

Report of the Head of Planning, Sport and Green Spaces

Address OLD CLACK FARM TILE KILN LANE HAREFIELD

Development: Erection of a two storey and single storey rear extension, and a single storey side extension, erection of a glazed link to connect the house and barn and internal alterations to provide a bedroom suite and bathroom.

LBH Ref Nos: **42413/APP/2015/987**

Drawing Nos: 13/36/30 Site Location Plan
13/36/31 Site Plan as Existing
13/36/32 Floor Plans as Existing
13/36/33 House Elevations and Section as Existing
13/36/34 Barn Plans, Elevations and Sections as Existing
13/36/35 Site Plan as Proposed
Design & Access Statement
SK50 - Reinstated Barn Doors
1336-36 Rev A Floor Plans as Proposed
1336-37 Rev A Elevations as Proposed
Heritage Assessment

Date Plans Received: 17/03/2015 **Date(s) of Amendment(s):** 08/07/2015
Date Application Valid: 10/04/2015 17/07/2015
17/03/2015

1. CONSIDERATIONS

1.1 Site and Locality

The site is located at the eastern end of Tile Kiln Lane and comprises of two Grade II Listed Buildings; Old Clack Farmhouse and the Barn to the west of Old Clack Farmhouse. The nearest residential properties are located along Tile Kiln Lane southwest of the site. The site is located within the Green Belt.

1.2 Proposed Scheme

Planning permission is sought for the erection of a two-storey and single storey rear extension and a single storey side extension to the farmhouse along with a glazed link to connect the farmhouse and the barn. The proposal would also include internal alterations to the barn to provide a bedroom suite and bathroom.

1.3 Relevant Planning History

41587/88/0535 Adjoining Old Clack Farm, Tile Kiln Lane Harefield
Erection of detached dwellinghouse with integral garage

Decision Date: 05-08-1988 Withdrawn **Appeal:**

41587/A/89/0424 Adjoining Old Clack Farm, Tile Kiln Lane Harefield
Repositioning and conversion of existing detached barn to form a three-bedroom dwellinghouse

and erection of 2 detached double garages

Decision Date: 25-04-1989 Withdrawn **Appeal:**
41587/B/89/0571 Adjoining Old Clack Farm, Tile Kiln Lane Harefield
Repositioning & conversion of existing detached barn, to form A3 bedroom dwelling house & erection of 2 detached double garages (Application for Listed Building Consent)

Decision Date: 25-04-1989 Withdrawn **Appeal:**
42413/88/1982 Old Clack Farm Tile Kiln Lane Harefield
Erection of a new roof. (Application for Listed Building Consent).

Decision Date: 23-04-1992 NFA **Appeal:**
42413/APP/2015/988 Old Clack Farm Tile Kiln Lane Harefield
Listed Building Consent for a two storey and single storey rear extension, and a single storey side extension, erection of a glazed link to connect the house and barn and internal alterations to provide a bedroom suite and bathroom.

Decision Date: **Appeal:**
42413/B/90/0432 Old Clack Farm Tile Kiln Lane Harefield
Erection of a detached garage, stable block and retention of pool house

Decision Date: 24-10-1990 Approved **Appeal:**
42413/PRC/2014/34 Old Clack Farm Tile Kiln Lane Harefield
Rear and side extension and conversion of barn to residential to an existing listed building

Decision Date: 19-03-2015 NO **Appeal:**

Comment on Planning History

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL

Consultation letters were sent to 22 local owners/occupiers and a site notice was displayed. No responses were received.

Ruislip Residents Association:
No response received.

Ruislip, Northwood and Eastcote Local History Society:
I am writing on behalf of the society to express our concerns about two features of the above planning application.

We are concerned that the proposed glazed corridor link between the house and barn will be unsympathetic and out of keeping with the traditional rural look of both buildings. It will detract from the appearance of these 16th century Grade 2 listed farm buildings.

Also we would question the assertion that the barn has already been 'compromised' by earlier alterations and therefore these proposed developments will have little effect. We would request that this be looked at again.

We support the other proposed changes, which respect the historical character of the buildings.

Harefield Tenants and Residents Association:

This property is well tucked away and very hard to view but it is in Green Belt and therefore the HTRA object to this application. It is over development in the Green Belt.

