

Report of the Director of Planning & Community Services Group

Address 28 WARREN ROAD ICKENHAM

Development: Amendment to planning permission ref. 63124/APP/2007/1521 dated 16/07/2007 (Erection of a part two storey, part single storey side, rear and front extension, a rear conservatory and erection of a front porch canopy and conversion of roofspace to provide habitable accommodation involving enlargement and raising of the roof height with the installation of a side dormer window and front, side (east elevation) and rear rooflights) to allow alterations to the roof involving lowering the eaves height, the installation of gable features on the front and rear elevations, changes to the front porch and changes to the side and rear elevations (Part retrospective application).

LBH Ref Nos: 63124/APP/2009/1532

Drawing Nos: 070401/01
070401/06
070401/02
070401/05 C

Date Plans Received: 10/07/2009

Date(s) of Amendment(s): 03/08/2009

Date Application Valid: 10/07/2009

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the south side of Warren Road, some 320m to the west of its junction with Woodstock Drive. The application site comprises a detached two storey house which is currently being extended.

Warren Road is a tree lined street primarily characterised by large two storey detached houses on generous plots in an established residential area with many mature trees. Vyners School Playing Fields adjoin the site at the rear which forms part of the Green Belt. The area forms part of the 'developed area' as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

1.2 Proposed Scheme

This application seeks part retrospective approval for amendments to an earlier planning permission (ref. 63124/APP/2007/1521) which was granted under delegated powers on the 16th July 2007. That scheme was for a part two storey, part single storey side, rear and front extension, a rear conservatory and erection of a front porch canopy and conversion of roofspace to provide habitable accommodation involving enlargement and raising of the roof height with the installation of a side dormer window and front, side (east elevation) and rear rooflights.

The amendments sought are part retrospective alterations to the roof involving the lowering

of the eaves height from 5.0m to 4.75m, installation of gable features on the front and rear elevations, changes to the front porch, including replacing the hipped with a gable roof and changes to the side and rear elevations.

On the western side elevation, the changes made to the ground floor are to accommodate switching the positions of the components of the open plan kitchen and dining room. The dining room element has moved to the rear and a utility room has been added between the kitchen and garage. This has involved the previously approved dining room and garage windows being re-sited further to the rear and now serve the kitchen and utility room areas and an additional ground floor window has been added towards the front to serve the garage. At first floor level, the side windows would be within a 5.1m wide half dormer, with the rear en-suite window being moved slightly further to the rear and an additional small secondary bedroom window has been added towards the front. The side dormer in the main roof has been omitted, replaced by two side rooflights serving storage and dressing rooms.

On the rear elevation, the four pane former kitchen window has been replaced with folding doors.

On the eastern side elevation, the hipped roof over the projecting two storey element has been replaced with a gable and two additional rooflights have been added, one being a secondary window serving the bedroom and the other to the storage room within the roof of the projecting rear element.

1.3 Relevant Planning History Comment on Planning History

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

4 neighbouring properties have been consulted. 1 response has been received, making the following points:-

(i) It is disappointing that this application is retrospective and some of the features that have been built are specifically referred to as not permissible when the original application was passed (see notes 3 and 4);

(ii) Various changes to the originally envisaged project, with significantly enlarged porch, introduction of prominent gables and a notably increased number of windows are such that they render the development inappropriate in size and scale, having a negative impact on local environment in a way that the original and more subtly designed original plan was not. Extensions no longer subordinate, but involve complete remodelling of house and as such are inappropriate, overdominant, un-neighbourly, visually intrusive and out of proportion with location and plot size;

(iii) Revised drawings do not show dimensions, unlike original and concerned that roof height has been increased;

(iv) Reduction in size of side dormer is welcome;

(v) Increase in number of windows on western elevation has negative impact on our enjoyment of property and rear garden. Original proposal had 5, now there are 8 windows/rooflights in this elevation, in breach of a condition. The use of non-habitable rooms which windows serve could change in the future;

(vi) Original permission stipulated that windows were to be non-opening and glazed with obscure glass. The windows installed to date are standard and meet none of these requirements. Making such windows opaque by attaching a film would not be acceptable as such windows could immediately and easily be replaced at any time. We would not wish to have to continually monitor this area and advise the Council when such unapproved changes are made, the developer already having shown a tendency to make unapproved changes and disregard legal requirements;

(vii) Side fencing has been removed and presents a security and health and safety risk. A binding obligation should be imposed on the developer to ensure a satisfactory replacement is installed;

(viii) The siting of trees on the plans differs from the siting shown on the original scheme. Landscaping plans, arboricultural reports etc should be immediately completed and related action taken to ensure trees are not damaged. One of the trees has already been lopped by the developer.

Officer comments

Point (i) is noted and the sentiment agreed. Points (ii), (v), (vi) and (viii) are dealt with in the main report. As regards point (iii), the overall height of the building as measured on the plan has not altered. Point (iv) is noted. As regards point (vii), this is a private matter.

