

Report of the Head of Planning, Sport and Green Spaces

Address 106 COPSE WOOD WAY NORTHWOOD

Development: Part two storey, part single storey side/rear extension, single storey front extension, first floor front extension including new dormer to front and raising of roof to allow conversion of roof space to include 2 rear dormers, 2 front rooflights and 3 side rooflights involving alterations to all elevations and demolition of conservatory and side extension

LBH Ref Nos: 8287/APP/2014/1934

Drawing Nos: 55/P/4 REV B
55/P/4 REV B
55/P/5
55/P/1
55/P/3
55/P/2
55/3/6

Date Plans Received: 05/06/2014 **Date(s) of Amendment(s):** 16/10/2014
Date Application Valid: 10/06/2014 05/06/0014

DEFERRED ON 7th October 2014 FOR SITE VISIT ON

The application was considered at the North Planning Committee on the 7th October 2014, where it was deferred for a Members site visit.

The site visit will have taken place before the 29th October 2014 and therefore the application can be considered by this committee. The applicant has also provided a plan showing the street scene, officers consider this demonstrates that the height of the building as proposed would fit appropriately within the surrounding context.

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a large detached four bedroom property on the south side of Copse Wood Way just beyond the junction with Nicholas Way. The wider area comprises similar large houses on large spacious plots. The designs of the neighbouring houses vary in style, bulk, height and scale. Copse Wood Way slopes gently downwards to towards the east from the application site.

No. 106 Copse Wood Way features an integral double garage, front gable and projecting roof with dormer window and a landscaped front garden with an in-out driveway. The rear elevation contains five dormer windows and a conservatory addition. The large rear garden is mainly laid to lawn with some mature trees and shrubs along its boundaries. To the rear is Copse Wood.

The site is located within the Developed Area of the Borough and also forms part of the

Copsewood Estate Area of Special Local Character (ASLC) as identified in the Hillingdon Local Plan.

1.2 Proposed Scheme

The proposal, which would involve alterations to all of the existing elevations, including removal of the existing chimney, rear dormers and demolition of the conservatory and side extension comprise the following:

1. A part two storey, part single storey side/rear extension to form the enlarged dining room, family room and breakfast/kitchen (g/floor) and new bedroom (f/floor). The proposed part two storey part of the rear extension would measure 4m deep by 5.7m wide and 8.2m high. The two separate single storey elements at opposite ends would measure 2m and 5.3m deep, 5.1m and 4.9m wide respectively and 3.4m high.

2. A single storey front extension to the garage and porch that would measure between 1.5 and 1.8m deep by 10.8m in overall width and finished under the existing sloped roof.

3. A first floor front extension to create the new glazed landing and raising the height of the existing main roof by 0.87 metre to allow conversion of roof space to include two rear dormers (1.7m high x 2.1m wide) together with rooflights in the side and front elevation. The first floor extension would measure 2.2m deep, 8.4m high and 5.8m wide.

4. A part two storey part single storey (west) side and front extension, the first floor part of which would measure 8.05m deep and 1.5m wide; and the single storey part forming the dining room, 1.5m deep x 4.95m wide.

The new floor layout created would provide a drawing room, new entrance hall and staircase, dining room, family room, kitchen/breakfast room and utility room at ground floor; a master bedroom and three other en-suite bedrooms plus front glazed landing at first floor and two bedrooms (thus six in total) and a bathroom within the roof.

The external materials to be used would comprise of brick (ground floor) to match the existing, render and tile hanging at first floor, plain concrete roof tiles (as existing) and white upvc windows and doors to replace the existing timber painted ones.

1.3 Relevant Planning History

8287/B/91/0503 106 Copse Wood Way Northwood

Erection of a two-storey side and rear extension and front porch

Decision Date: 12-11-1991 Approved **Appeal:**

8287/E/92/0423 106 Copse Wood Way Northwood

Erection of a rear conservatory

Decision Date: 03-04-1992 Approved **Appeal:**

8287/F/98/1692 106 Copse Wood Way Northwood

Construction of a subterranean extension to provide a recreation room, study and sanitary accommodation

Decision Date: 02-03-1999 Approved **Appeal:**

8287/TRE/2013/145

106 Copse Wood Way Northwood

To fell one Hornbeam (south-eastern most stem), and to carry out tree surgery, including a reduction of the lateral branches on the north-western side of the crown by 1-2m only, to one Oak, in Area A1 on TPO 397

Decision Date: 05-11-2013

Approved

Appeal:

Comment on Planning History

Planning permission was granted for a porch (1991), a conservatory (1992) and a two storey side/rear extension (1992). A subsequent permission granted for a basement recreation room and study in 1999 was not built.

