

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

**Address** 41 FRITHWOOD AVENUE NORTHWOOD

**Development:** Demolition of existing dwelling & replacement with 2 x two storey, 5-bed, detached dwellings with associated parking and amenity space and alteration to existing vehicular crossovers to form one enlarged common crossover

**LBH Ref Nos:** 1891/APP/2013/1655

**Drawing Nos:** 4616/PL/01 Rev.G  
BS5837:2012 Tree Survey, Arboricultural Impact and Method Statement  
4616/PL/04 Rev.E  
Design & Access Statement  
4616/PL/LP  
TS07-207A/1  
382.13.1  
Confirmation of tree work  
Existing floor plans  
4616/PL/02 Rev.C  
4616/PL/03 Rev.D  
Sunlight report

<b>Date Plans Received:</b>	18/06/2013	<b>Date(s) of Amendment(s):</b>	18/06/2013
<b>Date Application Valid:</b>	25/06/2013		08/08/2013
			30/08/2013
			15/07/2013

### 1. SUMMARY

The application proposes to demolish the existing house and to erect two, two-storey houses with habitable accommodation in the roof space, 5 bedroom, together with a single garage and two parking spaces as well as installation of a new vehicular crossover.

It is considered that the design of the proposal would be in keeping with the character and appearance of the surrounding area and that it would not be harmful to the amenity of nearby residents or future occupiers. The proposal would be of low density and the internal floor space would provide an adequate level of amenity for future occupants. As such, the proposal is considered acceptable and is recommended for approval subject to conditions.

### 2. RECOMMENDATION

**a) That the Council enters into a legal agreement with the applicant under Section 106 of the 1990 Town & Country Planning Act (as amended) or other appropriate legislation to secure:**

**i) Educational facilities contribution of £12,796.**

**b) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Statement and any abortive work as a result of the agreement not being completed.**

c) That planning officers be authorised to negotiate and agree details of the proposed Statement.

d) If the Legal Agreement/s have not been finalised before within 6 months of the date of this resolution, delegated authority be given to the Head of Planning, Green Spaces and Culture to refuse planning permission for the following reason:

'The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of capacity enhancements in educational facilities). The proposal therefore conflicts with Policy R17 of the adopted Local Plan and the Council's Planning Obligations SPG.

e) That subject to the above, the application be deferred for determination by the Head of Planning, Green Spaces and Culture under delegated powers, subject to the completion of the agreement.

f) That if the application is approved, the following conditions be attached:

**1 HO1 Time Limit**

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

**REASON**

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

**2 HO2 Accordance with approved**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, Design & Access Statement, Sunlight report, Existing floor plans, BS5837:2012 Tree Survey, Arboricultural Impact and Method Statement, 382.13.1, TS07-207A/1, 4616/PL/LP, 4616/PL/03 Rev.D, 4616/PL/02 Rev.C, 4616/PL/01 Rev.G, 4616/PL/04 Rev.E, Email confirmation of tree works.

**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 (July 2011).

**3 RES7 Materials (Submission)**

No development shall take place until details of all materials and external surfaces, , including details of balconies have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

**REASON**

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**4 RES5 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:

Amenity space (Plan No.4616/PL/01 Rev.D)

Parking (Plan No.4616/PL/01 Rev.D)

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 AM14 and AM23 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**5 HO5 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.

**REASON**

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

**6 HO6 Obscure Glazing**

The first floor side windows and the side windows in the roofspace 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**7 RES8 Tree Protection**

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

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

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

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

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

**REASON**

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

**8 RES9 Landscaping (car parking & refuse/cycle storage)**

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

**5. Schedule for Implementation**

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

**REASON**

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011).

**9 RES10 Tree 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 or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

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

**REASON**

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

**10 RES23 Visibility Splays - Pedestrian**

Notwithstanding the plans hereby approved, revised plans showing the access for the proposed car parking being provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m shall be submitted to and approved in writing by the Local Planning Authority before development commences.

Thereafter the development shall be completed in accordance with the approved visibility splays.

**REASON**

In the interests of highway and pedestrian safety in accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**11 RES18 Lifetime Homes/Wheelchair Units**

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards.

**REASON**

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (July 2011) Policies 3.1, 3.8 and 7.2.