Ickenham Residents' Association:

A site visit has shown that the house has been finished (scaffolding still around the construction). The applicant should have built in accordance with the specification agreed and complied with the schedule of conditions, but he ignored in part the previous planning approval 2007/1521 relating to 'no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development'. Side elevations have now 3 windows instead of 2.

It concerns us greatly the number of times approved applications are not built as per approved conditions. In this case the house is already completed, and we wonder what your Planning Team will be able to do.

The Association will be interested to learn, if you would consider any planning enforcement action in an effort to deter others from blatantly disregarding agreed approvals in future.

A Ward Councillor has requested that this application be presented to committee.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

OL5 Development proposals adjacent to the Green Belt

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP	London Plan (February 2008)
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
HDAS	'Residential Extensions' and 'Accessible Hillingdon'.

5. MAIN PLANNING ISSUES

The main amendments to this scheme, in terms of the character and appearance of the street scene, have involved lowering the eaves height of the main roof, and installing the two gable features at the front and alterations to the front porch.

Warren Road is characterised by detached properties of varied design. Gable roofs and gabled elements are a feature of the street scene, notably at Nos.24, 26, 32 and 36 Warren Road. The inclusion of small gable features on the hipped roof, therefore, are not out of keeping with the character and appearance of the area. The lowering of the eaves height has, albeit marginally, reduced the overall bulk of the development and no objections are raised to the revised design of the porch, including the gable roof. As such, the amendments are considered to comply with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

As regards the neighbouring properties, in terms of any additional impact upon No.26, the 2.2m wide side dormer has been replaced with a 5.1m wide half dormer. However, this dormer only projects above the new eaves height by 400mm (150mm above the formerly approved eaves height) so that it represents an improvement in terms of the impact upon the neighbouring property, which the occupier of No.26 acknowledges. Two additional side windows and two rooflights facing No.26 have also been added, but as these windows are either secondary or serve non-habitable rooms, below a height of 1.8m above finished floor level, they can be fitted with obscure glass and be non-openable so as to prevent any overlooking of the neighbouring property. An informative has also been added to advise that the use of film applied to clear glazing and use of screw/bolts to fix shut openable windows will not be sufficient to satisfy this condition.

As regards No.30, the only alterations have involved the addition of two rooflights and the

change from a hipped to a gable roof on the existing two storey side projection. The side conservatory windows and rooflights can be conditioned to be fitted with obscure glass and be non-openable below a height of 1.8m above finished floor level and the change to the roof would not adversely impact upon No.30, which does not have any windows in its side elevation. As such, the development accords with policies BE19, BE20 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2009).

Unfortunately, the landscaping/tree protection conditions attached to the previous permission have not been discharged and/or complied with. A period of 1 month has been given on this application to satisfy these conditions.

6. RECOMMENDATION

APPROVAL subject to the following:

1 M2 External surfaces to match existing building

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

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

2 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans 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 BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing Nos. 26 and 30 Warren Road.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 RPD2 Obscured Glazing and Non-Opening Windows (a)

Prior to the property being brought into use, the ground floor kitchen, utility room and garage windows; first floor secondary bedroom, landing and en-suite windows and two

rooflight windows facing No. 26 Warren Road and the conservatory and 3 rooflight windows facing No. 30 Warren Road shall be glazed with 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 Unitary Development Plan Saved Policies (September 2007).

5 TL1 Existing Trees - Survey

Within one month of the date of this permission, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

7 TL3 Protection of trees during site clearance and development

Within one month of the date of this permission, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

Within one week of the tree protection measures being approved they shall be fully implemented on site and retained on site until the development is complete.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 TL5 Landscaping Scheme - (full apps where details are reserved)

Within one month of the date of this permission, a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

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

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

- OL5 Development proposals adjacent to the Green Belt
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- LPP London Plan (February 2008)
- CACPS Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
- HDAS 'Residential Extensions' and 'Accessible Hillingdon'.

- 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 & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6** 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 & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

- 7 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.
- 8 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 or Bank 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.
- 9 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.
- 10 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).
- 11 Please be advised that in order to comply with condition 4, the windows below a height of 1.8 above finished floor level must be fitted with obscure glass and windows must be non-openable. The use of film applied to existing clear glazed windows and/or the fastening of openable windows with screws/bolts would not be acceptable to the Local Planning Authority as such measures could easily be reversed and do not provide the necessary permanence.

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) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.

OL5	Development proposals adjacent to the Green Belt
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.
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BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP	London Plan (February 2008)
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
HDAS	'Residential Extensions' and 'Accessible Hillingdon'.

- 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 & 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 & Community Services Reception Desk, Level 3, 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 or Bank 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: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**28 Warren Road
Ickenham**

Planning Application Ref:

63124/APP/2009/1532

Planning Committee

North

Scale

1:1,250

Date

August 2009

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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



HILLINGDON
LONDON