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

5 neighbouring occupiers were consulted on 12.6.2014 and a site notice was displayed from 23.6.2014. There has been one response and one further representation received with the following comments (summarised):

Impact on surrounding area/street scene:

- porch and garage extensions extend beyond the existing building line (which is approx 1m beyond the original building line);
- front building line compromised/brought forward.

Scale/design:

- height of the extension exceeds the height of the existing building;
- second floor extension proposed shows dormer windows with flat roofs;
- rear extension (4m) from the existing rear of the building, which is already extended approx 4m from the original building.

Impact on neighbouring amenities:

- overlooking (of No. 104) from new side windows.

In addition a petition of 25 signatures (dated 15.7.2014) has been received from the occupier of No. 102 Copse Wood Way objecting to the proposals on the following grounds:

- fails to harmonise with neighbouring properties due to increase in height and forward extension (Policy BE13);
- out of scale with the neighbouring properties/fails to respect the symmetry of the original buildings and changes character of area (Policies BE5, BE19);
- increased height adjacent to properties would reduce daylight/sunlight (Policy BE20); and
- bulk of extension and proximity to neighbouring properties changes character of Copse Wood Way/affects privacy (Policies BE21, BE24, OE21).

Northwood Residents Association - objection on the following grounds:

- would not harmonise with the design features and architectural style predominant in the area (Policy BE5);

- appearance would fail to harmonise with the existing street scene (Policy BE13)
- would not complement or improve the amenity and character of the area (Policy BE19).

Urban Design/Conservation Officer - no objection, considers design to be compatible with the Copse Wood Estate and 800mm distance of two storey wall to boundary (with No. 104) acceptable.

Trees/Landscape Officer - considers acceptable subject to conditions (RES8 and 10). Makes the following comments (summarised):

- The site is covered by a Tree Preservation Order No. 397 and there are several protected trees within and around the site that will require protection. The following details are required - tree survey; tree constraints plan; existing and proposed levels; an arboicultural method statement to show how incursion into Root protection areas (RA's) is addressed; and details of how tree protection measures are assessed and supervised during construction.

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.
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.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LPP 3.5	(2011) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the application proposal on the character and appearance of the original house, visual amenities of the surrounding area and on residential amenity of the occupiers of adjoining properties. The amenities of the future occupiers, the parking provision and private amenity space plus landscaping are all taken into account.

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.

Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) contains policies that seek to safeguard the appearance, character and amenities of the local street scene and surrounding area.

Policy BE13 states that development must harmonise with the existing street scene and Policy BE19 that it should complement the amenity and character of the residential area in which it is situated.

The site is located within the Copsewood Estate and within such areas, Policy BE5 requires that new development should harmonise with the materials, design features, style and building heights predominant in the area. Extensions should respect the symmetry of the original buildings.

In addition, Policy BE22 sets out that extensions of two or more storeys in the Copse Wood Estate should be set back a minimum of 1.5 metres from the side boundary of the property for the full height of the building.

To the front of the property an extension at first floor level to the central portion is proposed. This creates a new gabled addition which matches in height and pitch the existing front gable. The proposal to marginally widen the application property at one end and bring forward the front elevation, but in so doing replicating the existing gable front feature, dormer window and hipped roof angles, when combined with a small raise in the overall roof height, would not appear as an unduly dominant feature in the street.

Furthermore, whilst the existing east flank is within one metre of the boundary with No. 104, the first floor of the extended property on the opposite flank, by infilling half way would retain a gap of 1.6 metres inside the side boundary with No. 104 Copse Wood Way. This should not result in a development of cramped appearance and as such the proposals are in accordance with Policy BE22.

In respect of the wider local impact, the Council's Urban Design and Conservation Officer has confirmed that the proposed additions, including those most visible to the front would be an acceptable change in the appearance of the application property and in the context of the whole estate generally. As such this aspect of the scheme is not considered likely to be harmful to the character and appearance of the property and the wider street scene apparent within the Area of Special Local Character.

In conclusion, it is considered that the proposal should not harm the visual amenity or alter the general character of the surrounding residential area. In this regard therefore, the proposal would comply with the objectives of Local Plan Policies BE5, BE13 and BE19.