**12 RES24 Secured by Design**

The dwellings shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No dwelling shall be occupied until accreditation has been achieved.

**REASON**

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

**13 RES16 Code for Sustainable Homes**

The dwellings shall achieve Level 4 of the Code for Sustainable Homes. No development shall commence until a signed design stage certificate confirming this level has been received. The design stage certificate shall be retained and made available for inspection by the Local Planning Authority on request.

The development must be completed in accordance with the principles of the design stage certificate and the applicant shall ensure that completion stage certificate has been attained prior to occupancy of each dwelling.

**REASON**

To ensure that the objectives of sustainable development identified in London Plan (July 2011) Policies 5.1 and 5.3.

**14 RES15 Sustainable Water Management (changed from SUDS)**

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in

writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

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

#### REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

#### **15 COM6 Levels**

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

#### REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **16 NONSC Non Standard Condition**

Level access shall be provided to and into the dwelling houses, designed in accordance with technical measurements and tolerances specified by Part M to the Building Regulations 2000 (2004 edition), and shall be retained in perpetuity.

#### REASON:

To ensure adequate access for all, in accordance with London Plan policy 3.8, is achieved and maintained, and to ensure an appropriate standard of accessibility in accordance with the Building Regulations.

#### **17 NONSC Non Standard Condition**

Notwithstanding the plans hereby approved, revised plans and details, showing an additional clear glazed rooflight window being inserted into the front/principal/street facing elevation of each dwelling, at height and of a size to enable an outlook from the games room, shall be submitted to and approved in writing by the Local Planning Authority before development commences.

Thereafter the development shall be completed in accordance with the approved plans and details.

**REASON:**

To ensure adequate outlook from the upper level games rooms, in accordance with London Plan (July 2011) policy 3.5.

**INFORMATIVES**

**1            11            Building to Approved Drawing**

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.

**2            12            Encroachment**

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.

**3            13            Building Regulations - Demolition and Building Works**

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).

**4            15            Party Walls**

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.

**5            16            Property Rights/Rights of Light**

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.

## **6 115 Control of Environmental Nuisance from Construction Work**

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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) 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.

## **7 147 Damage to Verge**

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).

## **8 123 Works affecting the Public Highway - Vehicle Crossover**

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

## **9**

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £20,069.60 which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice



will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website [www.hillingdon.gov.uk/index.jsp?articleid=24738](http://www.hillingdon.gov.uk/index.jsp?articleid=24738).

**10**        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).

**11**        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 (July 2011) 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.
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.
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
R16	Accessibility for elderly people, people with disabilities, women and children
H4	Mix of housing units
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments

LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.13	(2011) Sustainable drainage
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
PO-EDU	Revised Chapter 4: Education Facilities of the Planning Obligations Supplementary Planning Document, adopted 23 September 2010

## 12 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies.

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. CONSIDERATIONS

#### 3.1 Site and Locality

The application site is located on the north eastern side of Frithwood Avenue, some 190m to the north west of its junction with Watford Road and comprises a large detached property on a substantial plot. To the south east of the site is No.43 Frithwood Avenue, also a large detached property, while another detached property, No.39 abuts the site on the north western side, separated by a drive which provides vehicular access to a house at the rear of No.39 known as The White House. To the north east of the site is more recent infill development, with Nos. 9 and 11 Mountview, two relatively smaller detached houses immediately adjoining the site. The area slopes from the north east to the south west.

The application site is within an established residential area. Part of Frithwood Avenue (Nos.1 to 23 and 2 to 20) is within the Northwood, Frithwood Avenue Conservation Area. With the exception of 5-flatted properties, Frithwood Avenue comprises predominantly detached properties with a variety of designs. The site is within the 'developed area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The site is also covered by TPO 149.

#### 3.2 Proposed Scheme

The application proposes to demolish the existing house and erect two, two-storey houses with habitable accommodation in the roof space to provide 5 bedroom houses, together with a single garage and two parking spaces to the front, landscaping, installation of vehicular crossover and bin and recycling store.