Greater London Archaeology Advisory Service (GLAAS):

Although the site lies outside an archaeological priority area, the submitted Heritage Assessment by Danks Badnell Architects Ltd dated April 2015 indicates that the house and barn date to the 16th century, although numerous additions/alterations have subsequently been made to the buildings. There is a potential for archaeological remains associated with the early origins and later phases of the grade II listed house and barn to survive.

Appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates that the development would not cause sufficient harm to justify refusal of planning permission provided that a condition is applied to require an investigation to be undertaken to advance understanding. The archaeological interest should be conserved by attaching a condition as follows:

Reason: Heritage assets of archaeological interest are expected to survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF

Condition: No development shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the local planning authority. No development shall take place other than in accordance with the Written Scheme of Investigation.

Informative: The written scheme of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. It must be approved by the planning authority before any on-site development related activity occurs.

It is recommended that the archaeological fieldwork should comprise of the following:

Watching Brief: A watching brief involves the proactive engagement with the development groundworks to permit investigation and recording of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.

INTERNAL

Conservation Officer:

The two buildings subject of this application, the barn and former farm house, are both Grade II Listed, timber framed and date from the 16th century - the buildings were listed in 1974. The site falls within the Green Belt. There have been extensive pre-application discussions with the architect.

Barn

The barn has already been subdivided to create an open first floor with a utility, WC and garage at ground floor. The floors are linked via a modern staircase that is open at both ends. The first floor is supported on what appears to be a series of steel frames, enclosed in moulded GRP and fairly convincingly disguised as large timbers. This appears not to have damaged the original timber framing of the barn, and may now even be providing some support to it. The impressive original timber roof structure is visible within the first floor space.

The proposed works are to the ground floor to create a bedroom and sitting area and improved bathroom and WC facilities. The access to the attic floor is also to be repositioned and a new external door created where the existing toilet is located, under the staircase. As the internal ground floor space has already been subdivided, none of proposed changes would adversely affect the original structure, save for the removal of an area of old brickwork within the plinth, where the new doorway is proposed. This opening will need to be positioned between two existing studs to avoid damage to the historic timber framing of the structure.

The issue with regard to the barn is that there is no record of any approval for its conversion to residential, or for the works to subdivide the building. It appears that this work has occurred since the planning application (withdrawn) for the relocation and conversion of the barn in 1989, but has not been undertaken by the current owners, see the architect's letter dated 8th May. Investigation suggests that it may have been undertaken by a previous owner about 20 years ago, the architect's letter advises that it may have been used as an office. These works appear to have included the alteration of the windows in the barn and resulted in the removal of an early full height set of doors on the north elevation. I am awaiting further advice on the original condition of the building at the time of listing from the HE archives and also from SPAB, who apparently undertook a survey of the barn some time ago.

If agreed, this application will regularise the situation as regards the works to the barn as from the date of a decision, any works prior to consent will remain as unauthorised. It would, however, be preferable not to agree the loss of the barn doors and new barn windows, which are of a poor design, within any approval. Re the former, I suggest that the applicant look at putting a glazed screen in this location with a fixed set of barn doors to the exterior. The windows could be covered by condition with a view to getting better windows long term - how this is worded will need to be agreed. This will need to be discussed with the architect so that his client understands why this is being requested.

House

The original early range has a rectangular footprint and faces south. There are later, timber

framed additions to the north. I note that the supporting information suggests that they are 1930s in date, but from inspection, it appears that they may be earlier with a 20th century makeover.

The proposals are for a modest single storey addition, with a mono pitched roof, located off the existing dining room. The existing ground floor window will be converted to form a door and the externally the new structure would sit neatly under the first floor windows. The other addition would be larger and also located off the later addition to the house. This would contain a dining area, utility and two bedrooms at first floor with a Jack and Jill bathroom above, accessed by a separate staircase. A new door is proposed into the existing utility area at ground floor. This addition is also considered to be well designed and would read as a secondary element to the main building. The only revision suggested is the inclusion of a half hip to the gable end.

Link

There are no objections to this in principle, but this would need to be carefully designed, either as a modern glazed link or as a part timber/part glazed loggia type structure. The existing wall should remain unchanged. The details on this are sketchy at present and more information on its design and materials, and the areas of linkage with the listed structures, would need to be required by condition.

