities.
 DRAWN: 20/04/17 FROM THE FOLLOWING:



KEY

- Existing structure
- Proposed structure

Rev	Description	Date

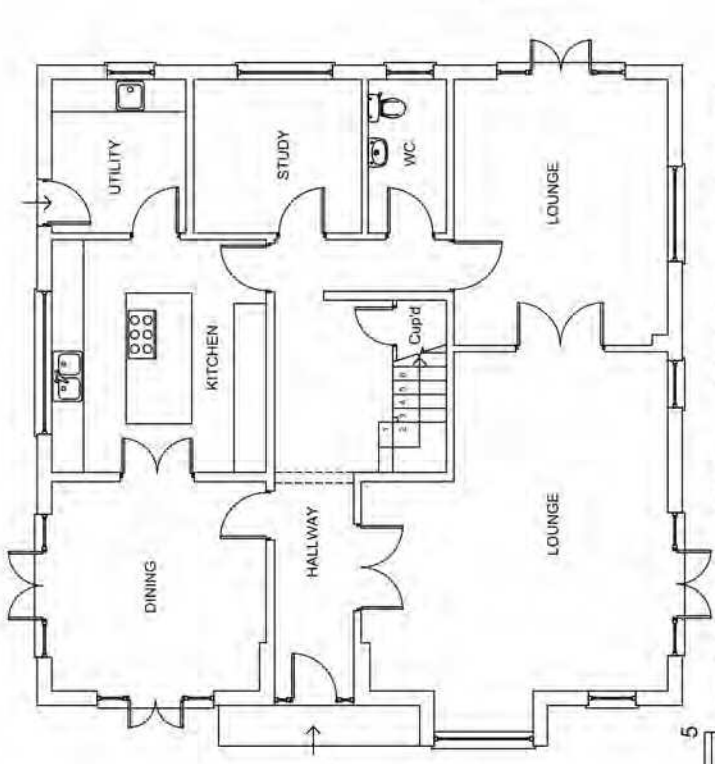
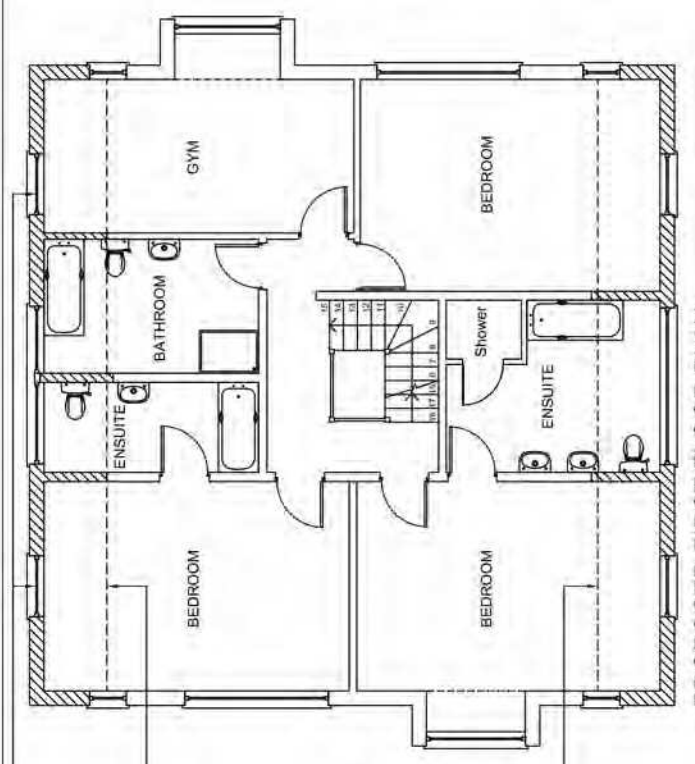
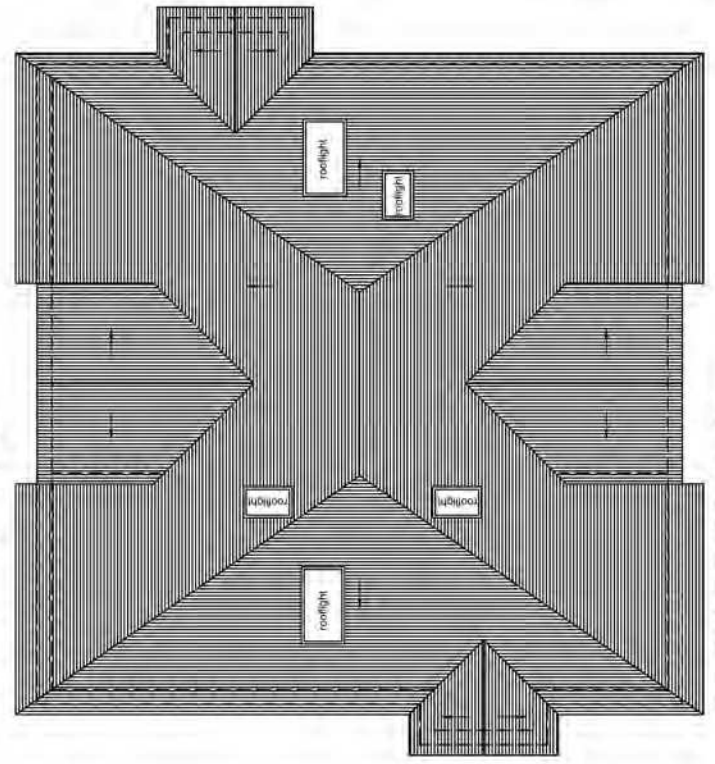
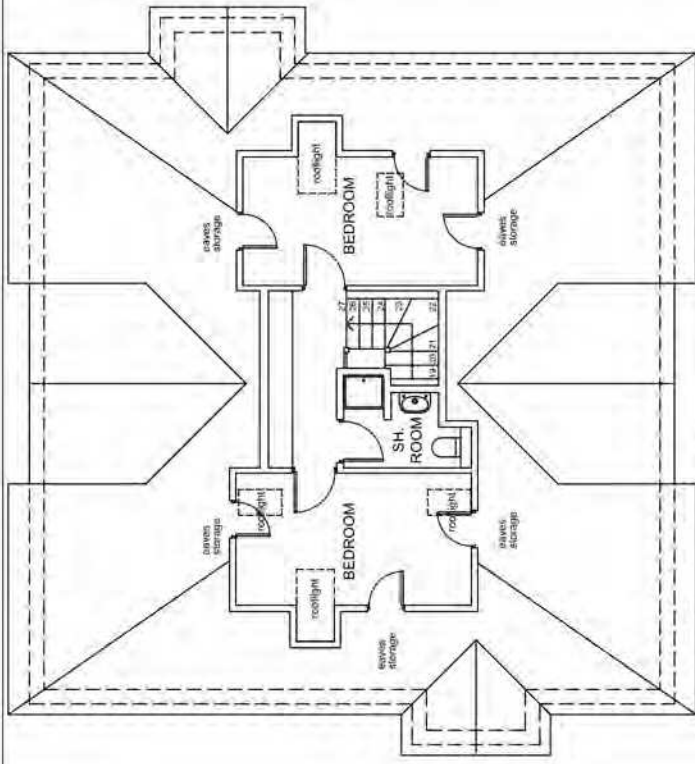


GGC DESIGN LTD
 CHARTERED ARCHITECT
 Tel: 01955 251223
 Mob: 077976 720396
 g.g.c@designltd.co.uk

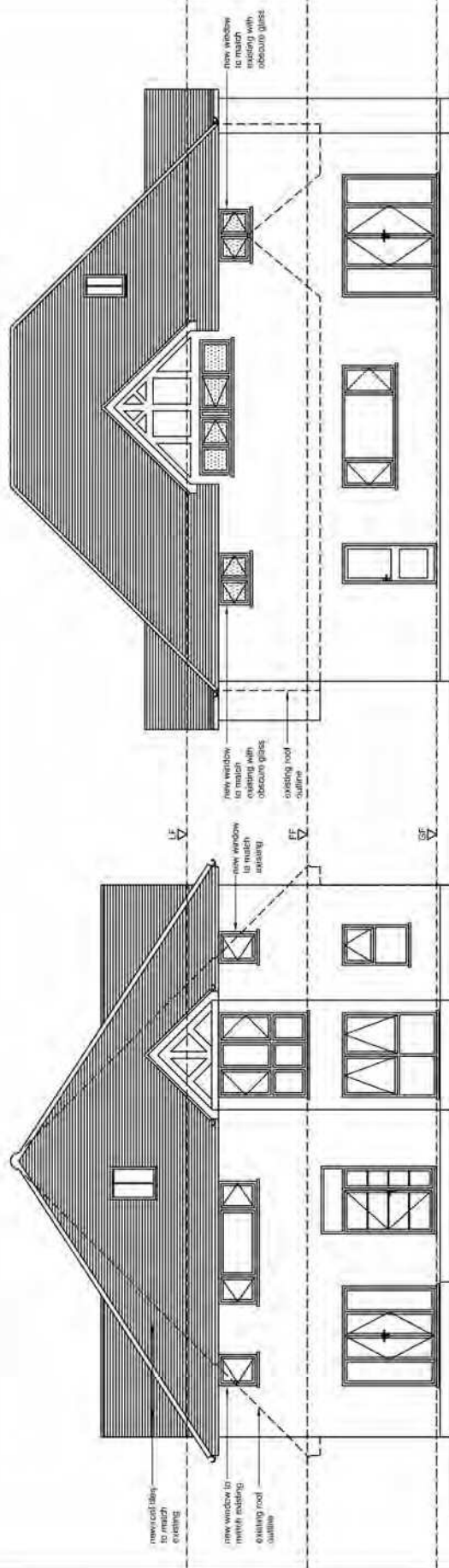
PROJECT:
 78A THE DRIVE ICKENHAM UB10 8AQ
 ROOF ADAPTATION AT FIRST FLOOR LEVEL

PROPOSED FLOOR AND ROOF PLANS

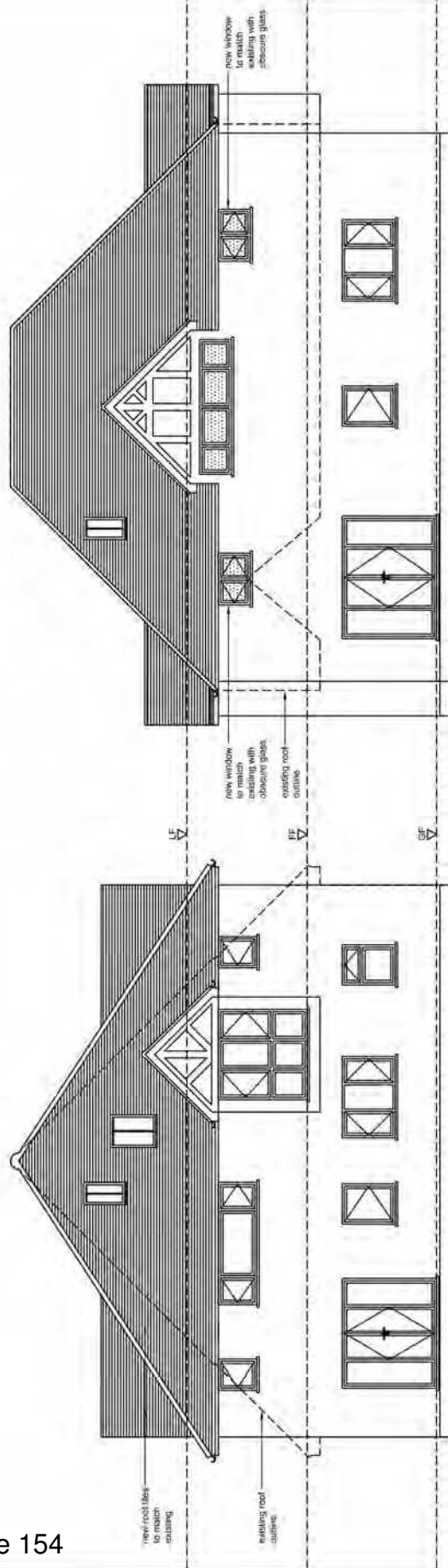
Scale	1:100 @ A3	Drawn by	EG	Checked by	JSC	Date	18/03/17	
Project No.	78A TD / P / 05							A