The proposed building would be approximately 10.70m wide, 18.45m deep and 9.75m high. The building would have a hipped roof with a small crown roof. There would be a two storey forward projecting gable ended element to the front of the property and would be set down from the main ridge of the house by 2.20m. This design feature would also be reflected to the rear of the property with a first floor rear balcony. A pitched roof dormer window would be proposed on the rear elevation.

The buildings would maintain a minimum 2m distance from the side boundaries and the boundary between each proposed building. The buildings would be set back from the highway by a minimum 19m and approximately in line with the building line of the adjacent properties. Parking for a minimum two cars to the front and an integral single garage would be provided. A new crossover provided centrally along the front of the site would be provided. The property would retain approximately 225sq. metres of private amenity space. The floor area of the proposed houses would be approximately 422sq.m.

The elevations of the building would comprise red brick and the roof would be of clay tiles. Windows would be of painted timber material. The brick wall to the front of the property would be 1m high with pillars measuring approximately 1.20m.

The submitted revised tree report makes adequate provision for the protection and long-term retention of the high value and protected trees on-site.

Revised plans were submitted increasing the distance from the side boundaries, showing visibility splays, two parking spaces to the front and the bedroom and games room in the roofspace were swapped around. The gates have been removed to the front of the property and a standard driveway provided for each dwelling, which separates the shared access.

### 3.3 Relevant Planning History

1891/APP/2008/1844 Land At 41 Frithwood Avenue Northwood

Erection of a three-storey building comprising 8 two-bedroom apartments, to include basement parking and landscaping (involving demolition of existing dwelling).

**Decision:** 15-08-2008 Refused **Appeal:** 26-06-2009 Dismissed

1891/APP/2009/1757 41 Frithwood Avenue Northwood

Three storey building comprising 2 four-bedroom, 2 three-bedroom and 2 two-bedroom flats with basement level parking and accommodation and habitable roofspace, involving demolition of the existing dwelling.

**Decision:** 06-11-2009 Refused

1891/APP/2010/1465 41 Frithwood Avenue Northwood

Part two, two and a half and three storey detached building with habitable roofspace and basement level comprising 2 four-bedroom and 4 three-bedroom flats with basement parking and landscaping, involving demolition of existing dwelling.

**Decision:** 25-03-2011 **Appeal:** 25-03-2011 Dismissed

1891/C/98/2018 41 Frithwood Avenue Northwood

Erection of a two storey side and rear extension with pitched roof and a single storey side extension with a pitched roof

**Decision:** 30-11-1998 Refused

1891/D/99/0017 41 Frithwood Avenue Northwood

Erection of a single storey side extension and erection of a double garage with accommodation over

**Decision:** 16-02-1999    Approved

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

An application for part two, two and a half and three storey detached building with habitable roofspace and basement level comprising 2 four-bedroom and 4 three-bedroom flats with basement parking and landscaping, involving demolition of existing dwelling (1891/APP/2010/1465) was refused and dismissed on the grounds of:

1. The further erosion of spacious single dwellings and intensification of use of the site would have a significant harmful effect on the character of the area.
2. The building would comprise a substantial three storey block with basement which would appear excessively bulky in comparison with its two storey neighbours.
3. The complex articulation, extensive fenestration, height and massing of building when viewed in relation to its neighbours would be harmful to the character and appearance of the street scene.
4. The building would fail to harmonise with the existing street scene or complement character of the area and would be contrary to London Plan policy 4B.1, UDP policies BE13 and BE19, and the SPD.
5. The extensive ground works and excavations necessary, and the contents of the arboricultural report, I am not satisfied that there would be no harm to the trees. This would be harmful to the character and appearance of the area and would be contrary to UDP policies BE13, BE19 and BE38.

An application for the erection of a three storey building, comprising 8 two-bedroom apartments, to include basement parking and landscaping (1891/APP/2008/1844) was refused on the 15th August 2008 on grounds of:

1. the building having an excessive site coverage and density, resulting in a cramped development, visually incongruous and overdominant in street scene
2. inadequate amenity space
3. use of dark grey anodised aluminium on study room windows would be harmful to living conditions of future occupiers and energy conservation
4. overdominance and overshadowing of No. 39 Frithwood Avenue
5. restricted width and design of the vehicular access would have a detrimental impact on highway and pedestrian safety
6. proposed parking provision excessive, contrary to the Council's maximum car parking standards
7. in the absence of a Tree Survey and Arboricultural Implication Assessment, no safeguard that existing trees on the site would be retained
8. no education contribution.