Archaeology

Given the age of the building, GLAAS should be consulted to see if they require any pre application determination, a desk top assessment or just a watching brief for the works.

Conditions would need to be attached to any approval to cover:

- Structural details of the new additions, including footings and method of construction
- A schedule of works to the original buildings, including roof structure.
- HE building recording to Level 1 prior to the start of work on site
- Details of new flues and vents
- Details of external pipe runs
- Works to the structures for fire and sound proofing, and thermal upgrading
- Details of the design and materials of the glazed link, including how the new structure would link with the existing buildings
- Samples of all new external materials and finishes, including tiles, render, timber finishes, lead work, bricks and mortar mix
- Design and materials of all new doors, windows and dormer windows, all to be of timber and traditionally constructed.
- Details of the design and construction of all new internal joinery
- All new gutters and downpipes to be of painted cast metal
- Details of works to create a new doorway into the barn from the glazed link
- A condition to require works to stop if historic features are uncovered, relating particularly to the historic timber framing.
- Archaeological condition as advised by GLAAS

Generally acceptable, but some revision required as discussed above.

Officer comments:

The applicant has provided revised plans which address the issues raised by the Conservation Officer.

Floodwater Management Officer:

The boundary of the site is the Cannons Brook Watercourse which is a designated main river and as such the border of the site is within Flood Zone 3 and 2. There is no information within the application about the flood risk to the site. However, this is an extension to an existing property which is not being extended within the area at flood risk, and is just outside the consultation zone of 20m from the main river for the Environment Agency and therefore there are no objections to the proposed development.

However in order to maintain the low level of risk to the property, the landowner should be reminded about their responsibilities to maintain the bank of the watercourse within the boundary of their property. Further information can be found in 'Living on the Edge' publication produced by the Environment Agency.

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
- PT1.HE1 (2012) Heritage
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

- BE8 Planning applications for alteration or extension of listed buildings
- 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.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main planning issues relate to the impact the proposal would have on the Grade II Listed Buildings, the character and appearance of the area and on the Green Belt.

Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not permit applications to alter or extend Listed Buildings where damage may be caused to the historic structure. External and internal alterations should harmonise with their surroundings.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene, whilst Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require alterations and extensions to harmonise with the scale, form, architectural composition and proportions of the original building. Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The proposed works to the Grade II Listed Old Clack Farmhouse involves the erection of a two storey and single storey rear extension along with a single storey side extension; works to the Grade II Listed Barn would involve alterations to provide a bedroom suite and bathroom. The house and barn would be connected by a glazed link which would be located behind an existing wall and doorway between the farmhouse and the barn.

Subject to the provision of suitable conditions on any consent granted, the Council's Conservation Officer raises no objection to the proposed extensions to the Grade II Listed Farmhouse or to the alterations to the Grade II Listed Barn, nor to the glazed link connecting the two buildings. It is considered that the proposed works would not cause harm to the historic fabric of either of the Grade II Listed Buildings. The proposed plans have also satisfactorily addressed the matter of the previous unauthorised removal of the barn doors. In terms of scale and design, the proposed extensions are considered to be in keeping with the character and appearance of the Grade II Listed Buildings or on the surrounding area. As such the proposed scheme complies with Policies BE8, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application site is also located within the Green Belt; Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that developments in the Green Belt would not be permitted where the development would injure the visual amenity of the Green Belt by their siting, materials and design.

In regards to the impact on the surrounding Green Belt, the National Planning Policy Framework (NPPF) will not allow extensions or alterations to a building where it results in disproportionate additions over and above the size of the original building. With regard to the original building it is made clear within Annex 2 of the NPPF that the original building is a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was originally built.

The issue is thus whether the proposed extensions to Old Clack Farm would be disproportionate. No definition of disproportionate is given in the Framework, or in local policy. Therefore, assessing proportionality is primarily an objective test based on the increase in size. Whether the proposal is a disproportionate addition is fundamentally a matter of the relative increase in overall scale and bulk of the original building.

While there is no set definition within the NPPF of what constitutes a proportionate extension, it has been considered through appeals and case law that extensions in the Green Belt are normally only considered to be proportionate where they result in less than a 50% increase in floor space and/or footprint from the original building, depending on which is more appropriate in the circumstance. Given height is involved it is considered that floor space would be more appropriate in this case.

