

Report of the Head of Planning, Sport and Green Spaces

Address 10 HILLSIDE RISE NORTHWOOD

Development: Demolition of existing attached garage and erection of single storey side/rear extension to include habitable roofspace, conversion of existing roofspace to habitable use to include a front dormer and 8 side rooflights, porch to front and alterations to side elevations (AMENDED PLAN RECEIVED)

LBH Ref Nos: 69492/APP/2014/168

Drawing Nos: Design and Access Statement
213140/01
213140/03 Rev. C

Date Plans Received: 17/01/2014

Date(s) of Amendment(s): 29/05/2014

Date Application Valid: 17/01/2014

1. CONSIDERATIONS

1.1 Site and Locality

The application site is a detached bungalow dating from the inter-War period with existing single side garage addition located on the southern side of Hillside Rise. The property has a small front dormer, a front projecting gable with a bay window and is finished in white render. It retains period finishes and features including its general plan-form, brickwork, chimney, projecting front gable and roof form.

Land levels fall from the west to the east of the street, creating a 'rise' as you travel eastwards, therefore the properties to the east are elevated of each property. Furthermore, land levels also fall from the north to the south resulting in a change of level from the front of the property to the rear.

The streetscene is residential in character and appearance comprising a mixture of bungalows and two-storey detached and semi-detached properties in varying styles, proportions, designs and finishes. The area is characterised by similar detached properties, mostly modest in size, with integral garages constructed back from the main road with ample visual gaps between them. It therefore has significance within the Hillside Area of Special Local Character both individually and being part of a planned estate.

To the west of the site is No. 8 which has been extended to the side and rear with a large crown roof extension. At present the rear depth of the extension projects 5m beyond the rear building line of the application site and the side element is positioned approximately 0.80m (dimension taken from OS) from the shared boundary.

To the east of the site is No. 12, a larger bungalow in terms of its height and overall bulk, however it is set back from the rear building line of the application site by approximately 0.9m.

The application site lies within the Developed Area and Hillside Area of Special Local Character as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies

(November 2012).

1.2 Proposed Scheme

The applicant seeks planning permission for the erection of a single storey side/rear extension to include habitable roofspace, conversion of existing roofspace to habitable use to include 8 side rooflight, porch to front, alterations to side elevations and front dormer and demolition of existing attached garage.

The front dormer would measure 1.23m deep 0.91m high and 1.42m deep. The front porch would be 1.20m deep, 4.60m wide and would align with the main front building line, behind the bay window.

The single storey rear extension would project between 3.5m and 4.5m deep (stepping in from the boundary with No. 12 to reduce impact) and on the side adjacent to No. 8.

The proposal would extend to the existing main ridge at 6.65m high. The part nearest to No. 12 would be cornered off. The side element (near to No 8) would be 2.34m wide (and would extend to the side boundary). It should be noted that the side extension end 1m from the full extent of the rear extension (to reduce the impact on No. 8).

The roof extension would comprise a barn-hipped style gable end which would accommodate the conversion of the roof into habitable accommodation. 4 rooflights would be positioned on each side elevation.

During the course of the application the applicant has made changes including:

- Flank windows removed
- Redesigned side extension with setback and altered roof form
- Revised first floor window design rear elevation
- Extra 1m at ground floor rear only.

1.3 Relevant Planning History

51189/APP/2006/2005 8 Hillside Rise Northwood

ERECTION OF SINGLE-STOREY PART FRONT / PART SIDE EXTENSION AND SINGLE - STOREY PART REAR EXTENSION: CONVERSION OF ROOFSPACE TO HABITABLE ACCOMMODATION INVOLVING ROOF ENLARGEMENT, FRONT AND REAR DORMERS AND SIDE ROOFLIGHTS (EXISTING SIDE EXTENSION TO BE DEMOLISHED)

Decision Date: 22-09-2006 **Approved** **Appeal:**

51189/APP/2006/3397 8 Hillside Rise Northwood

Amendment to Planning Permission ref.51189/APP/ 2006/2005 dated 22-09-2006, single storey part side extension, to allow for retention of garage, and external door and window changes (erection of single storey part front/part side extension and single storey part rear extension: conversion of roofspace to habitable accommodation involving roof enlargement, front and rear dormers and side rooflights (existing side extension to be demolished).