An appeal was subsequently lodged and dismissed on 26th June 2009.

A further application 1891/APP/2009/1757 for the erection of a three storey building comprising 2 four-bedroom, 2 three-bedroom and 2 two-bedroom flats with basement level parking and accommodation and habitable roofspace was refused on the 6 November 2009 for the following reasons:

1. The proposal by reason of its siting, design, overall layout, size, height, bulk and site coverage would result in a cramped overdevelopment of the site, which is visually incongruous and over-dominant and would be intrusive and detrimental to the open character and visual amenity of the area. The development therefore fails to harmonise with the street scene and open character of the surrounding area, and is therefore contrary to Policies BE13, BE19 and BE21 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007), Policies 3A.3 and 4B.1 of the London Plan and the Council's HDAS: 'Residential Layouts'.

2. The proposal, by reason of the siting of first floor balconies on the side elevations of the building, would result in the unacceptable overlooking of adjoining residential properties, Nos. 39 and 43 Frithwood Avenue, detrimental to their residential amenities, contrary to Policy BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's HDAS: 'Residential Layouts'.

3. The proposed habitable rooms that would have front and rear facing windows in the side wings of the buildings, due to their siting, layout and restricted size of window opening, would fail to provide an adequate outlook and natural lighting for future residential occupiers. As such, the rooms would not afford an appropriate standard of residential accommodation and their use would be likely to be more reliant upon artificial means of illumination, contrary to Policy BE20 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy A4.3 of the London Plan (February 2008).

4. In the absence of full information and due to the close proximity of the proposed work (including demolition) to the trees (in particular T15) on and close to the site, this scheme makes inadequate provision for the protection and long-term retention of protected trees covered by TPO 149, contrary to Policies BE13, BE19 and BE38 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

5. The proposal, due to the steep gradient of the vehicular access ramp and pedestrian footway, together with the excessive width of the vehicular crossover, would fail to provide adequate access arrangements to the building, which would likely result in increased on-street parking and be detrimental to highway and pedestrian safety, contrary to Policy AM7(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

6. The development is estimated to give rise to a significant number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document (July 2008).

#### **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.
- 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.
- 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.
- OE11 Development involving hazardous substances and contaminated land - requirement for ameliorative measures
- R16 Accessibility for elderly people, people with disabilities, women and children
- H4 Mix of housing units
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LPP 3.1 (2011) Ensuring equal life chances for all
- LPP 3.3 (2011) Increasing housing supply
- LPP 3.4 (2011) Optimising housing potential
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 5.3 (2011) Sustainable design and construction
- LPP 5.7 (2011) Renewable energy
- LPP 5.13 (2011) Sustainable drainage
- LPP 7.2 (2011) An inclusive environment
- LPP 7.4 (2011) Local character
- PO-EDU Revised Chapter 4: Education Facilities of the Planning Obligations Supplementary Planning Document, adopted 23 September 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**

9 neighbouring properties have been consulted on 26th June 2013 and a site notice was also displayed on 11th July 2013. A petition with 27 signatories each have also been received supporting the proposed scheme. Three letters of support were submitted from the same neighbour and one letter of objection.

Support of the application:

1. In keeping with the character and appearance of the streetscene.

Objecting to the application:

1. Loss of sunlight;
2. Loss of privacy;
3. Noise pollution from side windows of lounge and dining room and the first floor balcony;
4. Sunlight and daylight report - out of date as it relates to the previous application submitted in 2009.

### **Internal Consultees**

TREES AND LANDSCAPING OFFICER

Tree Preservation Order (TPO) / Conservation Area: This site is covered by TPO 149.

Significant trees / other vegetation of merit in terms of Saved Policy BE38: There is a mature protected Western Red Cedar (T18 on TPO 149) and a mature protected Beech (T15 on TPO 149) in the front garden of this site. These trees significantly contribute to the arboreal character of the area and have high amenity values. There is also a young Tulip Tree (listed as unknown on the plans); it may be the replacement for Horse Chestnut (T16 on TPO 149) which appears to have been removed in the past, however there is no record of this on file. The Tulip tree is replaceable and does not constrain development.