On the basis of the information before the Local Planning Authority, the original footprint of the Old Clack Farmhouse is 329sq.m; the proposed extensions would add 77sq.m of floor space which represents a 23% increase over the floor space of the original farmhouse building. When including the Barn, with an original footprint of 173sq.m, the proposed extensions would result in a 15% increase in floor space.

In 1990 planning permission (ref: 42413/B/90/0432) was granted for the erection of a detached garage and a stable block and the retention of a pool house. The buildings would have resulted in a 63sq.m increase in floor space, although it appears that the detached garage was not built. Therefore, together with the 1990 planning permission, the extensions proposed as part of the current application would result in 28% increase in floor space of the original farmhouse and barn. As such, the proposed scheme would not result in disproportionate additions to Old Clack Farm and would not injure the visual amenity of the Green Belt, thereby complying with Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the National Planning Policy Framework (NPPF

The application is therefore 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,

13/36/30 Site Location Plan
13/36/31 Site Plan as Existing
13/36/32 Floor Plans as Existing
13/36/33 House Elevations and Section as Existing
13/36/34 Barn Plans, Elevations and Sections as Existing
13/36/35 Site Plan as Proposed
1336-36 Rev A Floor Plans as Proposed
1336-37 Rev A Elevations as Proposed
SK50 - Reinstated Barn Doors

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 (2015).

3 HO4 Materials

Details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority:

Planning Authority before the relevant part of the work is begun.

(a) Details of the design and materials of the glazed link, including how the new structure would link with the existing buildings

(b) Samples of all new external materials and finishes, including tiles, render, timber finishes, lead work, bricks and mortar mix

(c) Design and materials of all new doors, windows and dormer windows, all to be of timber and traditionally constructed.

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 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

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

5 HO9 Tree Protection

Prior to the commencement of any site clearance or construction work, 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. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 5.17 of the London Plan (2015).

6 NONSC Further Details

Detailed drawings or samples of materials, as appropriate, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- (a) Structural details of the new additions, including footings and method of construction
- (b) Details of new flues and vents
- (c) Details of external pipe runs
- (d) Works to the structures for fire and sound proofing, and thermal upgrading
- (e) Details of the design and construction of all new internal joinery
- (f) Details of works to create a new doorway into the barn from the glazed link

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

7 NONSC Details of doors and opening to north elevation of the barn

Notwithstanding the approved plans, details of the doors and opening to the north elevation of the barn shall be submitted to and approved in writing by the Local Planning Authority prior to this element of the works starting on site.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

8 LB12 Hidden Features

Any hidden historic features (relating particularly to the historic timber framing) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention/proper recording, as required by the Council.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

9 LB6 Inspection of the building prior to demolition

Prior to alteration or demolition, the building should be recorded to Level 1 as defined by Heritage England, and following agreement with LBH and where appropriate Heritage England, copies of the document sent to the Uxbridge Local History Library archive and Heritage England for inclusion in the London Heritage Environment Record.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

10 NONSC Schedule of Works

A schedule of works to the original buildings, including roof structure shall be submitted to and approved in writing by the Local Planning Authority

REASON

To safeguard the special architectural and/or historic interest of the building in accordance

with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

11 NONSC Gutters and Downpipes

All new gutters and downpipes shall be painted cast metal.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

12 OTH2 Archaeology

A) No development shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the local planning authority.

B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

REASON

Heritage assets of archaeological interest are expected to survive on the site. The planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with recommendations given by the borough and in Section 12 of the NPPF and Policy BE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

- 1** In order to maintain the low level of risk to the property, the landowner is reminded about their responsibilities to maintain the bank of the watercourse within the boundary of their property. Further information can be found in 'Living on the Edge' publication produced by the Environment Agency.
- 2** The written scheme of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. It must be approved by the planning authority before any on-site development related activity occurs.

It is recommended that the archaeological fieldwork should comprise of the following:

Watching Brief: A watching brief involves the proactive engagement with the development groundworks to permit investigation and recording of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.

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
PT1.HE1	(2012) Heritage
PT1.EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

BE8	Planning applications for alteration or extension of listed buildings
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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

- 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.