Decision Date: 05-04-2007 **Approved** **Appeal:**

51189/APP/2008/2882 8 Hillside Rise Northwood

Retention of front and rear dormers (Retrospective application).

Decision Date: 19-12-2008 **Refused** **Appeal:**

51189/APP/2009/281 8 Hillside Rise Northwood

Retention of front and rear dormers (Retrospective application)

Decision Date: 09-04-2009 Approved **Appeal:**

69492/APP/2013/2835 10 Hillside Rise Northwood

Single storey side/rear extension to include habitable roofspace and 1 x rear dormer, conversion of existing roofspace to habitable use to include an additional front dormer, front porch, alterations to side elevations and demolition of existing attached garage.

Decision Date: 29-11-2013 Refused **Appeal:**

Comment on Planning History

Planning permission was refused on the 2nd December 2013 application ref. 69492/APP/2013/2835 on the following grounds:

1. The proposed extensions, by virtue of their projection, height, size, scale, bulk and crown roof design, would fail to appear as subordinate additions and would thus be detrimental to the appearance of the original house and the character and appearance of the wider area. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The proposed development, by reason of the rearward depth and overall height of the flank wall, would represent an overbearing and visually intrusive form of development which would be detrimental to the amenities of the occupiers of No. 12 Hillside Rise, by reason of loss of light, overbearing appearance, overshadowing and loss of outlook, contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

Since the above application was refused, the applicant has been in post refusal discussions with the Local Planning Authority to ascertain what steps could be undertaken to address the refusal reasons. As such the current scheme has been submitted and the applicant seeks to address the above refusal reasons by undertaking the following:

- removal of the prominent crown roof element
- reduction in the height of the side element from 7.58m high to 4.4m high
- reduction in depth of the rear element from 5.4m to 3.5m-4.0m deep

No. 8 Hillside Road was granted planning permission in 2006 for a similar extension, prior to the designation of the ASLC, comprising the erection of a single storey part side extension, to allow for retention of garage, and external door and window changes (erection of single storey part front/part side extension and single storey part rear extension: conversion of roofspace to habitable accommodation involving roof enlargement, front and rear dormers and side rooflights (existing side extension to be demolished). A further retrospective application was approved for front and rear dormers.

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**

FIRST ROUND OF CONSULTATION

4 adjoining occupiers/owners and Northwood Hills Residents Association were consulted, two objections were received as follows:

- (i) Flank wall extension to full depth will result in a loss of amenity
- (ii) Three foot long gap will result in a loss of privacy and lack of light to no. 8.
- (iii) Rooflights will overlook bathroom
- (iv) Overlooking
- (v) Out of Character
- (vi) Owners of No. 8 recognise that if they left their proposal any later it would have probably been refused due to the introduction of the Area of Special Local Character (ASLC). The current proposal should comply with the ASLC policies.
- (vii) Loss of light
- (viii) Huge expanse of roof
- (xi) Proposal not in keeping

OFFICER COMMENT: Changes have been sought to address loss of privacy concerns as detailed in the 'proposed scheme'. Further issues relating to neighbour amenity, visual amenity and streetscene are addressed in the main body of the report.

SECOND ROUND OF CONSULTATION

Following receipt of a revised plan a further round of consultation was undertaken. 1 objection was received making the following comment:

"We have noted the amendments to the submitted revised plans. We regret to note the applicant's persistence not to take on board the objection of rearward extension on the boundary line. This will result in severe loss of amenity and light to our use of the kitchen. The omission of a pitched roof over this addition will not make any difference to the loss of amenity and light. This can be established by striking light and vision lines from our kitchen window. The 25mm offset shown from the boundary is farcical and meaningless. Our objection to the revised scheme still stands. The applicant should take note of how a similar issue has been dealt with by the extension being built at the property exactly opposite their property - 7 Hillside Rise, Northwood. Accordingly I reject the revised planning application."