There are a number of protected trees in the rear garden, a Box Edler (T21), a Hawthorn (T23) and two Purple-leafed Plums (T19 & T22). They are not significant landscape features, but will provide a mature screen.

The submitted tree report makes adequate provision for the protection and long-term retention of the high value and protected trees on-site. However, there is some confusion between the suggested tree works in the report. Pages 10 & 11 do not correspond with pages 24 & 25 (some trees are incorrectly numbered and there is a slight difference in the tree work specifications).

Scope for new planting (yes/no): The submitted landscaping scheme provides a good level of landscaping detail and is acceptable.

Recommendations: The various tree work numbers and specifications within the tree report should be updated so that they correspond (see above). Only the minimum work necessary should be proposed.

Conclusion (in terms of Saved Policy BE38): Acceptable, subject to conditions RES8 (implementation), RES9 (implementation) and RES10.

(Officer comment: An updated Tree report was submitted and the Tree officer has no objections)

#### ENVIRONMENTAL PROTECTION UNIT

No objection to the planning application, please see the attached as informative

#### INF 20 Control of environmental nuisance from construction work

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

- (i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;
- (ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use "best practicable means" as defined in section 72 of the Control of Pollution Act 1974;
- (iii) Measures should be taken to eliminate the release of dust, odors and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in "The control of dust and emissions from construction and demolition: best practice guidelines", Greater London Authority, November 2006; and
- (iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the works other than within the normal working hours set out above, and by means that would minimise disturbance to adjoining premises. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155).

#### ACCESSIBILITY OFFICER

The proposal has been submitted following the pre-application advice, and is understood to have been designed to accords with the Lifetime Home Standards.

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted January 2010. Compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

Whilst there may have been an aspiration to incorporate the said standards, amendments to the proposal would be necessary as follows:

The following access observations are provided:

1. Level access should be achieved. Entry to the proposed dwellings appears to be stepped, which would be contrary to the above policy requirement. Details of level access to and into the proposed dwelling should be submitted. A fall of 1:60 in the areas local to the principal entrance should be incorporated to prevent rain and surface water ingress. In addition to a levels plan showing internal and external levels, a section drawing of the level access threshold substructure, and water bar to be installed, including any necessary drainage, should be submitted.
2. The scheme does not include provision of a downstairs WC, compliant with the Lifetime Home requirements. To this end, a minimum of 700 mm should be provided to one side of the toilet pan, with 1100 mm in front to any obstruction opposite.
3. A minimum of one bathrooms/ensuite facility on the first floor should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.
4. To allow the entrance level WC and first floor bathroom to be used as a wet room in future, plans should indicate floor gulley drainage.



Conclusion: the proposed design demonstrates good potential to satisfy the Lifetime Home Standards, however, the current design is unacceptable. Revised plans should be requested as a prerequisite to any planning approval, or a suitable planning condition(s) attached to a grant of permission to address the issues raised above. An additional Condition, as set out below, should be attached to any planning permission:

**Additional Condition**

Level access shall be provided to and into the dwelling houses, designed in accordance with technical measurements and tolerances specified by Part M to the Building Regulations 2000 (2004 edition), and shall be retained in perpetuity.

REASON: to ensure adequate access for all, in accordance with London Plan policy 3.8, is achieved and maintained, and to ensure an appropriate standard of accessibility in accordance with the Building Regulations.

(Officer comment: Revised plans were submitted addressing the above issues)

**HIGHWAYS OFFICER**

The proposed crossover to the site exceeds the Councils guidelines. For a single crossover, a width of 2.44m at the rear of the footway, increasing to about 4.58m at the kerb line is required and for a double width/joint accesses/crossover, this is increase to 4.88m at the rear of the footway, increasing to approximately 6.0m at the kerb line (subject to other highways considerations). An island of 1.2m between 2 accesses/crossovers is required to be provided at the back of the footway if applicable.

In addition, it is proposed to provide 3 car parking spaces per dwelling. However the maximum allowable parking provision is 2 car parking per dwelling.

Therefore, can you request that amended plans are submitted that reflect the above.

(Officer comment: Amended plans were received addressing the above points).