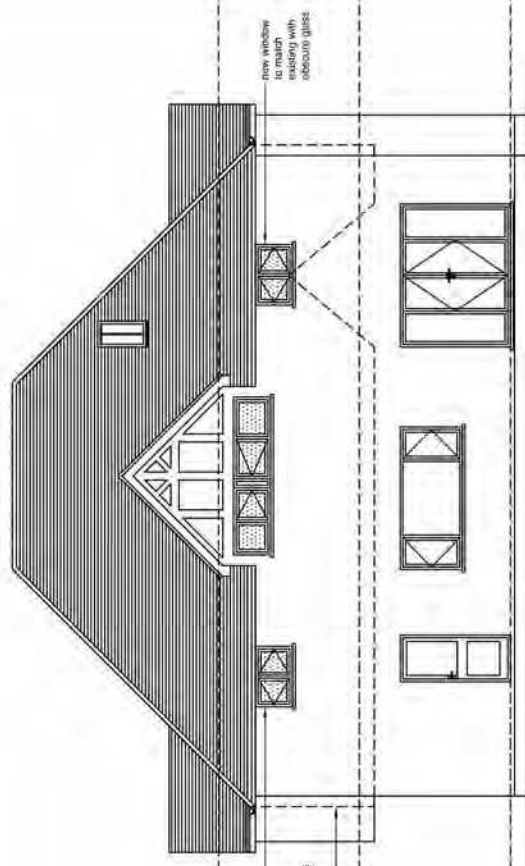
NOTES:
 1. The proposed new works are shown in solid black lines and the existing works are shown in dashed black lines.
 2. The proposed new works are shown in solid black lines and the existing works are shown in dashed black lines.
 3. DO NOT SCALE FROM THIS DRAWING.



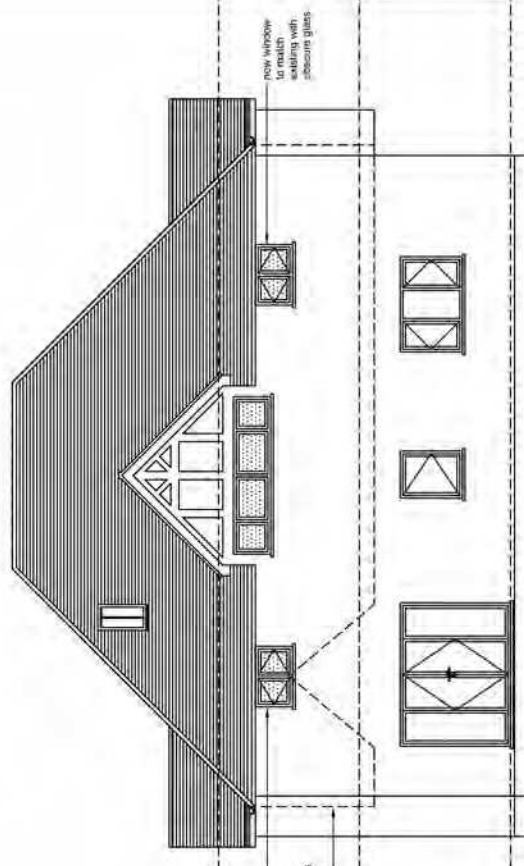
PROPOSED FRONT ELEVATION



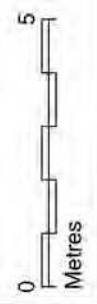
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



DATE	NO.	REV.	DATE

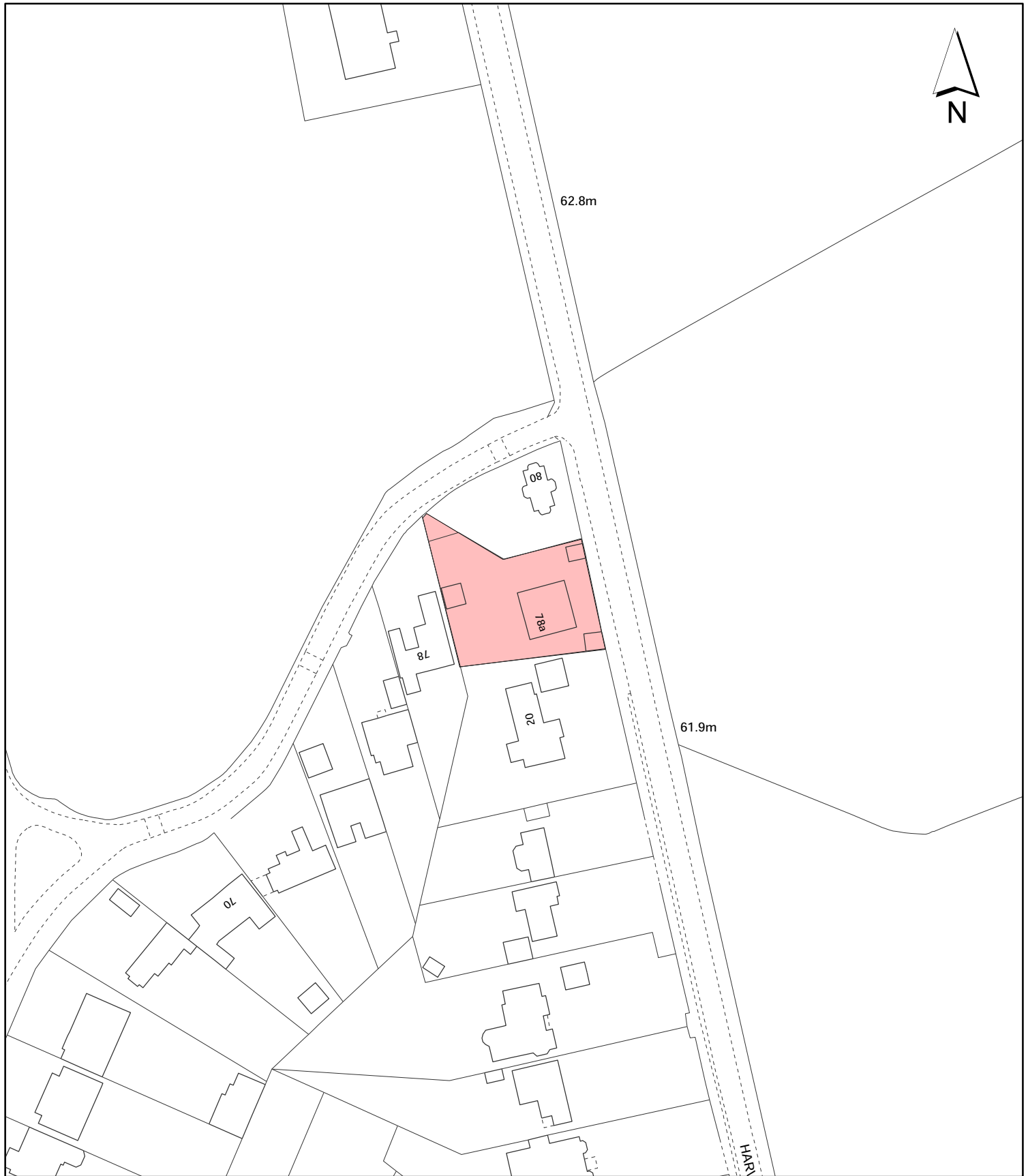
QDC DESIGN LTD.
 QDC DESIGN ARCHITECTS
 Tel: 01995 251323
 Mob: 07916 720036
 319 Colton 11, Birmingham

PROJECT:
 78A THE DRIVE, ICHEHAM UB10 0AD
 ROOF ADAPTATION AT FIRST FLOOR LEVEL

PROPOSED ELEVATIONS

DATE	BY	CHKD BY	APP'D BY
1/06/2024	EG	GC	GB/03/17

78A TD / P / 06
 A



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 2016 Ordnance Survey 100019283

Site Address:

78a The Drive

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

Planning Application Ref:
38308/APP/2017/1130

Scale:
1:1,250

Planning Committee:
North Page 155

Date:
June 2017



Report of the Head of Planning, Sport and Green Spaces

Address 54 PARKFIELD ROAD ICKENHAM

Development: Two x 2-storey dwellings with habitable roofspace, outbuildings to rear, installation of vehicular crossover to front and associated landscaping works, involving demolition of existing bungalow.

LBH Ref Nos: 20899/APP/2016/2376

Date Plans Received:	20/06/2016	Date(s) of Amendment(s):	30/06/2016
Date Application Valid:	01/07/2016		20/06/2016
			20/12/2016
			01/07/2016

THIS DRAWING IS COPYRIGHT © and must not be copied or relied on in any way or form in part or whole by any person without the prior written consent of the copyright owner. This drawing is issued by an authorized officer of the Local Authority with the sole purpose to assist in the submission of a Planning or Building Regulation application and may not be used for any other purpose without the written consent of the Local Authority.

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 7 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 TO PRECEEDING ANY WORKS.
11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY FACE OF FLOORS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
12. "FLOORLINE" REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEEPRESSED FLOORS AND CURBS. SEE STRUCTURAL DRAWINGS.
13. RECURRING 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, PIPING, CURBS, ANCHORS & IMBRETS.
19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE. REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOID THE DESIGN LIABILITY.
20. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES. DO NOT ASSUME ANYTHING.