Local Plan Policy BE15 considers whether the proposal would harmonise with the scale,

form, composition and proportions of the original building. The Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) contains guidance on the design, form and scale of proposed extensions including dimensions.

The primary aim of HDAS is that they should appear subordinate to the original dwelling. Two storey and first floor rear extensions should not exceed 4.0 metres in depth and have matching roof lines and form but appear subordinate to the original with a set down of 0.5 metre. Two storey side extensions may be set flush with the front of the dwelling and have a width of no more than two-thirds of the original house. In the Copse Wood Estate, these should however be set in by a minimum of 1.5 metres from the side boundary of the property for their full height. First floor front extensions should not extend across the entire frontage.

Similarly, single storey extensions to detached properties should not normally exceed 4.0 metres in depth with the overall roof height and form should match that of the existing building. The height of any single storey extensions should not exceed 3.4 metres with a sloped roof whilst those to the side should be no more than two-thirds the width of the original house.

The proposal would achieve most of the aims sought by the criteria set down in HDAS criteria, although the raised roof height would not appear subordinate in this regard and the family, breakfast room/kitchen extension would exceed the maximum depth normally permitted. On the other hand, the proposed two storey rear extension would create a central gable section which would be more in keeping with the existing front elevation.

The property occupies a generous plot size (35m x 18m) and the Council's Urban Design/Conservation Officer has commented that the proposed additions, when considered together as alterations of the existing building would be an acceptable change in the appearance of the application property in the context of its surroundings.

In conclusion therefore, the scale and proportion of the proposed extensions and alterations would not detract significantly from the visual amenities of the surrounding area or be harmful to the character and appearance of the existing dwelling to the extent that the application could be refused. In this regard the proposal would be in compliance with Policies BE5, BE13, BE15 and BE19 of the Local Plan.

The amenities of adjoining occupiers are sought to be safeguarded by Local Plan Policies BE20 (in terms of daylight/sunlight), BE21 (outlook) and BE24 (privacy). HDAS sets out the criteria by which such impacts are assessed including the minimum horizontal and vertical angles of daylight to be maintained between the properties and general bulk due to size, height and proximity to boundary.

The separation distance across the planted boundary between No. 104 and 106, and the alignment of the application property with No. 108 which is closer, would ensure that the relationship between the proposed side and rear extensions and the nearest habitable room windows of these properties would be acceptable and that these occupiers would continue to have an adequate quality of daylight. In particular, there are no primary window openings within the side wall of No. 104 whilst an angle of 45 degrees taken from the ground floor window of No. 108 would not be exceeded by a 45 degree horizontal angle.

The shallow depth of the proposed additions to the front would have a negligible effect on

the outlook of the neighbouring dwellings. The increase in the rearward two storey bulk of the dwelling would be set well inside the property boundaries and flanked by two single storey wing additions although it would be visible it would not be overly dominant or have a serious impact on the outlook from adjacent properties.

The impact on neighbour amenities is thus considered to be acceptable and the proposal therefore accords with the relevant Local Plan policies BE20, BE21 and BE24 in these respects.

The amenities of future occupants are also considered under Local Plan Policies BE23 (amenity space) and BE38 (landscaping).

In excess 550 square metres of private amenity space would be retained and which is considered to be more than adequate for the enlarged six bedroom property and would comply with HDAS and Policy BE23 of the Local Plan.

The existing trees on the boundary and within the site are protected and details of their protection have been indicated. The Council's Trees/Landscape Officer has raised no objection to the proposal but nonetheless recommends that additional information be provided in order to ensure that the building works do not threaten or damage these landscape features by means of a condition on any approval. Accordingly, the proposals would comply with Policy BE38 of the Local Plan which seeks to retain such natural features during the development.

There is no change proposed to the front of the property in respect of parking provision, which would include the double garage and can accommodate several other vehicles within the driveway as necessary. Therefore, the proposed development complies with Policy AM14 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

For the reasons stated above, the application 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, numbers 55/P/3, 55/P/4B and 55/P/5.

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

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing Nos. 104 or 108 Copse Wood Way.

REASON

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

5 HO6 Obscure Glazing

The bedroom rooflight(s) and en-suite bathroom window(s) facing Nos. 104 and 108 Copse Wood Way shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

6 RES8 Tree Protection

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

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

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

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

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;

- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

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

7 RES10 Tree to be retained

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

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

REASON

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

INFORMATIVES

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

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

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

- 2 On this decision notice policies from the 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.