**Overshadowing:**

No.39 will get increased overshadowing from the proposed development from 8am until approximately 11am.

**7. MAIN PLANNING ISSUES**

**7.01 The principle of the development**

The proposed site is located within the 'Developed Area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The site is not located in a conservation area and the building is not listed. There are no policies which prevent the demolition of the existing building, in principle.

**7.02 Density of the proposed development**

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

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

The property lies within a Developed area and does not fall within a Conservation Area or ASLC and is not a Listed Building.

**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**

The site is located within a Developed Area where there is no objection in principle to houses on the site subject to the proposal satisfying other policies in the plan and supplementary planning documents.

Local Plan Policies BE13 and BE15 resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

The street scene is characterised by large detached properties individually designed. The proposed houses would be well designed, rectangular in shape with a small crown roof. It is proposed that the buildings would follow the existing front building line of the adjacent properties and it would retain a large front garden which, despite the provision of parking on the frontage, would still entail a considerable level of soft landscaping. This would ensure that the buildings would integrate well into its surroundings and that the front garden would not have the appearance of a car park.

Frithwood Avenue consists of large properties in spacious surroundings. This proposal results in a building which is sited a minimum 18m back from the front boundary and 20m for the second building, on a similar building line as the adjoining properties and in fact further back than the existing property, which is sited some 11m back from the front boundary. The proposed building would also be set in from the side boundaries by a minimum of 2m, which is in excess of the council's normal requirement of 1m, but reflects the spacious nature of the setting of the properties in Frithwood Avenue. The siting of the property and its overall footprint is thus considered to be in character with the existing character of the road.

Frithwood Avenue comprises of, in the main large detached properties, of varying designs. It does not have a homogenous character and thus the provision of a modern building designed in a neo-georgian style, with a crown roof, would not in itself be alien to the street.

Overall, it is considered that the proposed development, in terms of its siting, size, scale, bulk and design 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 Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

## **7.08 Impact on neighbours**

Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that planning permission will not be granted for new development which by reason of its siting, bulk and proximity, would result in a significant loss in residential amenity. Likewise Policies BE20 and BE24 resist any development which would have an adverse impact upon the amenity of nearby residents and occupants through loss of daylight and privacy.

In relation to the adjoining properties, No. 39 has secondary windows in the side elevation. These windows serve a bedroom, dining room, entrance door, utility room and bathroom. Whilst the overshadowing report shows there would be some loss of light between 8am until approximately 11am, these windows would not be primary windows and it would only have a slight increase in overshadowing in the morning. Furthermore, revised plans were submitted increasing the distance to a minimum 2m along this boundary. It is considered this effect would be minimal to not justify the refusal of planning permission.

The application complies with the Council's 45 degree angle, by some distance, in terms of habitable room windows on the rear elevation of both adjoining properties, due to the changes made to the size of the building. As a result it is considered that the proposal would not impede upon the daylight serving these properties or result in loss of outlook. The building would be a sufficient distance from the side boundary and the neighbouring properties to not result in an overbearing impact. The balconies on the upper floors are set further back than the neighbouring properties and would not directly overlook the neighbouring properties and their gardens anymore than the existing rear windows. To ensure these balconies would not directly overlook neighbouring properties, revised plans were submitted showing privacy screens on the balconies. The first floor side windows serving en-suites and dressing room can be conditioned to be obscure glazed and fixed shut below 1.8m to prevent any unacceptable overlooking to the neighbouring properties. The roof space would have rooflights on the side elevation, however due to the angle of these windows, they would not directly overlook the adjacent properties.

As a result it is considered that the proposal would not be harmful to the amenity of nearby residents through loss of privacy, loss of light and overbearing impact. It would be in compliance with Policies BE20, BE21, and BE24 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) in this respect.

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

London Plan Policy 3.5 seeks to ensure that all new housing development is of the highest quality, both internally and externally and in relation to their context.

