

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

**Address** 2 LINKSWAY NORTHWOOD

**Development:** Part two storey, part first floor side extension, single storey rear extension, conversion of double garage to habitable use, raising of roof to allow conversion of roof space to habitable use to include 3 x rear dormer and 1 x front dormer and 2 new gable end windows to front and installation of canopy to front

**LBH Ref Nos:** 36910/APP/2014/3930

**Drawing Nos:** Design and Access Statement  
P101  
P201  
P202  
P102

**Date Plans Received:** 05/11/2014

**Date(s) of Amendment(s):**

**Date Application Valid:** 11/11/2014

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The site is a triangular corner plot which separates Copse Wood Way (to the west) from Linksway (to the east), located at the northern end of Linksway. Contained within the site is an existing two-storey detached residential property and side/rear garage addition, which is set back from the main highway by approximately 15.5 metres.

This is one of the original dark red brick houses on the estate, designed to face the corner of Linksway and Copse Wood Way, of modest size, vernacular design and surrounded by mature trees.

The site has an existing vehicular access located at the southern end of the curtilage, with access taken from Linksway. A large grass verge is located immediately north of the site at the junction between Linksway and Copse Wood Way.

To the south of the site is No.4 Linksway, a two storey detached property and to the rear of the site is No.3 Copse Wood Way, which is also a two storey detached dwelling.

The site forms part of Copsewood Estate Area of Special Local Character as set out within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and is also covered by Tree Preservation Order 391.

#### 1.2 Proposed Scheme

The application seeks planning permission for a part two storey, part first floor side extension, single storey rear extension, conversion of double garage to habitable use, raising of roof to allow conversion of roof space to habitable use to include 3 x rear dormer and 1 x front dormer and 2 new gable end windows to front and installation of canopy to

front.

The proposal would link the existing detached garage to the main house and the frontage onto Linksway. The roof of the house would increase from 7.45m to approximately 8.60m high with a pitched roof. Pitched roof dormer windows are proposed to the front and rear elevations and the garage roof would have a pitched roof set down 0.3m from the main roof of the house and set in at first floor level by 1.5m.

A single storey extension is proposed to the existing house on the elevation fronting Cope Wood Way with a depth of 3m and height of 2.9m with a flat roof. A canopy is proposed over the main entrance with pillars and a pitched roof. The area of hardstanding to the front of the property would increase slightly to provide access to the house and allow for off-street parking spaces.

The ground floor comprises a formal lounge and an open plan family room within the extent of the existing house and new extension. The existing garage would be converted into a kitchen and dining room, with the existing utility room to be retained. The first floor contains three bedrooms including a master suite above the existing garage. There are two further bedrooms located in the roof space, which are lit via four dormer windows located on the front and rear roof slopes. The materials used would retain the facing brickwork within the existing house and garage, however uses a rendered finish to link the two types of brickwork together.

There is an application for a two storey, 5-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling to also be determined at committee. The current scheme is of a similar size, scale and shape to the proposed new house.

### 1.3 Relevant Planning History

36910/A/97/1948                      2 Linksway Northwood

Erection of a single storey side extension and a detached double garage and workshop

**Decision Date:** 02-04-1998                      Approved                      **Appeal:**

36910/APP/2012/1981                      2 Linksway Northwood

Two storey, detached, 7-bed dwelling with habitable roofspace and detached single storey garage involving the demolition of the existing detached dwelling and detached garage

**Decision Date:** 18-10-2012                      Withdrawn                      **Appeal:**

36910/APP/2013/107                      2 Linksway Northwood

Two storey, detached, 6-bedroom, dwelling involving the demolition of the existing detached dwelling and detached garage

**Decision Date:** 26-06-2013                      Withdrawn                      **Appeal:**

36910/APP/2013/2338                      2 Linksway Northwood

Two storey, 5-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling.

**Decision Date:** 25-03-2014                      Refused                      **Appeal:**22-JUL-14                      Dismissed

36910/APP/2014/2869                      2 Linksway Northwood

Two storey, 5-bed, detached dwelling with habitable roofspace involving demolition of existing

dwelling

**Decision Date:**

**Appeal:**

### **Comment on Planning History**

There are a number of planning applications associated with this site

The most relevant previous application is:

-36910/APP/2014/2869 - Two storey, 5-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling. This application was referred to the North Planning Committee on 21st January 2015 with a recommendation for refusal. However Councillors overturned the Officers recommendation and approved the scheme, considering that the design, scale and siting of the building was acceptable within the street scene and in terms of its impact on the neighbouring properties.