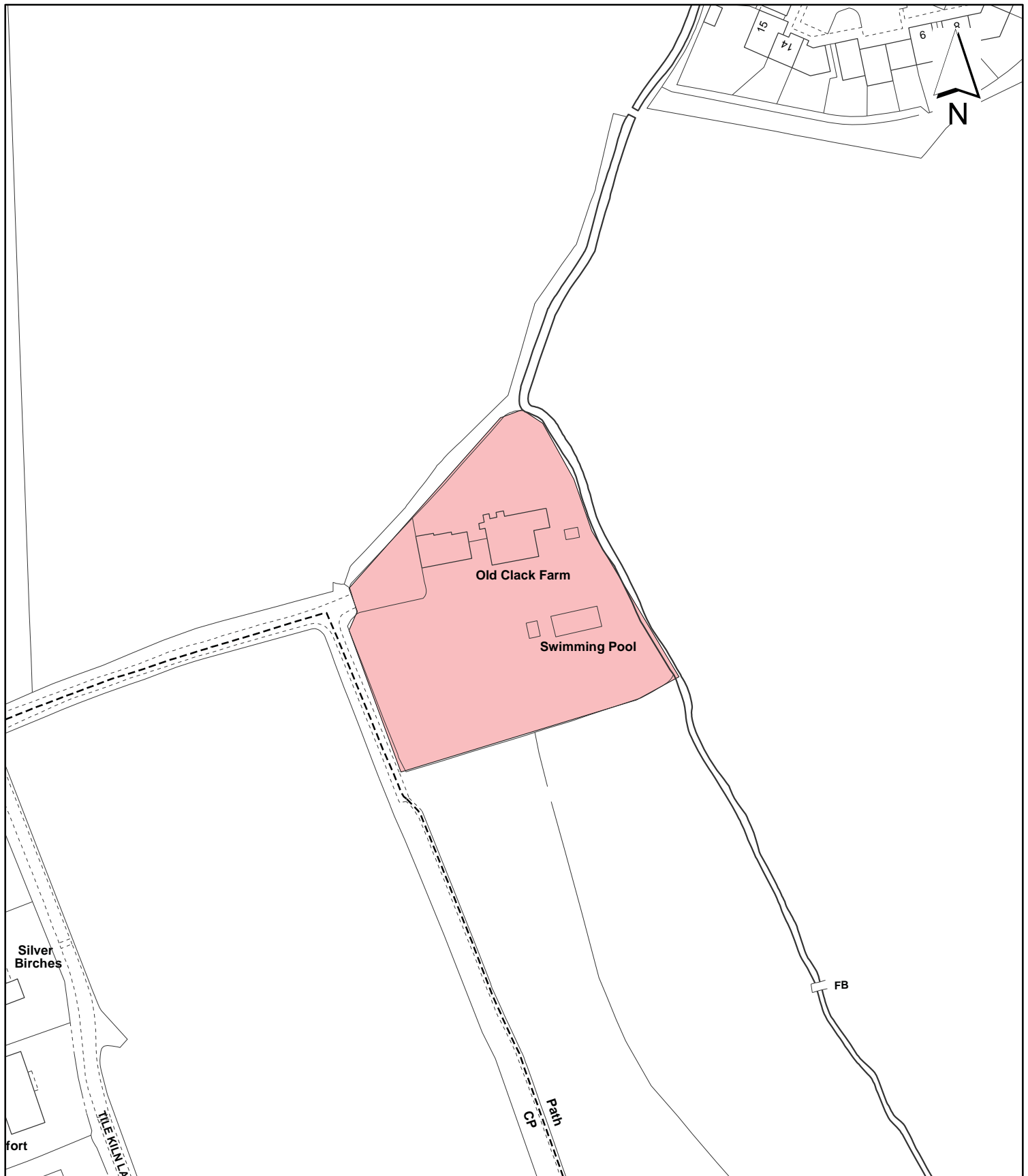
D) No bonfires that create dark smoke or nuisance to local residents.

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: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Old Clack Farm
 Tile Kiln Lane
 Harefield**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:

42413/APP/2015/987

Scale:

1:1,250

Planning Committee:

North

Date:

August 2015



HILLINGDON
 LONDON