Ward Councillor: Has requested that the application be heard at Planning Committee, given the objections to the scheme.

INTERNAL CONSULTATION

Urban Design and Conservation

BACKGROUND: This is a well proportioned detached bungalow dating from the inter-War period within the Hillside, Northwood Hills, Area of Special Local Character (ASLC). It retains period finishes and features including its general plan-form, brickwork, chimney, projecting front gable and roof form. The area is characterised by similar detached properties, mostly modest in size, with integral garages constructed back from the main road with ample visual gaps between them. It therefore has significance within the ASLC both individually and being part of a planned estate.

COMMENTS: There are no objections in conservation or design terms to the revised

scheme for this property, and the objections previously raised by the team have now been addressed. I suggest that the additions are rendered above ground level and left as brickwork below, to break up their apparent bulk and height, also low level light coloured render can get grubby quite quickly - this could be dealt with via condition if you agreed.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE5 New development within areas of special local character
BE13 New development must harmonise with the existing street scene.
BE15 Alterations and extensions to existing buildings
BE19 New development must improve or complement the character of the area.
BE20 Daylight and sunlight considerations.
BE21 Siting, bulk and proximity of new buildings/extensions.
BE23 Requires the provision of adequate amenity space.
BE24 Requires new development to ensure adequate levels of privacy to neighbours.
AM14 New development and car parking standards.
HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3 (2011) Sustainable design and construction

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the existing property, the impact upon the visual amenities of the surrounding area and Area of Special Local Character, the impact on the amenity of adjoining occupiers, the provision of acceptable residential amenity space for the application site and car parking provision.

Character of the Property

Policy BE1 of the Local Plan seeks high quality urban design of all new development including residential extensions.

Paragraph 7.2 of HDAS states that front roof extensions will be considered acceptable on bungalows subject to meeting design criteria. Paragraph 7.5 states that it is important that extensions appear secondary to the existing roof face. Where a roof can be extended, the Council would recommend small dormer(s) window(s) or roof lights. Paragraph 7.8 of HDAS states that set-ins should be at least 1m on detached houses. It is considered that the front dormer would replace the existing front dormer and would be comply with HDAS requirements. In addition, the gable-ended roof extension would ensure that the hipped

profile of the roof is maintained in the streetscene, whilst providing habitable accommodation.

Section 3.0 of HDAS requires single and two storey rear extensions not to exceed 4m in the case of detached properties. A single storey side and rear extension should not normally exceed 3.4m in height, in the case of a pitched roof. The rear extension is 3.5m in depth near the neighbours boundaries the 4.5m deep section is set off the site boundaries. No. 8 is at a lower level but already has a 5m deep extension and no.12 is at a higher level. Taking into account the site specific circumstances the rear extension is considered to be acceptable.

The side extension exceeds the height requirement by 1.0m. Given the change in levels at the front, side and rear of the property of at least 1.05m as demonstrated in the plans, it is considered to be acceptable, given that the floor to ceiling height would be 2.6m high.

The single storey rear extension with roof addition, can be considered as a two storey rear extension by virtue of its height it would comply with HDAS requirements in terms of its depth, projecting no more than 4m.

It is considered that the proposed extension by virtue of its size, scale, height and general proportions would harmonise with the existing property in terms of its character and appearance. The proposal would therefore comply with Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Supplementary Planning Document HDAS: Residential Extensions Sections 3.0 and 6.0.

Visual Amenities of the Streetscene

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require all extensions to harmonise with the streetscene and complement or improve the character of the area. Policy BE5 seeks to ensure new development harmonises with the architectural style, design and materials of ASLC.

It is noted that the many of the properties in the immediate locality have been extended and the application proposal appears smaller in terms of its height and bulk than the directly adjoining neighbours. It is considered that the proposed design of the house reflects the materials, design features and building heights predominant in the locality whilst providing an element of architectural individuality.