This proposed extensions are much reduced in scale and bulk from the application approved by committee on the 21st January 2015 and differs as follows:

1. The depth of the first floor is 1.2 metres less than the approved dwelling;
2. The first floor is located approximately 2 metres further from the flank wall of No. 3 Copse Wood Way;
3. The overall height is 0.4 metres less than the approved dwelling;
4. The building is located approximately 1 metre further from the boundary with Copse Wood Way.

Also of relevance also to the consideration of the application are the following applications:  
- 36910/APP/2013/2338 - application for the demolition of the existing house and garage and erection of a new 5 bed detached dwelling. This application was refused at planning committee on the 25th March 2013 for the following reason:

1. The proposed development by reason of its siting, design and positioning of habitable windows would result in a material and unacceptable loss of privacy to the residential property at no.3 Copse Wood Way and provide inadequate levels of privacy for the future occupiers of the development which would be detrimental to the residential amenity of its occupiers. The proposal would therefore be contrary to Policy BE24 of the Hillingdon Local Plan Part 2 - Saved Policies UDP (November 2012) and the adopted Residential Layouts SPD.

2. The proposed development by reason of its size, bulk, design and proximity to 3 Copse Wood Way, would result in a overly dominant, visually intrusive and unneighbourly form of development. Therefore the proposal would be contrary to Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3. The proposed development by reason of its siting, size, scale, bulk, and layout would result in a incongruous and intrusive form of development that would be detrimental to the character, appearance and the visual amenities of the street scene and the wider Copsewood Estate Area of Special Local Character. It would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies

(November 2012), Policies 3.5 and 7.4 of the London Plan(2011) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

This applicant appealed this planning decision, however the scheme was dismissed on appeal on the 22nd July 2014. Within the appeal decision, the Inspector made the following comments:

1. The proposals mass would change the character of the site from one within which a house nestles amongst trees to one where built development would become the sites dominant feature.
2. The existing house fits comfortably in the site and any replacement dwelling should be appropriately scaled in order for it to be respectful of the character of the surrounding area.
3. The proposed house would be unduly dominant and would fail to be respectful of the area's character, resulting in unacceptable harm being caused to its appearance.
4. Whilst the scheme is not considered to cause an unacceptable loss of privacy for either the occupiers of No. 3 or occupiers of the proposed house, there is concern that the proposed dwelling would have an overbearing impact, and result in a loss of outlook in the south eastern of No. 3.

As a result, the Inspector considered that the proposal would have a harmful effect on the character and appearance of the area and the outlook for the occupiers of No. 3 Copse Wood Way and dismissed the appeal.

## **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**

EXTERNAL:

3 neighbours and Northwood Residents Association were notified and a site notice was erected. One individual representation objecting to the scheme was received from the occupiers of No.3 Copse Wood Way, which make the following comments:

1. The submitted plans appear to be an alternative to an application for a replacement dwelling that has yet to be determined (36910/APP/2014/2869). They amount to a very similar form of development that makes limited change to the recent application reference 36910/SPP/2013/2338, which was dismissed at appeal. Whilst the extensions take built form slightly further from the boundary with Number 3, with a marginal improvement in that regard, it is still argued that the proposal does not satisfactorily address the reasons for refusal and dismissal.
2. The proposed extensions fundamentally change the size, height, shape, layout and scale of the existing and attractive dwelling.
3. Proposed height is 8.6 m, with three storeys across the full width of dwelling of more than 20 m, double the width of the existing. It is also considerably higher than the existing two storey dwelling, which measures on plan at 7.4 m. In this regard the proposed extensions cannot be said to respect the proportions of the original.