BISCHELL
THE DESIGN & BUILD COMPANY

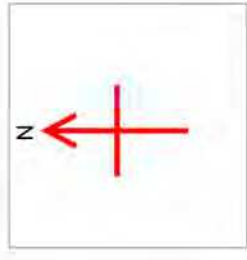
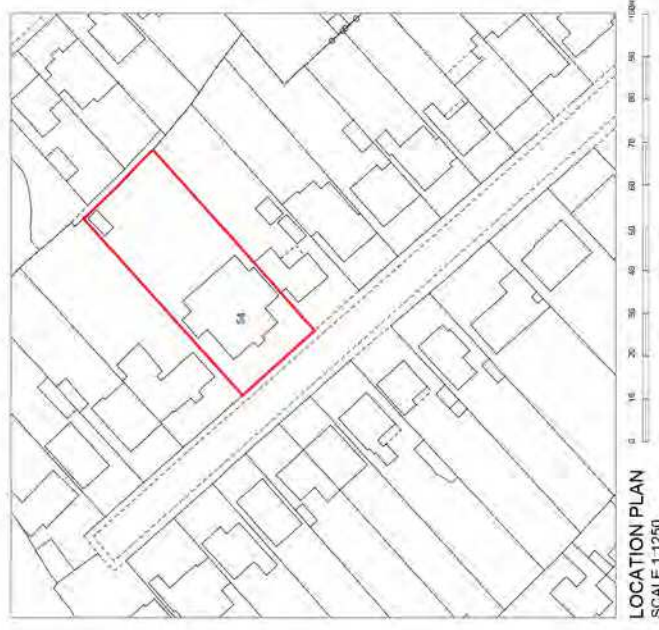
Biscshell - Design & Build
Suite 2003
110 Cumberland House, Scots Hill Lane
Hammermill & Fulham, NW10 6RF
www.biscshell.co.uk

Client: **Ankit Madan**
54 Parkfield Road, Ickenham, Uxbridge UB10 8LW

Drawn By: **Block & Location Plan**

Scale: 1:250 (B/A3) Date: 17/05/16
1:1250 (A3)

Revision: **PP-AM-05-16**



APPLICATION SITE



THIS DRAWING IS COPYRIGHT © BY BISSELL THE DESIGN & BUILD COMPANY. ALL RIGHTS RESERVED. 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 BISSELL THE DESIGN & BUILD COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.

- GENERAL NOTES**
- CHECK ALL DIMENSIONS ON SITE.
 - ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 - ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
 - THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
 - ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
 - WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH THE CONSTRUCTION (GENERAL) REGULATIONS 2013 AND THE CONSTRUCTION (SCAFFOLDING) REGULATIONS 2013.
 - WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH THE CONSTRUCTION (GENERAL) REGULATIONS 2013 AND THE CONSTRUCTION (SCAFFOLDING) REGULATIONS 2013.
 - OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR.
 - THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE COMMENCEMENT OF EACH PORTION OF THE WORK.
 - ANY DISCREPANCIES IN DRAWINGS SHOULD BE NOTIFIED PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
 - UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID OR CENTERLINE, NOMINAL SURFACE OF AN EXISTING FACE OF CONCRETE OR BRICK WALLS AND TO CENTERLINE OF CURBS, CHIMNEYS, ETC.
 - "FLOOR LINE" REFERS TO TOP OF CONCRETE SLAB. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DERESSED FLOORS, FINISH FLOORING IS INSTALLED TO THE TOP OF THE FLOOR LINE AND SHALL BE COMPLETELY PROVIDED AS IF DROWN IN FULL.
 - 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 INFORMATION MODEL (BIM) SHALL BE ASSUMED UNLESS NOTED OTHERWISE BY LINE DASH LINES.
 - FLOOR SLABS AND FINISHES ASSUMED WHERE NOTED OTHERWISE BY LINE DASH LINES.
 - REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS AND FINISHES ON SITE AND PROVIDE EVIDENCE TO SUPPORT ALL DIMENSIONS AND FINISHES. ACCESS DOORS, FLOORING, CURBS, ANCHORS & FIXTURES.
 - CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER PRIOR TO COMMENCEMENT OF WORK.
 - SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPARE ARCHITECTURAL PLANS AT ALL TIMES. DO NOT ASSUME ANYTHING.



NOISE	FLOOR	GA (including Awning)	TOTAL GA (including Awning)	SITE AREA	AMENITY AREA
54A	Ground Floor Plan	108.80 sqm	234.75 sqm	640.70 sqm	392.00 sqm
	First Floor Plan	89.70 sqm			
	Left Floor Plan	17.25 sqm			
	Outbuilding	19.00 sqm			
54B	Ground Floor Plan	112.00 sqm	248.10 sqm	643.95 sqm	395.00 sqm
	First Floor Plan	95.00 sqm			
	Left Floor Plan	22.10 sqm			
	Outbuilding	19.00 sqm			



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

Architect, Design & Build
Since 2005
80 Colindale Avenue, South Lane
Hemel Hempstead, Herts., HX1 1JF

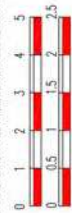
Ankit Madan
24 Parkside Road, Colindale, London, UB9 10 8LY

Ground Floor Plan : Proposed
Planning

Scale: 1:100 (B/A2) Date: 02.06.16
Sheet No: 04
Project: PP02-AM-08-16 Page: 1

THIS DRAWING IS UNLESS OTHERWISE STATED TO BE IN METRES UNLESS OTHERWISE STATED. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED. UNLESS OTHERWISE STATED, ALL DIMENSIONS ARE TO FACE OF CONCRETE WALLS AND CEILING CENTRE TO CENTRE. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.

- GENERAL NOTES**
- CHECK ALL DIMENSIONS ON SITE
 - ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
 - UNLESS OTHERWISE STATED, ALL DIMENSIONS ARE TO FACE OF CONCRETE WALLS AND CEILING CENTRE TO CENTRE
 - THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES
 - CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN COMMENCEMENT OF EACH PORTION OF THE WORK
 - WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH THE RELEVANT REGULATIONS AND STANDARDS
 - OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
 - THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE COMMENCEMENT OF EACH PORTION OF THE WORK
 - CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK
 - IN ANY OCCASIONS IN DRAWINGS SHOULD BE NOTED PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK
 - UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINE, NOMINAL SURFACE OF MASONRY, FACE OF CONCRETE WALLS AND CEILING CENTRE TO CENTRE
 - 'FLOOR LINE' REFERS TO TOP OF CONCRETE FINISH FLOORING AND FINISH OF STRUCTURAL BEARING
 - ALL DIMENSIONS ARE TO FACE OF CONCRETE WALLS AND CEILING CENTRE TO CENTRE
 - WHERE A DOOR IS LOCATED NEAR CORNER OF ROOMS 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, ARE APPROXIMATE
 - REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES
 - VERIFY SIZE, LOCATION, FINISH, RATING, ETC. AND PROVIDE ACCESS DOORS, FLOORING, CURBS, ANCHORS & INSERTS
 - CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT ON FINISHERS INQUIRE, REQUESTS BY CLIENTS THAT DEVIATE FROM EXISTING AND THE NEAREST NEIGHBORING ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING



House	FLOOR	GA (excluding existing)	TOTAL GA (including existing)	SITE AREA	AMENITY AREA
54A	Ground Floor Plan	108.80 sqm	234.75 sqm	640.70 sqm	392.00 sqm
	First Floor Plan	89.70 sqm			
	Loft Floor Plan	17.25 sqm			
	Outbuilding	19.00 sqm			
54B	Ground Floor Plan	112.00 sqm	248.10 sqm	643.95 sqm	395.00 sqm
	First Floor Plan	95.00 sqm			
	Loft Floor Plan	22.10 sqm			
	Outbuilding	19.00 sqm			

All existing trees to be retained



First Floor Plan : Proposed

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

Design & Build
2008-2009
80 Cumberland House, South Lane
Hemel Hempstead, Herts, UK HP1 1JF

Ankit Madan
24 Parkside Road, Uxbridge, Middlesex, UB8 3JW

First Floor Plan : Proposed
Planning

Scale: 1:100 (B/A2) Date: 07/08/16 Drawn by: GA

Project: PP03-AM-08-16 Page: 1

GENERAL NOTES

- CHECK ALL DIMENSIONS ON SITE.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
- WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH THE CONSTRUCTION (GENERAL) REGULATIONS (1961) AND THE AMENDED BUILDING REGULATIONS (2010).
- WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH THE CONSTRUCTION (GENERAL) REGULATIONS (1961) AND THE AMENDED BUILDING REGULATIONS (2010).
- OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR.
- THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE COMMENCEMENT OF WORK.
- ANY DIMENSIONS IN DRAWINGS SHOULD BE NOTIFIED PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
- 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 WALLS AND SOLE CENTRE TO CENTRE.
- FLOOR LINE REFERS TO TOP OF CONCRETE SLAB. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSIONS AND RECESSES DIMENSIONS ARE TO FINISH SURFACE. THIS SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
- WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAIL, DIMENSION SHALL BE 100MM FROM FACE OF STUD WALL.
- LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING DRAWINGS, SHALL BE ASSUMED UNLESS OTHERWISE INDICATED BY LINE DASH LINES.
- REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
- VERIFY SIZE LOCATION FINISHES RATING, ETC. AND PROVIDE ACCESS DOORS, FLOORING, CURBS, ANCHORS & INSERTS.
- CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT ON FORBIDDEN OR UNSURE REQUESTS BY CLIENT. VERIFY FINISHES, MATERIALS AND THE USE OF COMPATIBLE ARCHITECTURAL PLANS AT ALL TIMES. DO NOT ASSUME ANYTHING.