The London Plan sets out the minimum internal floor space required for new housing development in order to ensure that there is an adequate level of amenity for existing and future occupants. Table 3.3 requires a 3 storey, 4 bedroom, 6 person dwelling, which is the closest to the one proposed by this application, to have a minimum size of 113 sq.m. Furthermore, Policy 3.5 states when designing new homes for more than six persons/bedspaces, developers should allow approximately 10sq.metres per extra bedspace/person. The proposed new dwellings would be approximately 422sq.m and would comply with the required standard resulting in a satisfactory residential environment for future occupiers, in compliance with Policy 3.5 and Table 3.3 of the London Plan and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Section four of the Council's HDAS: Residential Layouts states that developments should incorporate usable attractively laid out and conveniently located garden space in relation to the dwellings they serve. It should be of an appropriate size, having regard to the size of the flats and the character of the area.

The minimum level of amenity space required for a five bedroom house is 100sq.m of amenity space to meet the standard. The scheme provides some 225sq. metres each and would thus far exceed these standards.

The proposed bedrooms would have windows that face the front and rear of the property and would therefore not be overlooked by adjoining properties.

It is also considered, that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2011).

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

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

### URBAN DESIGN

The design of the new building would be in a Neo-Georgian style. Taking into consideration the similar large size and design of houses in the street, there would be no objection from a design point of view. Furthermore, the crown roof would be acceptable in this instance due to its small size and it has been allowed in other schemes on the street. The proportions of the windows, dormers and the roof are considered acceptable.

### ACCESS

London Plan Policy 3.8 and the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon require all new housing to be built to Lifetime Homes standards. Given the space available within the houses, this can be secured by means of a condition. The Access Officer has recommended a condition which requires level access into the building and this is incorporated.

### SECURITY

Should the application be approved, a condition is also recommended to ensure that the scheme meets all Secured By Design Criteria.

## **7.12 Disabled access**

See section 7.

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

Not applicable to this application.

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

The site is covered by TPO 149. The updated tree report makes adequate provision for the protection and long-term retention of the high value and protected trees on-site. The submitted landscaping scheme provides a good level of landscaping detail and is acceptable. The Tree and Landscape officer has recommended the various tree work numbers and specifications within the tree report should be updated so that they correspond and only the minimum work necessary should be proposed. This report has been updated and no objection has been raised by the Trees and Landscaping Officer.

It is considered that the proposal would comply with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), subject to appropriate conditions being imposed.

## **7.15 Sustainable waste management**

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. No details have been provided with regard to this issue, however it is considered this could be dealt with by a suitable condition.

## **7.16 Renewable energy / Sustainability**

The redevelopment of the site allows the opportunity to significantly improve the energy efficiency of the property and accordingly reduce energy demand and CO2 emissions. A condition requiring that the development meets Level 4 of the Code for Sustainable Homes is recommended.

## **7.17 Flooding or Drainage Issues**

The site does not fall within a Flood Zone and therefore the proposed development is not at potential risk of flooding.

## **7.18 Noise or Air Quality Issues**

Not applicable to this application.

#### **7.19 Comments on Public Consultations**

Concerns raised over loss of privacy. Loss of sunlight and noise pollution are considered in the main body of the report.

#### **7.20 Planning Obligations**

Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and educational facilities through planning obligations in conjunction with other development proposals.

The proposed scheme has more than six habitable rooms and would result in a requirement for an education contribution of £12,796 if the application is recommended for approval. The applicant has agreed to pay this financial contribution.

Community Infrastructure Levy:

The proposed scheme represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £20,069.60.

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

Not applicable to this application.

#### **7.22 Other Issues**

None.

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

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or

other status'.

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

None received.

**10. CONCLUSION**

It is considered that the principle of two new houses on this site is acceptable, and that the proposed building and use would not be harmful to the character and appearance of the street scene, nor the amenities of nearby residents. Parking and highway safety matters are also satisfactory. The application accords with the Council's planning policies and is therefore recommended for approval, subject to appropriate conditions.