4. In paragraph 5 of the Inspector's decision letter on the refused application he noted that in contrast to its neighbours, the development would have a much less spacious character with a house that would stretch 'from a point around 1.5 m to the north of No 2's shared boundary with No 4 to a position within around 8 m of No 2's boundary with Copse Wood Way.' This fresh application worsens the situation. The extended dwelling almost abuts the boundary with Number 2 at single storey level and at its northern end is around 7.5 m from Number 2's boundary.
5. The Inspector commented that the proposed dwelling would have a significantly greater mass than the existing, with the open area and single storey detached garage in the southern half of the plot replaced by a building of full two storey plus roof accommodation height. This remains the case.
6. In paragraph 6 the Inspector noted that 'the proposal's mass would change the character of the site from one within which a house nestles amongst trees to one where built development would become the site's dominant feature.' Again, this remains the case.
7. The Inspector felt that the fact that the house would overlap the canopy of a high value oak tree was further evidence that the replacement dwelling would be too large for this site. There is still such an overlap with the proposed extensions.
8. Unduly dominant, the house is not respectful of the area's character and context.
9. The two storey plus roof space, middle and southern sections of the proposed dwelling, are still only 6.2 m to 9 m from the site boundary with Number 3 Copse Wood Way and its rear garden. Overlooked to some extent by Number 4 Links Way, which also sits close to the boundary, the existing space between this dwelling and Number 2 Links Way is important in ensuring that the principal private garden areas to Number 3 Copse Wood Way are not overwhelmed by built form.
10. The proposed dwelling, 8.6 m high, remains a full two storey high (plus roof accommodation) and abuts the boundary with Number 4 Links Way. There is limited boundary screening and the proposed dwelling will still appear unacceptably dominant and overbearing.
11. Even if conditions were attached to insist on obscure glazing and non-opening windows, the number and height of such windows will add to the perception of overlooking and dominance of the proposed dwelling.

CASE OFFICER COMMENTS: The above comments will be addressed in the main body of the report.

Northwood Residents Association:

Northwood Residents' Association objects to this application on the following grounds: by virtue of its size and bulk the proposed building would result in a significant loss of amenity and would be in breach of Policy BE21; the development would also be detrimental to the character, amenity and appearance of the Copsewood Estate Area of Special Local Character and would be in breach of Policies BE5, BE13 and BE19; the positioning of the third floor windows would have a detrimental effect on the privacy of 3 Copse Wood Way and would be in breach of Policy BE24.

PETITIONS

One petition has been received against the scheme with 77 signatures.

INTERNAL:

Trees and Landscape comments:

Tree Preservation Order (TPO)/Conservation Area: This site is covered by TPO 391

Significant trees/other vegetation of merit in terms of Saved Policy BE38: There are several, large, mature protected trees (Oak and Western Red Cedar) along the site's eastern, northern and north-western boundaries. These trees provide a green screen, and also significantly contribute to the arboreal/wooded character of the Copse wood Estate Area of Special Local Character.

These trees have been surveyed previously, and it appears that it is possible to implement this current scheme without damaging the trees.

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

#### **4. UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

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.

BE5 New development within areas of special local character

BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

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 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy
NPPF	National Planning Policy Framework

## 5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property, and the availability of parking.

### CHARACTER AND APPEARANCE

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) seek to ensure that new development complements and improves the character and amenity of the area. Policy BE5 requires new developments within Areas of Special Local Character to harmonise with the materials, design features, architectural style and building heights predominant in the area.

This is a prominent key site at the entrance to the Estate, one of the original dark red brick houses on the Estate, designed to continue the building line of Linksway, whilst turning the corner into Copse Wood Way. No. 2 has a relatively small footprint with the result that the property sits comfortably within its prominent corner location and remains largely inconspicuous in appearance. The surrounding area, is characterised and defined by large detached dwellings set within spacious plots, a characteristic that the Inspector recognised as something that should be maintained with any proposed redevelopment.

In respect of the height and width of the building, it is noted that the applicants have sought to reduce this and bring the first floor element on the side elevation facing Copse Wood Way in line with the footprint of the existing dwelling. The proposed alterations and extensions are considered much reduced from previous applications on the site, and the rear wall of the extension runs parallel to the new front wall, continuing the rear line of the garage through to the main house. This ensures that the depth of the extension is kept to a minimum.

The scheme further retains the characteristic striking vertical proportions and appearance of the host building, which preserves its existing traditional design and detailing. The extensions would not therefore appear out of keeping in the context of the site and wider Copse Wood Estate Area of Special Local Character. Overall, it is considered that the proposed bulk, scale, design and proportions of the extensions and alterations are acceptable in the context of the site, and when considered in light of the recent approval by Planning Committee (936910/APP/2014/2869) for a much larger redevelopment of the plot. The extensions are not considered to dominate the host dwelling or plot to an unacceptable degree and would therefore not detract from the established character and appearance of development within the surrounding area.

