

Report of the Head of Planning, Sport and Green Spaces

Address 95 WOOD END GREEN ROAD HAYES

Development: Replacement roof involving increasing ridge height, first floor rear extension and 2 dormers to the rear

LBH Ref Nos: 32/APP/2015/4360

Drawing Nos: 14/95/WERH/201
14/95/WERH/202
14/95/WERH/203
14/95/WERH/204
15/95/WERH/505
15/95/WERH/506
15/95/WERH/507
15/95/WERH/508
Location Plan (1:1250)

Date Plans Received: 26/11/2015 **Date(s) of Amendment(s):**

Date Application Valid: 26/11/2015

1. SUMMARY

Planning permission is sought for a replacement roof with an increased ridge height, two dormer windows and a first floor rear extension.

The proposed scheme is considered to be acceptable in regards to bulk and scale and would not have a detrimental impact on the character and appearance of the property or on the visual amenity of the street scene and the wider area. The proposal would not have a detrimental impact on residential amenity.

The proposal complies with Policies BE13, BE15, BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD. The application is therefore recommended for approval.

2. 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 15/95/WERH/506, 15/95/WERH/505, 15/95/WERH/508 and 15/95/WERH/507 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 (2015).

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 NONSC Clarity with plans

Notwithstanding any details shown to the contrary on the approved plans, the planning permission hereby granted does not extend to the 'additional shop storage' shown on drawing numbers 14/95/WERH/201 and 15/95/WERH/505. Prior to the commencement of any works on site, plans detailing the removal of this 'additional shop storage' area shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in full accordance with the details as approved.

REASON

In accordance with the Policies of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

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.
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
LPP 3.5	(2015) Quality and design of housing developments

3 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). 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.

4 147 Damage to Verge - For Council Roads:

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).

5 12 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

6 15 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 16 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

8 115 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

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

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

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise 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. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the south side of Wood End Green Road at its junction with Cromwell Road, in Hayes. The site is bordered to the east by 93A Wood End Green Road and a parking area. 85 and 87 Wood End Green Road are located south-east of the site. 2 Cromwell Road is located south of the site whilst 97A Wood End Green Road and 3 Cromwell Road are located to the west.

The property is in part residential use and part commercial use. Part of the ground floor is used as a shop with the external walled rear yard ancillary to this. The residential property is partly situated on the ground floor and the first floor. An extension has recently been added to the rear of the building to contain a WC, shop store and cold store. A small yard is retained between the original shop and the L-shaped extensions which project along the side and rear boundary of the site. It is important to note that the L-shaped extensions along the side and rear boundaries are unauthorised and the subject of an enforcement notice.

3.2 Proposed Scheme

Planning permission is sought for a replacement roof with an increased ridge height, the addition of two dormers, and a first floor rear extension.

The first floor rear extension would be 2m deep and 8.38m wide, extending across the full width of the property. Two new windows would be located on the rear elevation and two new windows would be installed on the Cromwell Road elevation; no windows are proposed on the side elevation facing 93A Wood End Green Road. The existing roof is part pitched, with a ridge height of 6.80m, and part flat roof; the existing roof would be replaced with a pitched roof measuring 7.73m high at the roof ridge and 5.08m high at the eaves. The proposal would involve the provision of a pitched roof over the existing flat roof area and the proposed extension.

Two dormers are proposed to be erected in the extended roof that would be approximately 2.02 metres in width, 1.13 metres in height and extend 2.3 metres in depth.

3.3 Relevant Planning History

32/APP/2013/3494 95 Wood End Green Road Hayes

First floor rear extension, raising of roof to create habitable roofspace to include installation of 1 rear dormer, 4 side and 1 front rooflights and conversion of roof from gable ends to a crown roof

Decision: 22-01-2014 Refused

32/APP/2014/1909 95 Wood End Green Road Hayes

First floor rear extension and raising of roof to create habitable roofspace to include installation of 1 rear dormer and 3 front rooflights

Decision: 29-07-2014 Refused

32/APP/2014/4137 95 Wood End Green Road Hayes

First floor rear extension and raising of roof to create habitable roofspace to include installation of 2 rear dormers

Decision: 20-01-2015 Refused **Appeal:** 07-10-2015 Dismissed

32/APP/2014/4139 95 Wood End Green Road Hayes

First floor rear extension

Decision: 20-01-2015 Refused

32/APP/2015/3039 95 Wood End Green Road Hayes

Part first floor rear extension and two rear dormer windows to upper floor flat

Decision: 03-11-2015 Refused

32/APP/2015/3040 95 Wood End Green Road Hayes

Replacement roof involving increasing ridge height and first floor rear extension

Decision: 03-11-2015 Approved

Comment on Relevant Planning History

There is an extensive planning history associated with this site. The most relevant applications are as follows:

Planning application ref: 32/APP/2013/3494, for a first floor rear extension, raising of roof to create habitable roofspace with 1 rear dormer, 4 side and 1 front rooflights and conversion of roof from gable ends to a crown roof, was refused in January 2014. The scheme was considered to be detrimental to the character and appearance of the original property and the visual amenity of the street scene and the wider area, due to the overall size, scale, design, position and bulk of the proposed extension and dormer. The scheme was also considered to be detrimental to residential amenity of occupiers due to a restricted level of natural light and lack of outlook to a habitable room.