NOISE	FLOOR	GIA (excluding Awning)	TOTAL GIA (including Awning)	SITE AREA	AMBIENT AREA
54A	Ground Floor Plan	111.45 sqm	255.05 sqm	640.70 sqm	392.00 sqm
	First Floor Plan	95.40 sqm			
	Loft Floor Plan	29.20 sqm			
	Outbuilding	19.00 sqm			
54B	Ground Floor Plan	111.45 sqm	255.05 sqm	643.95 sqm	395.00 sqm
	First Floor Plan	95.40 sqm			
	Loft Floor Plan	29.20 sqm			
	Outbuilding	19.00 sqm			

NO.56

NO.52

NO.54

NO.55

NO.57

NO.58

NO.59

NO.60

NO.61

NO.62

NO.63

NO.64

NO.65

NO.66

NO.67

NO.68

NO.69

NO.70

NO.71

NO.72

NO.73

NO.74

NO.75

NO.76

NO.77

NO.78

NO.79

NO.80

NO.81

NO.82

NO.83

NO.84

NO.85

NO.86

NO.87

NO.88

NO.89

NO.90

NO.91

NO.92

NO.93

NO.94

NO.95

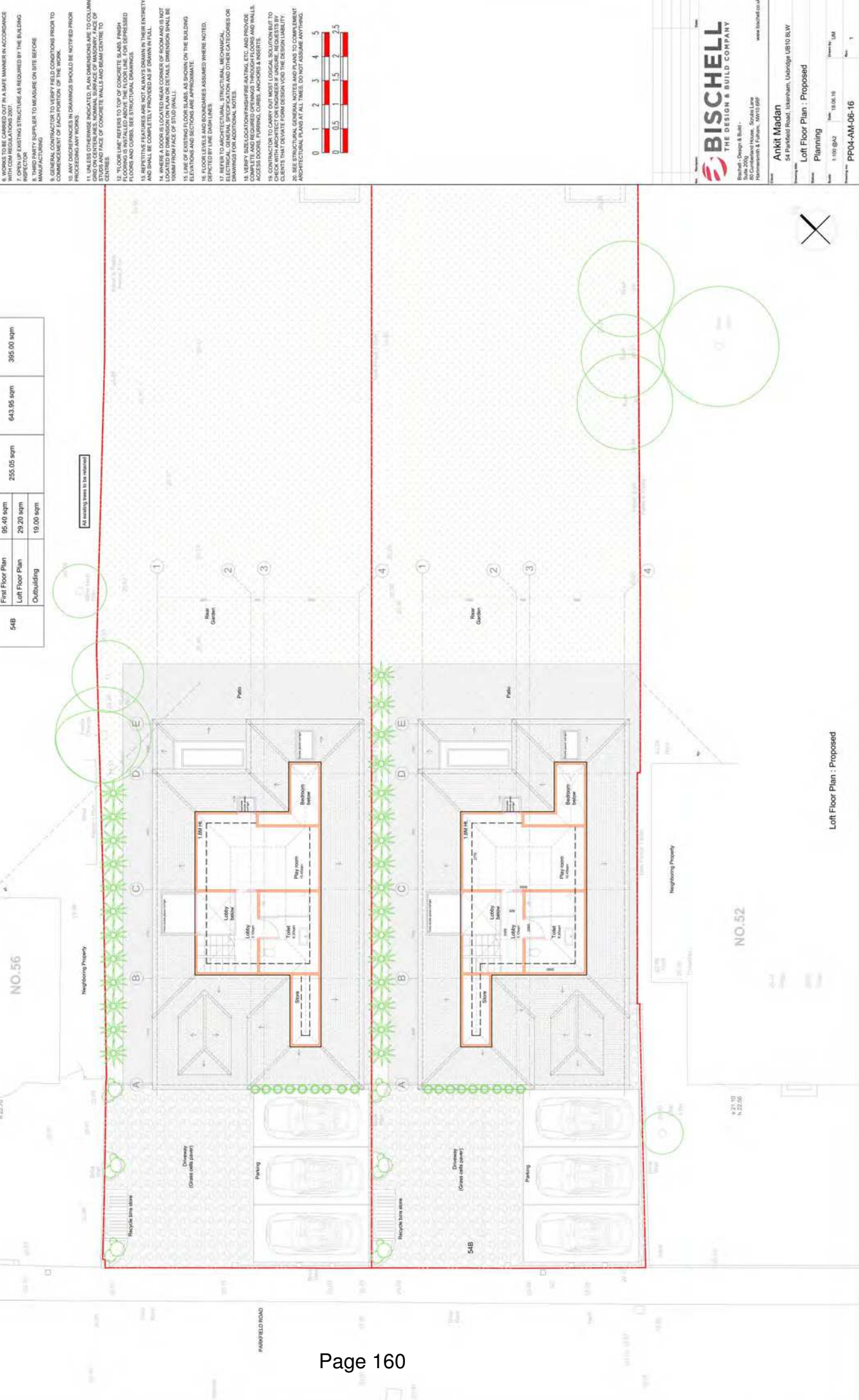
NO.96

NO.97

NO.98

NO.99

NO.100



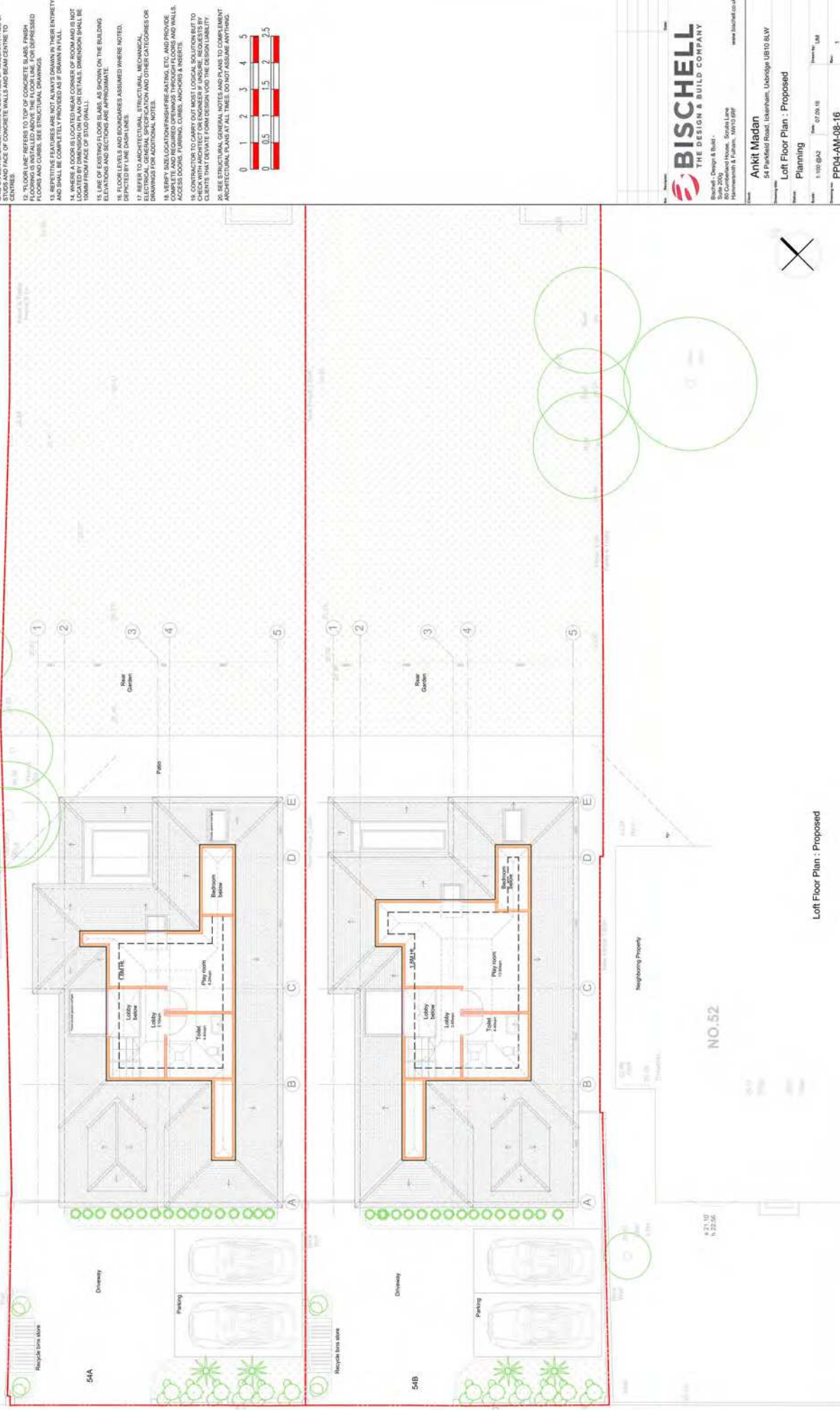
BISCHSELL
THE DESIGN & BUILD COMPANY
175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

THIS DRAWING IS A COPY OF THE ORIGINAL DRAWING AND IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS THE ORIGINAL DRAWING. ANY CHANGES TO THE ORIGINAL DRAWING MUST BE APPROVED BY THE ARCHITECT. THIS DRAWING IS THE PROPERTY OF BISCHSELL THE DESIGN & BUILD COMPANY 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, WITHOUT THE WRITTEN PERMISSION OF BISCHSELL THE DESIGN & BUILD COMPANY.

- GENERAL NOTES**
- CHECK ALL DIMENSIONS ON SITE.
 - ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 - ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
 - THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
 - WORKS TO BE CARRIED OUT WITH REFERENCE TO THE APPROPRIATE AMENDED BUILDING REGULATIONS (THE AMENDED BUILDING REGULATIONS 2013).
 - WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH THE AMENDED BUILDING REGULATIONS (THE AMENDED BUILDING REGULATIONS 2013).
 - OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR.
 - THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE COMMENCEMENT OF WORK.
 - ANY DISCREPANCIES IN DRAWINGS SHOULD BE NOTIFIED PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
 - PROCEEDING ANY WORKS.
 - UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CEILING/ROOF. NOMINAL SURFACE OF MASONRY, FACE OF CONCRETE, FACE OF CONCRETE WALL AND SOLE CENTRE TO CENTRE.
 - FLOOR LINE REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSIONS OR RECESSES IN CONCRETE SLABS, FINISH FLOORING SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
 - WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAIL, DIMENSION SHALL BE 100MM FROM FACE OF STUD WALL.
 - LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING INFORMATION MODEL (BIM) SHALL BE ASSUMED WHERE NOTED, UNLESS OTHERWISE INDICATED BY DIMENSION OR OTHERWISE INDICATED BY LINE DASH LINES.
 - REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
 - VERIFY SIZE LOCATION OF FINISH RAILING, ETC. AND PROVIDE ACCESS DOORS, FLOORING, CURBS, ANCHORS & INSERTS.
 - THE CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION (BUT TO CHECK WITH ARCHITECT ON FINISHERS FINISHERS REQUESTS BY CLIENT) TO BE CARRIED OUT TO AVOID CONFLICTS WITH EXISTING ARCHITECTURAL PLANS AT ALL TIMES. DO NOT ASSUME ANYTHING.