### NEIGHBOUR IMPACT

HDAS Residential Extensions states that the 45° principle will be applied to extensions to ensure the amenity of adjoining occupiers and future occupiers are protected. A minimum of 21m distance between facing habitable room windows to prevent overlooking and loss of privacy is required. Policy BE21 states that planning permission will not be granted for new buildings which by reason of their siting, bulk and proximity would result in significant loss of residential amenity.

The proposed development would decrease the separation distances between the existing and adjoining properties. The property would be located approximately 14m away from the side flank wall of No. 3 Copse Wood Way to the west of the site. This property has a window in the side flank wall which is not a primary window to a habitable room, therefore, the proposed development would not result in significant harm to the residential amenity of this neighbouring occupier. The proposed development would not breach the 45 degree guideline when taken from the rear elevation of No.4 Linkwsay, ensuring that no significant harm would occur to the residential amenity of this neighbouring occupier.

No.3 Copse Wood Way has windows in the side elevation which face towards the rear elevation of the proposed dwelling. These windows are obscure glazed and of a secondary nature including a narrow bedroom window and staircase. The issues of loss of privacy to this occupant were considered by the Inspector within the previous application and it was concluded that due to the siting of the replacement house; the presence of non-habitable rooms with obscure glazed windows at first floor level within the south western corner of the replacement dwelling; the orientation of the windows in the proposed house relative to those at No. 3; and the screening along the boundary between Nos. 2 and 3, there would be no unacceptable loss of privacy for either the occupants of No. 2 or No. 3.

In terms of the alterations to the scheme, the siting and layout of the building is largely similar to that considered by the Inspector, albeit the bathroom windows could be conditioned to be obscure glazed. Given such, this proposal is considered not to result in an unacceptable loss of privacy to either the future occupants of No.2 Linksway or No.3 Copse Wood Way.

The Inspector considered that the refused scheme by reason of its greater mass than the existing dwelling, would reduce the outlook from the south eastern corner of No. 3's rear garden to an unacceptable degree. This scheme still proposes to infill the area to the south of the existing house with a full two storey structure. Such an approach was considered by Committee members during the consideration of the new dwelling proposed at the site. The conclusions were that it would not result in an unacceptable loss of outlook to the adjoining occupier at No. 3. The bulk and scale of the approved house (936910/APP/2014/2869) was much increased beyond this scheme for extensions to the existing dwelling. Given such, it would be unreasonable for Officers to recommend refusal on the grounds of loss of outlook given that this extension is lower in height and sited further from the boundary.

#### LIVING CONDITIONS

HDAS advises in Paragraph 4.15 that four bedroom plus houses should have a minimum private amenity area of 100 square metres. The proposed development exceeds amenity standards and it is therefore considered that the proposed development would be in accordance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### PARKING



No changes are proposed to the parking provision on the site. Two spaces are proposed on the site, which is the same as the existing, and as per Policy 6.13 of the London Plan and in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The proposed development would make use of the existing crossover at the site and the Council's highways officer has raised no objection to the proposed development.

#### TREES AND LANDSCAPE

This site is covered by Tree Preservation Order 391. There are several, large, mature protected trees (Oak and Western Red Cedar) along the site's eastern, northern and north-western boundaries. These trees provide a green screen, and also significantly contribute to the arboreal/wooded character of the Copse wood Estate Area of Special Local Character.

The tree officer considers it is possible to implement this scheme without damaging the trees. Conditions are recommended to ensure that the scheme is carried out without damage to the retained trees.

#### CONCLUSION

It is considered that overall the scheme complies with the Policies of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), HDAS Residential Layouts and the London Plan (2011). The application is therefore recommended for approval.

## 6. **RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 RES3 Time Limit**

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

#### **REASON**

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

#### **2 RES4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers P101; P102; P201; P202 and shall thereafter be retained/maintained for as long as the development remains in existence.

#### **REASON**

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

#### **3 RES12 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 No 3 Copse Wood

Way.

**REASON**

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

**4 RES6 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)

**5 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)

**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 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 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 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 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.

- 3 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.
- 4 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 - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 5 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).
- 6 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).

- 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 Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

- 8 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).

- 9 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.

- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.
- 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.
- BE5 New development within areas of special local character
- BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character
- HDAS-E) Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

- HDAS-LA Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- 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 8.2 (2011) Planning obligations
- LPP 8.3 (2011) Community infrastructure levy
- NPPF National Planning Policy Framework

- 10** 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.
- 11** 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.

### 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:

AM14 New development and car parking standards.