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.
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.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement,

	Supplementary Planning Document, adopted December 2008
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LPP 3.5	(2011) Quality and design of housing developments

- 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.

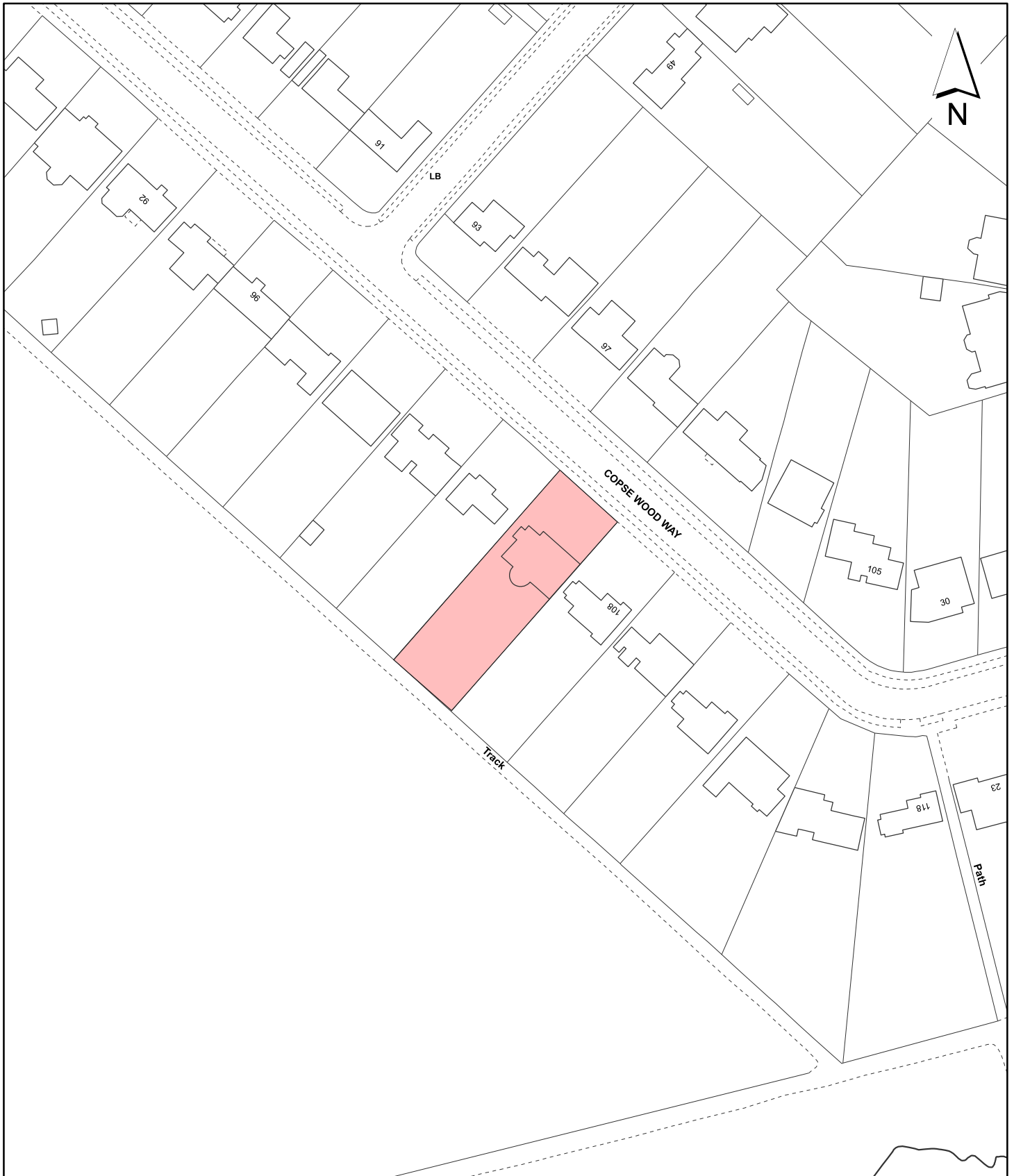
11 To promote the development of sustainable building design and construction



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: Daniel Murkin

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). 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;">106 Copse Wood Way 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;">8287/APP/2014/1934</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>		 HILLINGDON <small>LONDON</small>
	<p>Planning Committee</p> <p style="text-align: center;">North</p>	<p>Date</p> <p style="text-align: center;">October 2014</p>		