NOISE	FLOOR	GIA (including Amenity)	TOTAL GIA (including Amenity)	SITE AREA	AMENITY AREA
54A	Ground Floor Plan	108.80 sqm	234.75 sqm	640.70 sqm	392.00 sqm
	First Floor Plan	89.70 sqm			
	Loft Floor Plan	17.25 sqm			
	Outbuilding	19.00 sqm			
54B	Ground Floor Plan	112.00 sqm	248.10 sqm	643.95 sqm	395.00 sqm
	First Floor Plan	95.00 sqm			
	Loft Floor Plan	22.10 sqm			
	Outbuilding	19.00 sqm			

All existing trees to be retained



BISCHSELL
THE DESIGN & BUILD COMPANY
www.bischsell.co.uk

Architect, Design & Build
Since 2005
80 Combe Road, South Lane
Hemel Hempstead, Herts., HX1 2JF

Ankit Madan
24 Parkway Road, Uxbridge, Middlesex, UB8 3NY

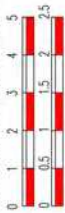
Loft Floor Plan : Proposed
Planning

Scale: 1:100 (B/A2) Date: 02.06.16
Sheet No: 01M
Page: 1

THIS DRAWING IS A COPY OF THE ORIGINAL DRAWING AND IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS THE ORIGINAL DRAWING. ANY CHANGES TO THE ORIGINAL DRAWING MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER MATTERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER MATTERS.

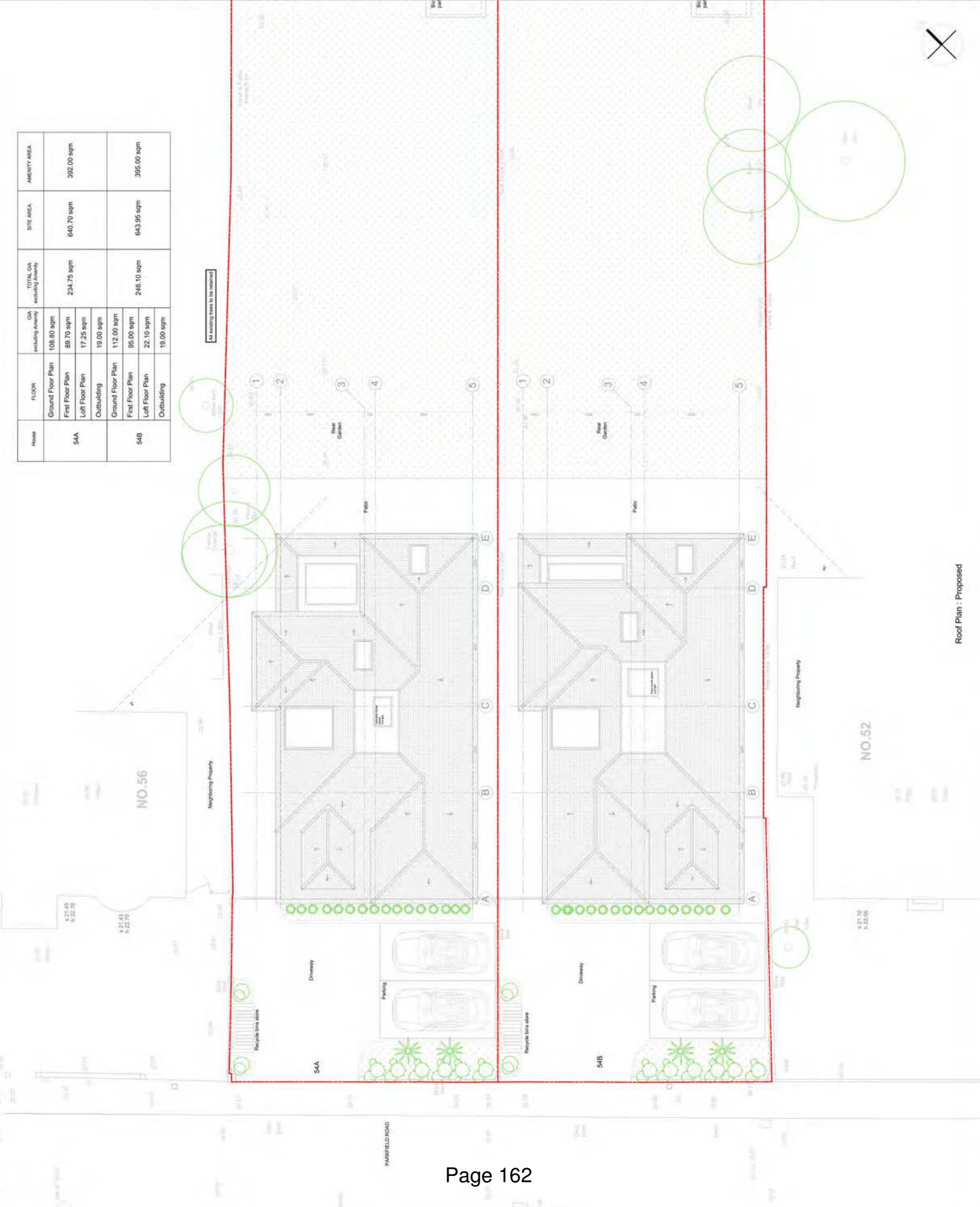
GENERAL NOTES

- CHECK ALL DIMENSIONS ON SITE.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
- WORKS TO BE CARRIED OUT WITHIN THE BUILDING ENVELOPE SHALL BE COMPLETED WITH APPROVAL OF THE LOCAL AUTHORITY (THE AMENDED BUILDING REGULATIONS 2019).
- WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH THE HEALTH AND SAFETY REGULATIONS 1974.
- OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR.
- THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE COMMENCEMENT OF WORK.
- ANY DISCREPANCIES IN DRAWINGS SHOULD BE NOTIFIED PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
- PROCEEDING ANY WORKS.
- UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID OR CENTERLINE, NOMINAL SURFACE OF MASONRY, FACE OF CONCRETE, FACE OF CONCRETE WALL AND FACE CENTRE TO CENTRE.
- "FLOOR LINE" REFERS TO TOP OF CONCRETE SLAB. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSIONS OR RECESSES IN FLOORING, THE FINISH FLOORING SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
- 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.
- LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING SURVEY, SHALL BE USED AS A GUIDE FOR THE POSITION OF THE DOORS AND WINDOWS ASSUMED WHERE NOT INDICATED BY LINE DASH LINES.
- REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
- VERIFY SIZE LOCATION FINISH RATING, ETC. AND PROVIDE ACCESS DOORS, FLOORING, CURBS, ANCHORS & INSERTS.
- THE CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT ON FLOORING FINISHES. REQUESTS BY CLIENT FOR FINISHES TO BE CARRIED OUT SHALL BE COMPLETED. ARCHITECTURAL PLANS AT ALL TIMES DO NOT ASSUME ANYTHING.



NOISE	FLOOR	GA (including Amenity)	TOTAL GA (including Amenity)	SITE AREA	AMENITY AREA
54A	Ground Floor Plan	108.80 sqm	234.75 sqm	640.70 sqm	392.00 sqm
	First Floor Plan	86.70 sqm			
	Left Floor Plan	17.25 sqm			
	Outbuilding	19.00 sqm			
54B	Ground Floor Plan	112.00 sqm	248.10 sqm	643.95 sqm	395.00 sqm
	First Floor Plan	95.00 sqm			
	Left Floor Plan	22.10 sqm			
	Outbuilding	19.00 sqm			

At existing lines to be retained



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

Architect, Design & Build
Since 2000
80 Combe House, South Lane
Newmarket 1, Suffolk, IP11 1JF

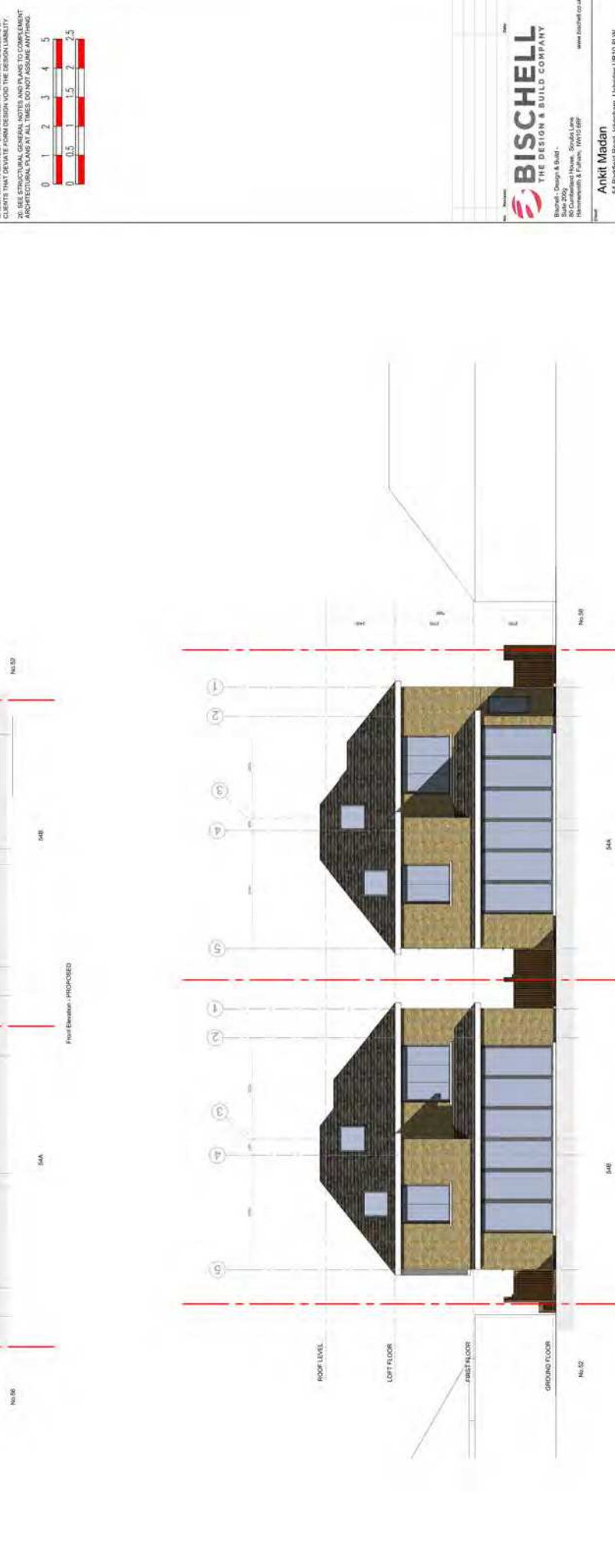
Ankit Madan
24 Parkway Road, Colchester, Essex CO1 1BY

Roof Plan : Proposed
Planning

Scale: 1:100 (B/A2) Date: 02.06.16
Sheet No: 1
Project No: PP05-AM-08-16

THIS DRAWING IS UNLESS OTHERWISE STATED. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED. UNLESS OTHERWISE STATED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES. WORKS TO BE CARRIED OUT WITHIN THE WORKS SHOULD BE COMPARED WITH APPROVED DOCUMENTATION FOR REGULATION (PART AMENDED BUILDING REGULATIONS 2010). WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE COMMENCEMENT OF WORK. CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. PROCEEDING ANY WORKS. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID OR CENTRELINE, NOMINAL SURFACE OF MASONRY, FACE OF CONCRETE, FACE OF CONCRETE WALL AND BEAM CENTRE (C). FLOOR FINISH REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE FOR DEPRESSIONS AND BELOW THE FLOOR LINE FOR PROJECTIONS. DOORS AND WINDOWS SHALL BE DRAWN TO THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS DRAWN IN FULL. 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 INFORMATION MODEL (BIM) SHALL BE ASSUMED UNLESS OTHERWISE INDICATED BY LINE DASH LINES. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES. VERIFY SIZE LOCATION FINISH MATERIAL ETC. AND PROVIDE ACCESS DOORS, FLOORING CURBS, ANCHORS & INSERTS. THE CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE. REQUESTS BY CONTRACTOR TO VARY FROM THE ORIGINAL DESIGN SHALL BE CONFIRMED BY ARCHITECTURAL PLANS AT ALL TIMES. DO NOT ASSUME ANYTHING.