AM7	Consideration of traffic generated by proposed developments.
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.
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
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 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy
NPPF	National Planning Policy Framework

- 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.

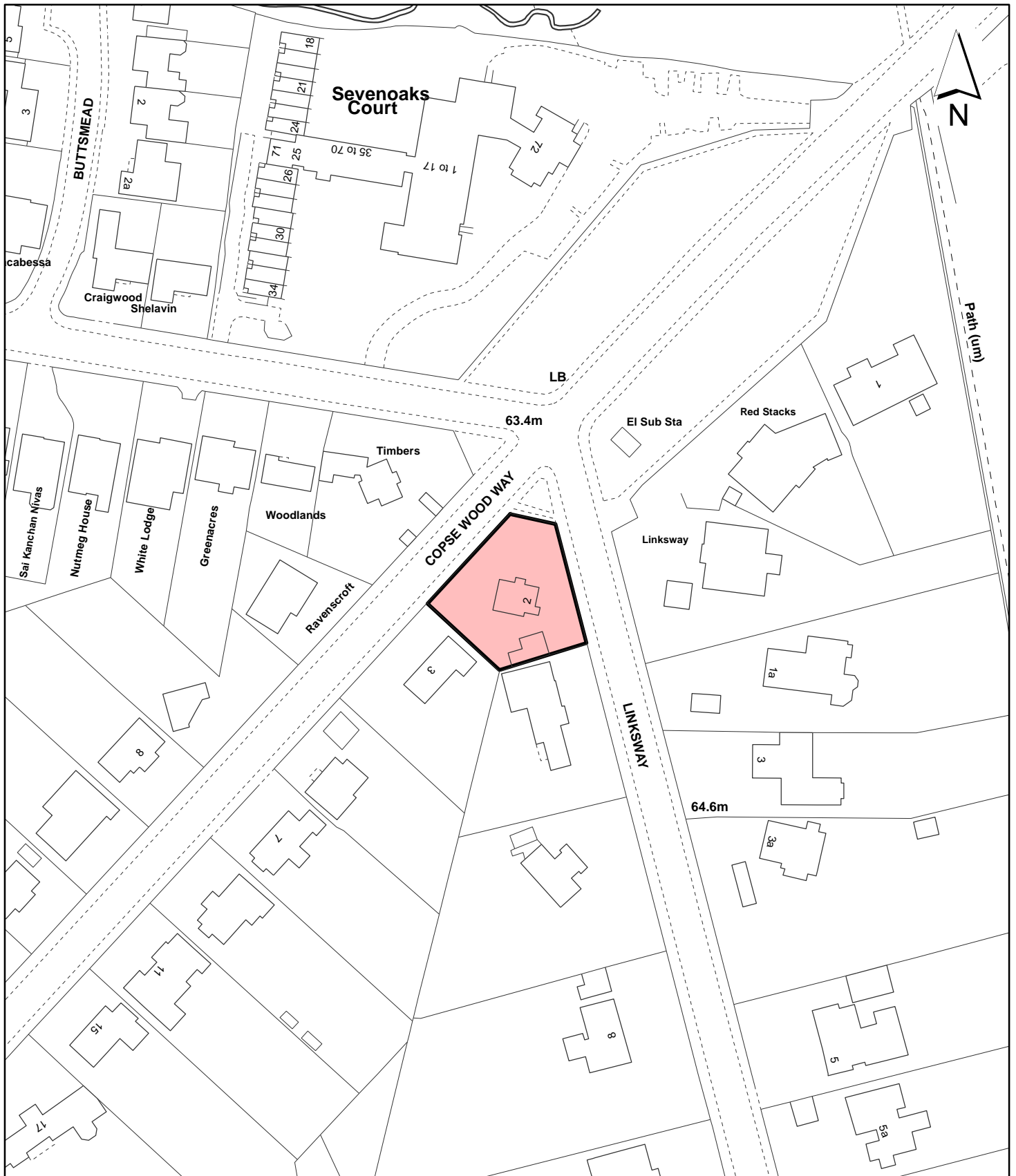
10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result 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 (CO<sub>2</sub>) 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:** Mandeep Chaggar

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).

Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address	
<b>2 Linksway Northwood</b>	
Planning Application Ref: <b>36910/APP/2014/3930</b>	Scale <b>1:1,250</b>
Planning Committee <b>North</b>	Date <b>February 2015</b>

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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



**HILLINGDON**  
LONDON