**11. Reference Documents**

Hillingdon Local Plan (November 2012)

London Plan (July 2011)

National Planning Policy Framework

HDAS: Residential Layouts

Supplementary Planning Guidance - Community Safety by Design

Supplementary Planning Guidance - Noise

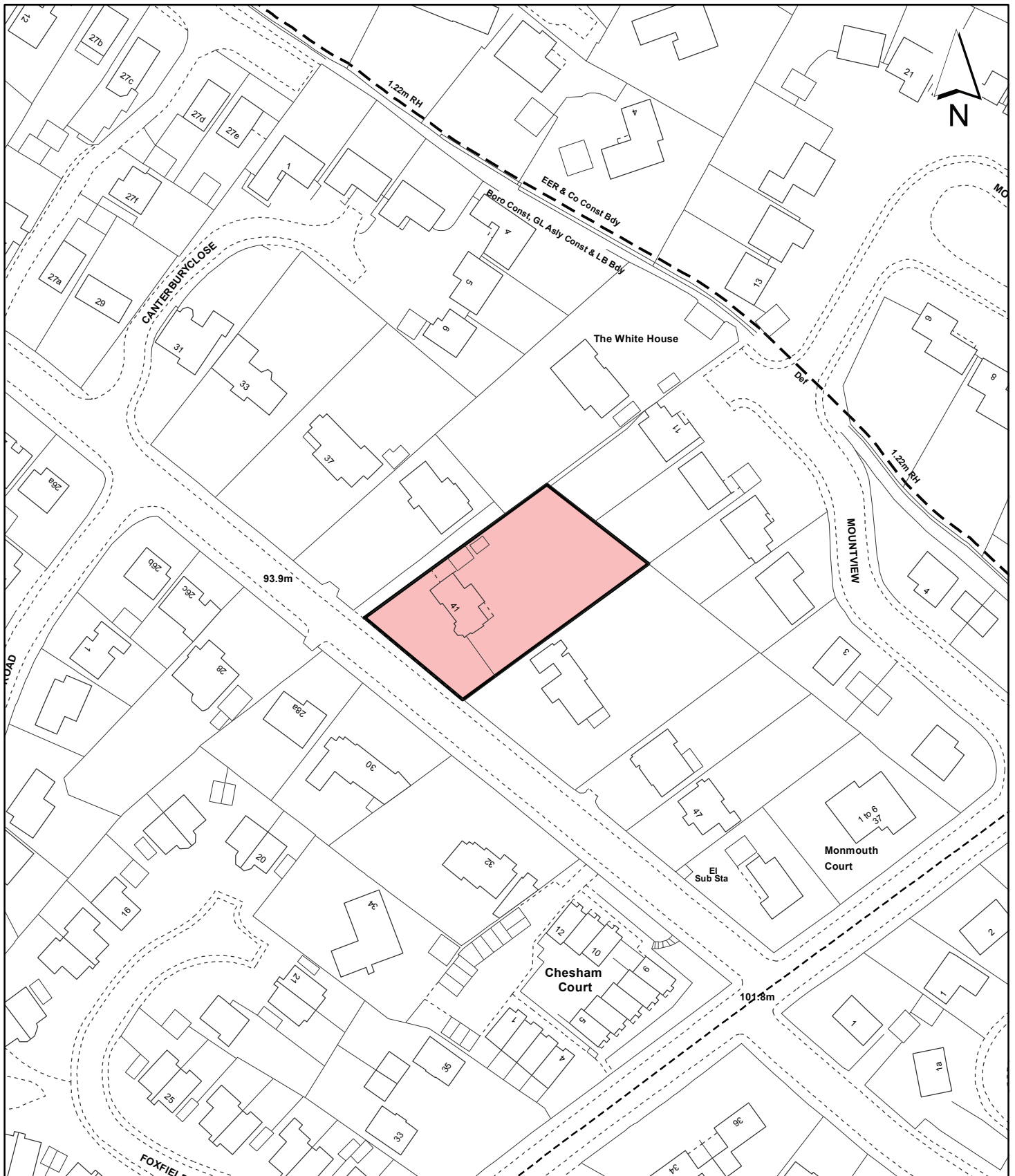
Supplementary Planning Guidance - Air Quality


HDAS: Accessible Hillingdon

Hillingdon Planning Obligations Supplementary Planning Document July( 2008) and updated chapter 4 Education (August 2010).

**Contact Officer:** Mandeep Chaggar

**Telephone No:** 01895 250230



<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>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.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p><b>41 Frithwood Avenue Northwood</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Residents Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p><b>1891/APP/2013/1655</b></p>	<p>Scale</p> <p><b>1:1,250</b></p>	
	<p>Planning Committee</p> <p><b>North</b></p>	<p>Date</p> <p><b>September 2013</b></p>	
		