- GENERAL NOTES**
1. CHECK ALL DIMENSIONS ON SITE
 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 3. UNLESS OTHERWISE STATED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
 4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
 5. WORKS TO BE CARRIED OUT WITHIN THE WORKS SHOULD BE COMPARED WITH APPROVED DOCUMENTATION FOR REGULATION (PART AMENDED BUILDING REGULATIONS 2010).
 6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.
 7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
 8. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE COMMENCEMENT OF WORK.
 9. CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
 10. PROCEEDING ANY WORKS.
 11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID OR CENTRELINE, NOMINAL SURFACE OF MASONRY, FACE OF CONCRETE, FACE OF CONCRETE WALL AND BEAM CENTRE (C).
 12. FLOOR FINISH REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE FOR DEPRESSIONS AND BELOW THE FLOOR LINE FOR PROJECTIONS.
 13. DOORS AND WINDOWS SHALL BE DRAWN TO THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS 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 TAKEN FROM FACE OF STUD WALL.
 15. LINE OF EXISTING FLOOR SLABS AS SHOWN ON THE BUILDING INFORMATION MODEL (BIM) SHALL BE ASSUMED UNLESS OTHERWISE 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 FINISH MATERIAL ETC. AND PROVIDE ACCESS DOORS, FLOORING CURBS, ANCHORS & INSERTS.
 18. THE CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE. REQUESTS BY CONTRACTOR TO VARY FROM THE ORIGINAL DESIGN SHALL BE CONFIRMED BY ARCHITECTURAL PLANS AT ALL TIMES. DO NOT ASSUME ANYTHING.



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

Project: Design & Build
Block 200
200 Cumberland House, South Lane
Hemel Hempstead, Herts, HX1 2JF

Ankit Madan
24 Parkside Road, Colindale, London, UB10 8JY

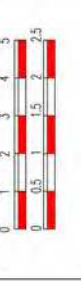
Front & Rear Elevation : Proposed
Planning

Scale: 1:100 @A2 Date: 02.08.16 Drawn by: DM

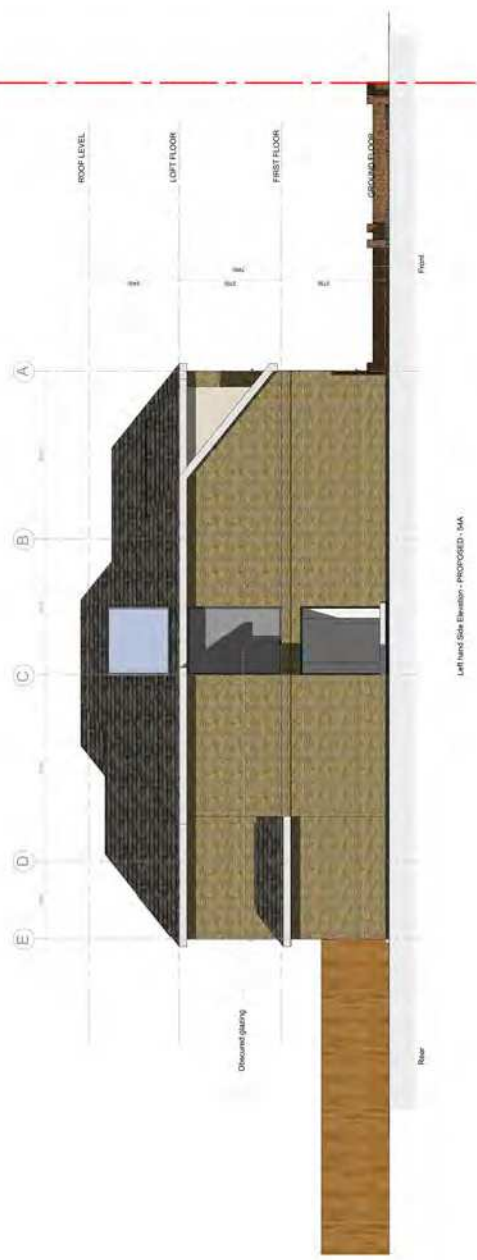
PP07-AM-08-16 Page: 1

THIS DRAWING IS THE PROPERTY OF BISCHHELL & BUILD LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF BISCHHELL & BUILD LTD. IS STRICTLY PROHIBITED. THE CLIENT ACCEPTS FULL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO BISCHHELL & BUILD LTD. AND THE CLIENT'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO BISCHHELL & BUILD LTD.

- GENERAL NOTES**
1. CHECK ALL DIMENSIONS ON SITE.
 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 3. FINISHES ARE AS NOTED UNLESS OTHERWISE STATED.
 4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
 5. WORKS TO BE CARRIED OUT WITHIN THE WORKING HOURS OF THE AMENDED BUILDING REGULATIONS 2010.
 6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH THE AMENDED BUILDING REGULATIONS 2010.
 7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR.
 8. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE COMMENCING WORK.
 9. NOTIFY THE BUILDING INSPECTOR PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
 10. ANY DISCREPANCIES IN DRAWINGS SHOULD BE NOTIFIED PRIOR TO COMMENCING ANY WORKS.
 11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON OVERLAYS, NOMINAL SURFACE OF MASONRY, FACE OF CONCRETE, FACE OF CONCRETE WALLS AND CENTRE TO CENTRES.
 12. 'FLOOR LINE' REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSIONED FLOORING FINISHES TO BE TO FINISH FLOORING LINE.
 13. FINISHES TO BE AS NOTED UNLESS OTHERWISE STATED.
 14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAIL, DIMENSION SHALL BE TAKEN FROM FACE OF STUD WALL.
 15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING INSPECTOR'S DRAWINGS, SHALL BE ASSUMED UNLESS OTHERWISE INDICATED BY LINE DASH LINES.
 16. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
 17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
 18. VERIFY SIZE LOCATION OF SWITCHES, CONTROLS, ETC. AND PROVIDE ACCESS DOORS, FLOORING, CURBS, ANCHORS & INSERTS.
 19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF ENGINEER REQUESTS BY DIMENSION OR DETAIL. VERIFY ALL DIMENSIONS AND LOCATIONS ON ARCHITECTURAL PLANS AT ALL TIMES. DO NOT ASSUME ANYTHING.



Left hand Site Elevation - PROPOSED - 5th



Left hand Site Elevation - PROPOSED - 5th

THIS DRAWING IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DRAWING. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES.

- GENERAL NOTES**
1. CHECK ALL DIMENSIONS ON SITE.
 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
 4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
 5. WORKS TO BE CARRIED OUT WITHIN THE SCOPE OF THIS DRAWING SHALL BE COMPLETED WITHIN THE TIME FRAME SPECIFIED IN THE AMENDED BUILDING REGULATIONS 2010.
 6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.
 7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR.
 8. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE COMMENCEMENT OF WORK.
 9. ANY DISCREPANCIES IN DRAWINGS SHOULD BE NOTIFIED PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
 10. ANY DISCREPANCIES IN DRAWINGS SHOULD BE NOTIFIED PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
 11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID OR CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF CONCRETE, FACE OF CONCRETE WALLS AND CENTERLINE TO CENTERS.
 12. 'FLOOR LINE' REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSIONS AND RECESSES, FINISH FLOORING IS TO BE INSTALLED TO THE TOP OF THE RECESSED AREA.
 13. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR IN TAIL, DIMENSION SHALL BE TAKEN FROM FACE OF STUD WALL.
 14. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING INSPECTOR'S DRAWINGS, SHALL BE ASSUMED UNLESS OTHERWISE INDICATED BY TAIL DASH LINES.
 15. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
 16. VERIFY SIZE LOCATION OF SERVICES (RATINGS, ETC.) AND PROVIDE ACCESS DOORS, FLOORING, CURBS, ANCHORS & INSERTS.
 17. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF INQUIRE REQUESTS BY CONTRACTOR ARE NOT LOGICAL.
 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK.
 19. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE STATED.
 20. ARCHITECTURAL PLANS AT ALL TIMES DO NOT ASSUME ANYTHING.



Right hand Side Elevation - PROPOSED - 54B



Right hand Side Elevation - PROPOSED - 54A

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

Architect: Design & Build
Site: 200
80 Colchester Road, Colchester, Essex, CO1 1JF
Tel: 0206 200 0000

Client: Ankit Madan
24 Parkside Road, Colchester, Essex, CO1 1JF

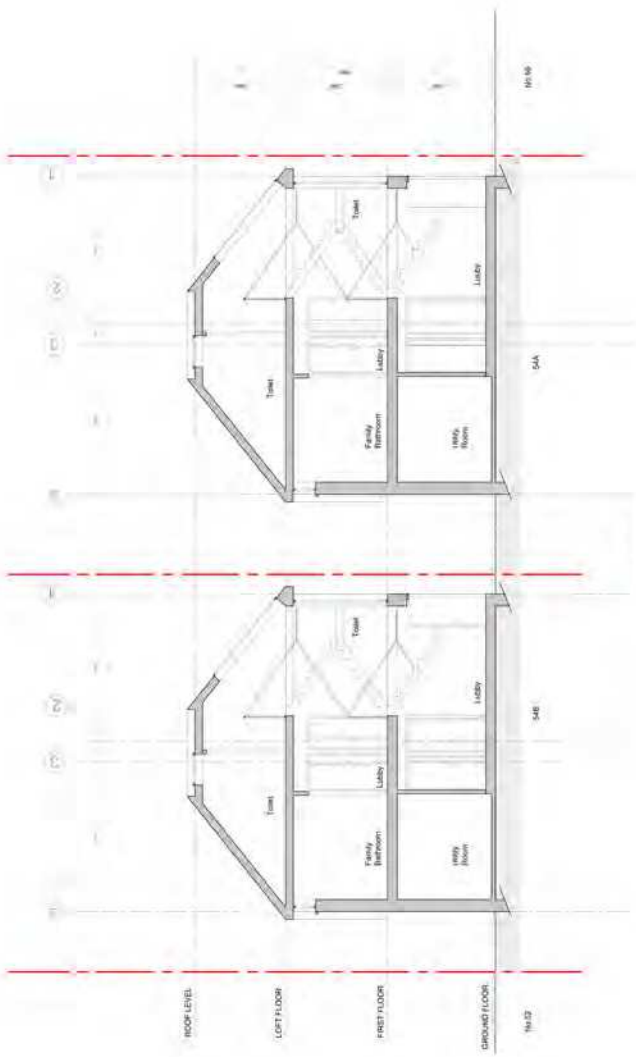
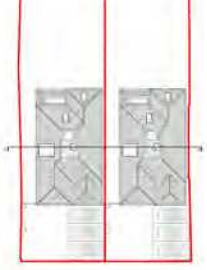
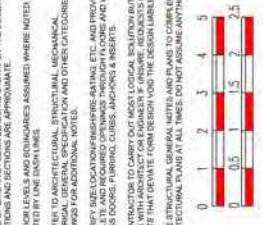
Project: Right hand Side Elevation : Proposed
Planning