In addition, the development ensures that there are no two storey elements adjacent to the eastern and western boundary, which maintains key views through the site and avoids any potential terracing effect in accordance with Policy BE22 of the Local Plan.

Overall, it is considered that the overall siting, size, scale, massing and bulk of the proposed development would ensure that it would have an acceptable impact on the surrounding area and harmonise with the visual amenities of the locality. It is therefore considered that the proposed development would comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Impact on Neighbouring Properties

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 resists any development which would have an adverse impact upon the amenity of nearby residents and occupants through loss of daylight and privacy.

Section 6.2 states that "two-storey rear extensions will only be allowed where there is no overdominance, over-shadowing, loss of outlook or daylight." In order to assess this, any extensions at first floor level "should not extend beyond a 45-degree line of sight taken from the nearest of the first floor window of any room of the neighbouring property".

Objections have been received regarding the potential impact on the neighbouring occupiers in terms of loss of daylight, sunlight, outlook, overlooking and overdominance.

No. 8 to the west of the application site currently projects 5.40m beyond the existing building line of the application site. As demonstrated in the applicants plans, the proposed 4m deep rear extension development would be set in approximately 1.4m behind the rear building line of No. 8.

The proposed rear element would not breach the 45-degree line of site from the nearest habitable room window of the neighbouring property to the east, No. 12, due to being staggered adjacent to the boundary shared with this neighbouring occupier, limiting the nearest projection to 3.5m deep.

It is acknowledged that the side element of the extension, would extend to the boundary with the adjoining occupier to the west, No. 8. No. 8 has a secondary kitchen window on the side elevation facing the application site with a 0.80m gap to the shared boundary. Although the proximity to the kitchen window is not ideal, given that the window is a secondary window; the existing change in ground levels; the siting of the existing small side garage addition on the boundary which extends 4.8m deep and 2.66m high with a flat roof; it is considered that this would not warrant a refusal. Attempts have been made by the applicant to address this issue, however given the change in levels and the internal floor to ceiling height required for a habitable room, the height of the side element could not be lowered. The applicant has however set in the side extension by 25mm away from the shared boundary; and removed the ground floor side windows facing this direction. Furthermore, the applicant has stated that the roof lights would be positioned so they would not directly face No.8's roof lights.

The proposed extension by virtue of its siting, height, depth and positioning of windows would not cause any undue loss of daylight, sunlight, visual intrusion, overdominance or loss of privacy. Therefore it is considered that the proposed development would not constitute an un-neighbourly form of development and would be in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Garden Space

The resulting amenity space of approximately 160 square metres would be over 100 square metres which is considered adequate for the extended four bedroom property and

would be in compliance with Paragraph 5.13 of HDAS and Policy BE23 of the Local Plan.

Parking

The application proposal would result in the loss of parking on the site through the demolition of the existing garage, however sufficient on street parking is available and one parking space would be accommodated on the hardstanding at the front of the property.

Conclusion

The proposed development, as amended has addressed the previous reasons for refusal and complies with the Policies of the of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012) and is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number 213140/03 Rev. C.

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 HO4 Materials

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

REASON

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

4 HO6 Obscure Glazing

The windows and rooflights in the side elevations facing 8 and 12 Hillside Rise 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)

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 facing 8 or 12 Hillside Rise.

REASON

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

6 HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

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

INFORMATIVES

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

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

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

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

Standard Informatives

- 1 The decision to GRANT planning permission has been taken having regard to

all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover

such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building

Control,

3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
 - A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours

of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

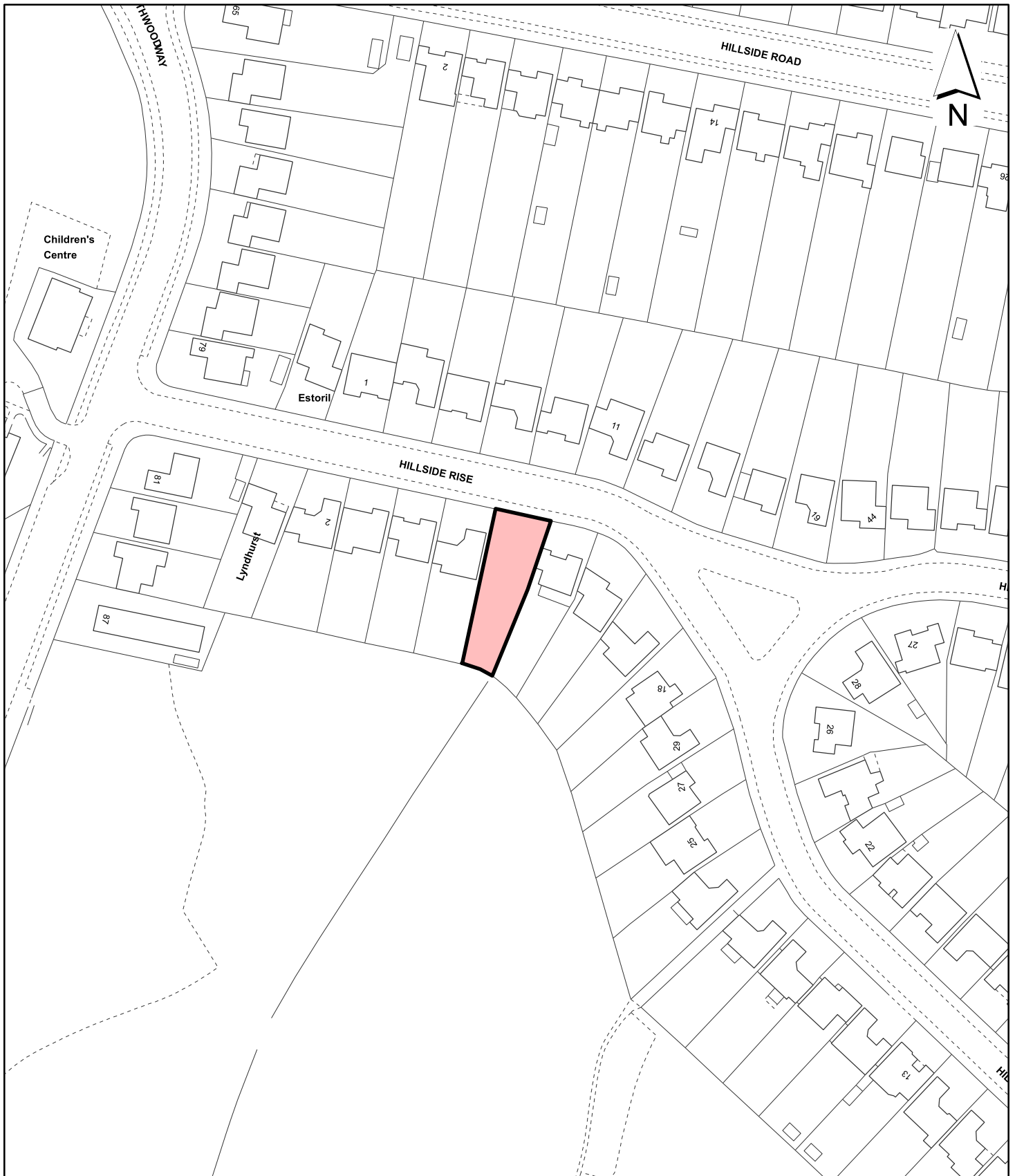
D) No bonfires that create dark smoke or nuisance to local residents.



You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Henrietta Ashun

Telephone No: 01895 250230



<p>Notes</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).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2014 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">10 Hillside Rise Northwood</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services Planning Section</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">69492/APP/2014/168</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	
	<p>Planning Committee</p> <p style="text-align: center;">North</p>	<p>Date</p> <p style="text-align: center;">June 2014</p>	
		 HILLINGDON <small>LONDON</small>	