Scale: 1:100 (5A) Date: 02.08.16
Drawing No: 54A
Sheet: 1 of 1

THIS DRAWING IS THE PROPERTY OF BISSELL & BUILD COMPANY. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF BISSELL & BUILD COMPANY IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. BISSELL & BUILD COMPANY SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING.

GENERAL NOTES

1. CHECK ALL DIMENSIONS ON SITE
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFICALLY NOTED OTHERWISE.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES
5. WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE AMENDED BUILDING REGULATIONS (PART A) AND THE AMENDED BUILDING REGULATIONS (PART B)
6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH THE CONSTRUCTION (GENERAL) REGULATIONS (PART 8)
7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
8. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE COMMENCEMENT OF WORK
9. WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CONSTRUCTION (GENERAL) REGULATIONS (PART 8)
10. ANY DISCREPANCIES IN DRAWINGS SHOULD BE NOTIFIED PRIOR TO COMMENCEMENT OF WORK
11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CEILING LEVELS. NOMINAL SURFACE OF ANCHORS, FACE OF ANCHORS AND FACE OF CONCRETE SHALL BE USED AS CENTRE LINE
12. FLOOR LINE REFERS TO TOP OF CONCRETE SLABS FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE FOR DEPRESSIONED FLOORING AND STRUTTED FLOORING
13. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CONSTRUCTION (GENERAL) REGULATIONS (PART 8)
14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAIL, DIMENSION SHALL BE TAKEN FROM FACE OF STUD WALL
15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING INFORMATION MODEL, SHALL BE USED AS A GUIDE
16. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED
17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES
18. VERIFY THE LOCATION OF SERVICES (ELECTRICAL, MECHANICAL, PLUMBING, ACCESS DOORS, FLOORING, CURBS, ANCHORS & INSERTS)
19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT ON NUMBER OF SERVICE REDUCERS BY CUTTING SERVICE APPROXIMATE TO THE PROPOSED SOLUTION
20. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED

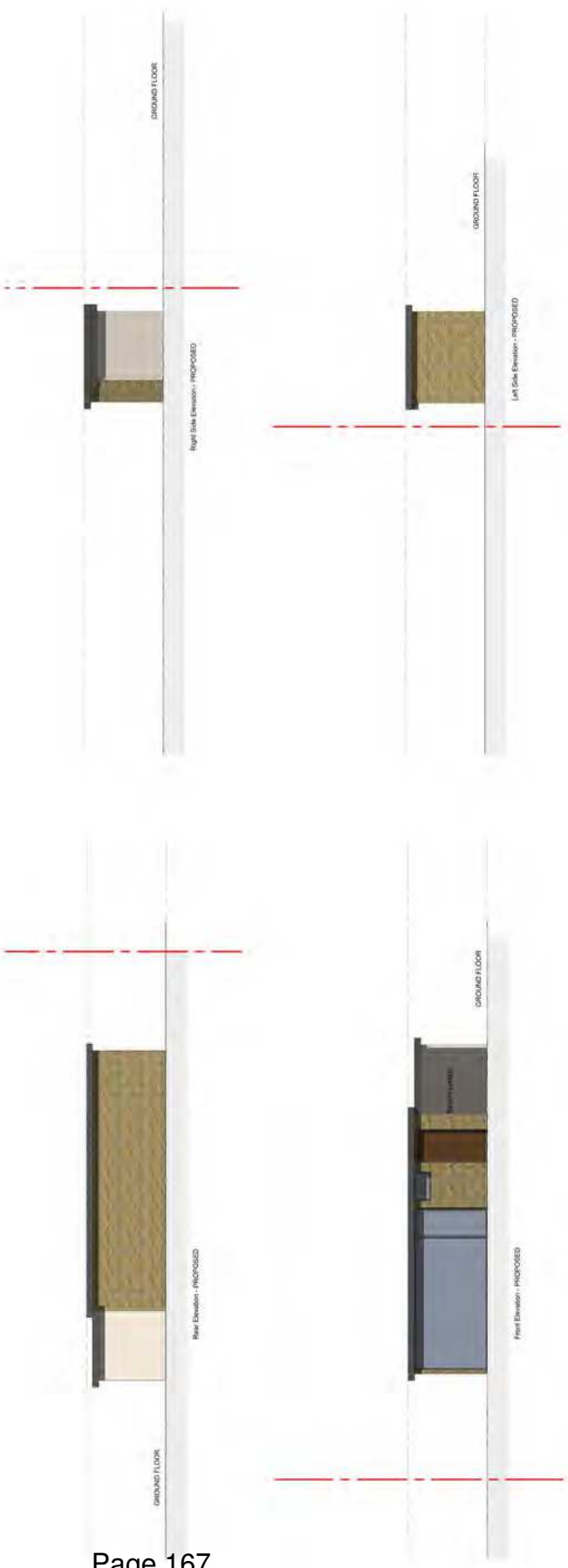
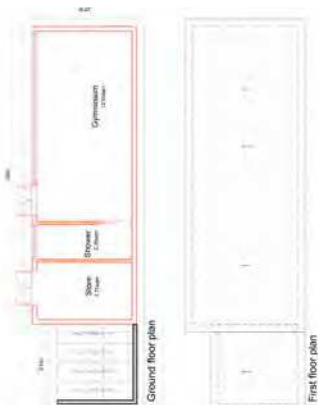
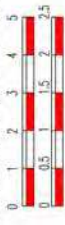


BISSELL & BUILD COMPANY
THE DESIGN & BUILD COMPANY
Bisshell Design & Build
Suite 202
80 Commercial Avenue, South Lake
Northwoodville, Victoria, 3113, AUSTRALIA
www.bisshell.co.au

Ankit Madan
24 Franklin Road, Cammerah, UNSW/US10 BLDG
Section A-A : Proposed
Planning
1:100 B/L
A3:18
Date: 15/03/24
PP09-AM-06-16

THIS DRAWING IS UNLESS OTHERWISE STATED. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED. UNLESS OTHERWISE STATED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES. DIMENSIONS WITHIN WALLS AND WORKING CLEARANCES IN CONCRETE SHALL BE AS SHOWN. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH APPROVED DOCUMENTATION FOR REGULATION (PART) AMENDED BUILDING REGULATIONS 2010. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION (GENERAL) REGULATIONS 2013. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE WORKING BEGINS. CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. ANY DISCREPANCIES IN DRAWINGS SHOULD BE NOTIFIED PRIOR TO PROCEEDING ANY WORKS. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID OR CENTERLINES. NOMINAL SURFACE OF MASONRY, FACE OF CONCRETE, FACE OF CONCRETE WALLS AND CENTERLINE (CL) CENTRES. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOORLINE. FOR DEPRESSIONS, FINISH FLOORING IS TO BE INSTALLED TO THE TOP OF THE DEPRESSION. ALL DOORS SHALL BE COMPLETELY FINISHED AS SHOWN IN FULL. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAIL, DIMENSION SHALL BE TO THE FACE OF STUD WALL. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING DRAWINGS, SHALL BE AS SHOWN AND APPROVED. ALL DOORS SHALL BE AS SHOWN AND APPROVED. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES. VERIFY THE LOCATION OF SERVICES (WATER, GAS, ELECTRICITY, MECHANICAL, ETC.) AND PROVIDE ACCESS DOORS, FLOORING, CURBS, ANCHORS & INSERTS. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR FABRICATOR IF INQUIRY. REQUESTS BY CONTRACTOR FOR REVISIONS TO THE DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND THE CONTRACTOR SHALL ASSURE ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.

- GENERAL NOTES**
1. CHECK ALL DIMENSIONS ON SITE
 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 3. UNLESS OTHERWISE STATED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
 4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
 5. DIMENSIONS WITHIN WALLS AND WORKING CLEARANCES IN CONCRETE SHALL BE AS SHOWN.
 6. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH APPROVED DOCUMENTATION FOR REGULATION (PART) AMENDED BUILDING REGULATIONS 2010.
 7. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION (GENERAL) REGULATIONS 2013.
 8. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR.
 9. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE WORKING BEGINS.
 10. CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
 11. ANY DISCREPANCIES IN DRAWINGS SHOULD BE NOTIFIED PRIOR TO PROCEEDING ANY WORKS.
 12. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID OR CENTERLINES. NOMINAL SURFACE OF MASONRY, FACE OF CONCRETE, FACE OF CONCRETE WALLS AND CENTERLINE (CL) CENTRES.
 13. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOORLINE. FOR DEPRESSIONS, FINISH FLOORING IS TO BE INSTALLED TO THE TOP OF THE DEPRESSION.
 14. ALL DOORS SHALL BE COMPLETELY FINISHED AS SHOWN IN FULL.
 15. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAIL, DIMENSION SHALL BE TO THE FACE OF STUD WALL.
 16. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING DRAWINGS, SHALL BE AS SHOWN AND APPROVED.
 17. ALL DOORS SHALL BE AS SHOWN AND APPROVED. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
 18. VERIFY THE LOCATION OF SERVICES (WATER, GAS, ELECTRICITY, MECHANICAL, ETC.) AND PROVIDE ACCESS DOORS, FLOORING, CURBS, ANCHORS & INSERTS.
 19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR FABRICATOR IF INQUIRY. REQUESTS BY CONTRACTOR FOR REVISIONS TO THE DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND THE CONTRACTOR SHALL ASSURE ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.



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

Project: Design & Build
Date: 2020
20 Cambridge House, South Lane
Hemel Hempstead, Herts, UK HP1 1DF

Client: Ankit Madan
24 Parkside Road, Colindale, London, NW9 1SL

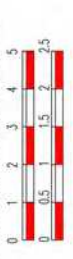
Outbuilding
Planning

Scale: 1:100 @A2
Date: 19.12.16
Page: 16 of 16

PP10-AM-06-16

THE DRAWING IS COPYRIGHT © 2016 BY BISSELL & PARTNERS LLP. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY 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 BISSELL & PARTNERS LLP. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DRAWING IS STRICTLY PROHIBITED AND WILL BE SUITABLE FOR ALL OTHER PURPOSES UNLESS OTHERWISE SPECIFIED IN WRITING.

- GENERAL NOTES**
1. CHECK ALL DIMENSIONS ON SITE.
 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
 5. WORKS TO BE CARRIED OUT WITHIN THE BUILDING SHOULD BE IN ACCORDANCE WITH APPROVED DOCUMENTATION FOR REGULATION (THE AMENDED BUILDING REGULATIONS 2010).
 6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH THE HEALTH AND SAFETY REGULATIONS 1974.
 7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR.
 8. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE COMMENCEMENT OF WORK.
 9. ANY DISCREPANCIES TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
 10. ANY DISCREPANCIES IN DRAWINGS SHOULD BE NOTIFIED PRIOR TO COMMENCING ANY WORKS.
 11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID OR CENTERLINE, NOMINAL SURFACE OF MASONRY, FACE OF CONCRETE, FACE OF CONCRETE UNLESS OTHERWISE NOTED TO CENTERLINE.
 12. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLAB. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSIONS, FINISH FLOORING IS TO BE TO FINISH FLOORING UNLESS OTHERWISE NOTED.
 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 DRAWINGS, SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
 15. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
 16. VERIFY SIZE LOCATION FINISH RATING, ETC. AND PROVIDE ACCESS DOORS, FLOORING, CURBS, ANCHORS & INSERTS.
 17. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION (BUT TO CHECK WITH ARCHITECT OR ENGINEER AT URGENT REQUESTS BY CLIENT). VERIFY FINISH RATING, ETC. AND PROVIDE ACCESS DOORS, FLOORING, CURBS, ANCHORS & INSERTS.
 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ARCHITECTURAL PLANS AT ALL TIMES. DO NOT ASSUME ANYTHING.



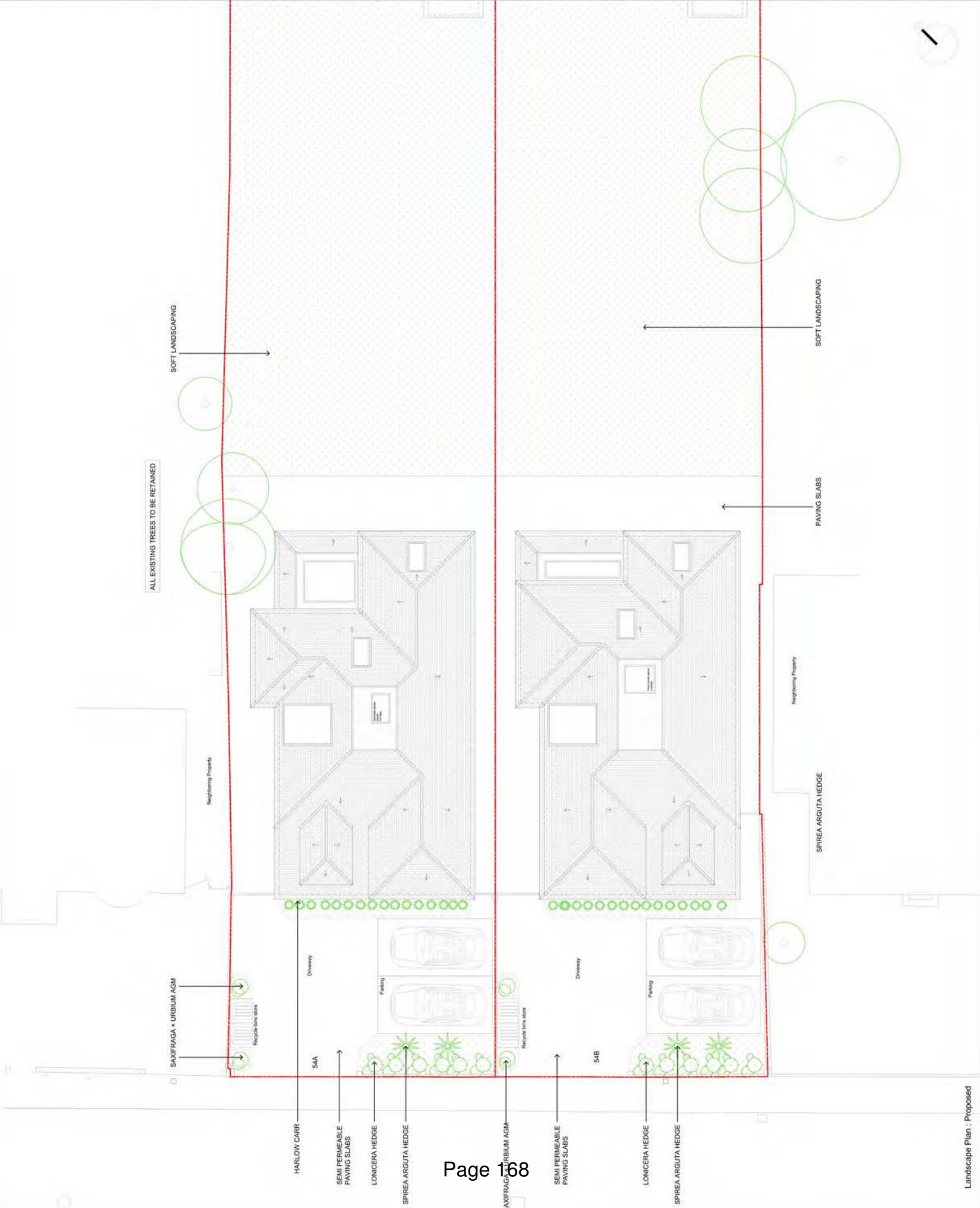
BISSELL
THE DESIGN & BUILD COMPANY
www.bissell.co.uk

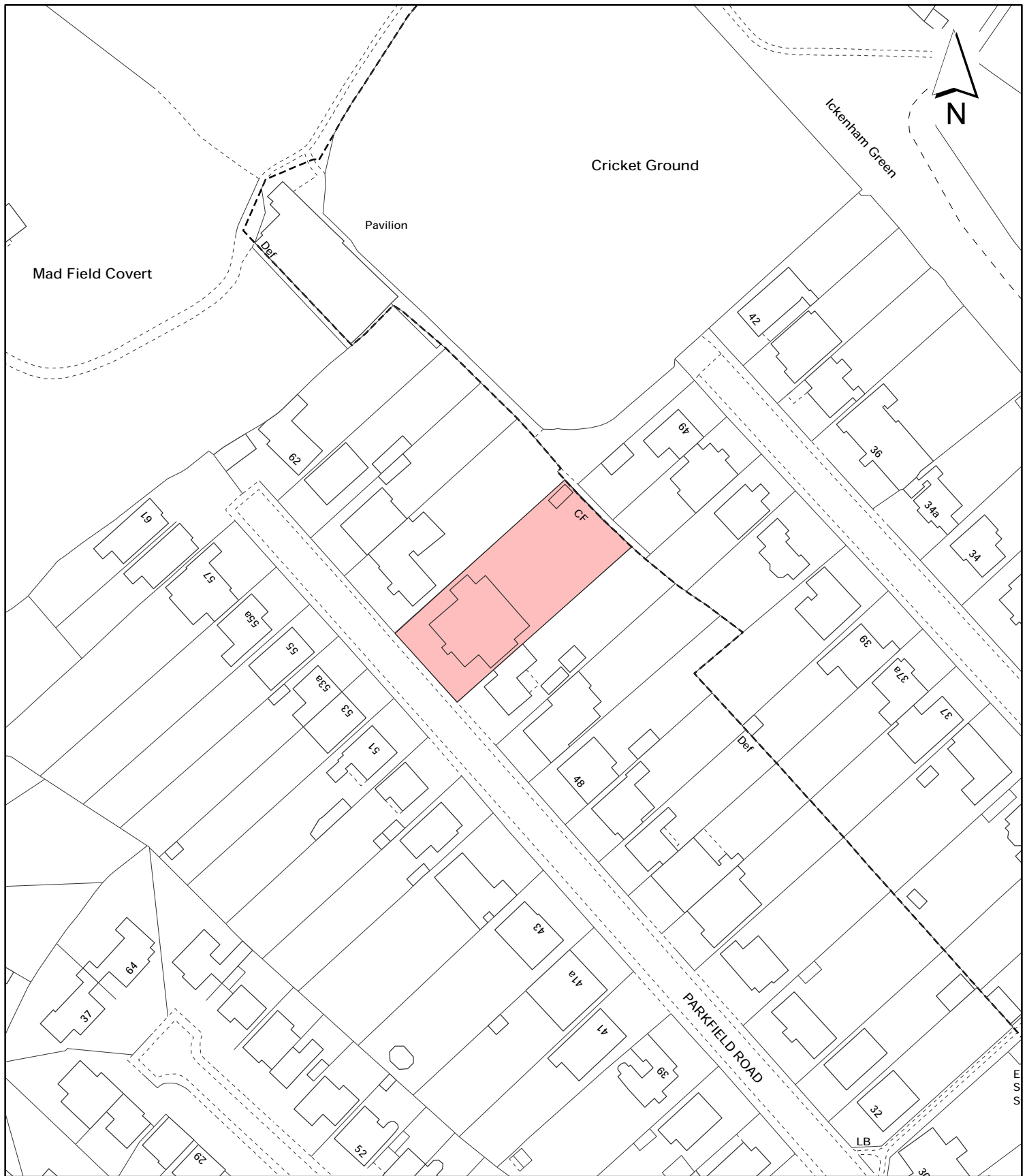
Author: Design & Build
Date: 2020
80 Colindale Avenue, South Lane
Harrow, Middlesex, U.K. HA1 1JF

Ankit Madan
24 Parkside Road, Colindale, London, UB10 8LY

Project: Landscape Plan - Proposed
Planning

Scale: 1:100 (B&I) Date: 02.09.16
Sheet No: 01A
Page: 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 2016 Ordnance Survey 100019283

Site Address:

54 Parkfield Road

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

Planning Application Ref:
20899/APP/2016/2376

Scale:
1:1,250

Planning Committee:
North Page 169

Date:
June 2017



This page is intentionally left blank