Planning application ref: 32/APP/2014/1909, for a first floor rear extension and raising of roof to create habitable roofspace with 1 rear dormer and 3 front rooflights, was refused in July 2014. The scheme was considered to be detrimental to the character and appearance of the original property and the visual amenity of the street scene and the wider area, due to size, scale, bulk, design and position of the first floor extension and dormer.

Planning application ref: 32/APP/2014/4137, for a first floor rear extension and raising of roof to create habitable roofspace with 2 rear dormers, was refused in January 2015. The scheme was considered to be detrimental to the character and appearance of the original property and the visual amenity of the street scene and the wider area, due to the size, scale, flat roofed design, position and bulk of the first floor extension. The application was dismissed at appeal in October 2015 (Planning Inspectorate Appeal Ref: APP/R5510/W/15/3009503); the Appeal Inspector concluded that the proposal would fail to respect the character of the host building and the surrounding area.

Planning application ref: 32/APP/2014/4139, for a first floor rear extension, was refused in January 2015. The scheme was considered to be detrimental to the character and appearance of the original property and the visual amenity of the street scene and the wider area, due to the size, scale, flat roofed design, position and bulk of the extension.

Planning application ref: 32/APP/2015/3039 for a part first floor extension to the rear and a rear dormer to the upper floor flat was refused in November 2015. The scheme was considered by reason of the size, design, position and bulk, of the flat roof extension proposed, to be harmful to the character and appearance of the original property and the visual amenity of the street scene and the wider area.

Planning application ref: 32/APP/2015/3040 for a replacement roof involving increasing ridge height and first floor rear extension was approved in November 2015. The size and scale of the extensions proposed are the same as that proposed within this current application. The main difference is the addition of two dormers on the extended roof.

The application site is also subject to an on-going enforcement investigation and an enforcement notice was served in July 2015. The enforcement notice related to an

unauthorised single storey building at the rear of the site and a corridor linking it to the existing rear extension to the retail unit. The applicant has appealed against the enforcement notice (Planning Inspectorate ref: APP/R5510/C/15/3132031).

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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.

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

LPP 3.5 (2015) Quality and design of housing developments

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

16 properties were notified of the application and one response was received to this consultation. This raised the following concerns:

- Raising concerns about the unauthorised extensions to the rear of the property;
- The extensions will overlook the bedrooms and lounges of the flats to the south east of the site;
- Concerns raised in respect of the litter caused by the shop.

A petition has been received, with 20 signatories, and objects to the application on the following grounds:

- The building work has been ongoing for over 3 years and quality is poor;
- Rubbish from the shop accumulates around Cromwell Road;
- The flat roof is poorly installed and rainwater drips onto the street below;

- A refrigeration unit has been installed on the rear extension, this should be hidden;
- Concern over safety as the rear extension attaches to the substation.

OFFICER RESPONSE: The unauthorised works to the site are solely the ground floor extensions to the site, and these are currently the subject of an enforcement notice served as part of an enforcement investigation. The removal of building materials is covered under the enforcement notice. This application relates solely to extensions at first floor and roof level, and no alterations are proposed to the unauthorised ground floor extensions or the existing shop.

Internal Consultees

None.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of development is acceptable subject to compliance with relevant policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) relating to the impact of the proposal on the character and appearance of the building and the street scene, and the impact on residential amenity, discussed elsewhere in this report.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

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. 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 complements or improves the amenity and character of the area.

There are a variety of roof types within the immediate locality including a first floor flat roofed element to the application property. The application site occupies a very prominent location on the corner of Wood End Green Road and Cromwell Road.

The proposal seeks to provide a pitched roof to replace the existing part pitched, part flat roof. In terms of roof height, the proposed replacement pitched roof would be 7.73m high at the roof ridge and 5.08m high at the eaves. The proposed ridge height would be 0.93m higher than the existing ridge height. It is important to note that both 97 and 97A Wood End Green Road have pitched roofs measuring 5.2m high at the eaves and 7.95m high at the ridge (planning permission ref: 61585/APP/2009/2672, dated 28-04-10).

It is considered that the overall height increase of the proposal would be acceptable and the proposed roof form would be in keeping with the character and appearance of a number of existing roof forms in the street scene.

The Council's HDAS 'Residential Extensions' guidance seeks to ensure that dormers on detached properties are set in at least 1m and be of a scale subordinate to the main dwellinghouse. The proposed dormers are of a similar size, design and positioning as the proposed dormers which formed part of the previous planning applications (ref: 32/APP/2014/4137, refused January 2015 and 32/APP/2015/3039 refused November 2015). At the time of the application, the proposed dormers were considered to be acceptable and were not a reason for refusal. It is therefore considered that given the adequate set in of the dormers and their modest size and scale, that the two proposed dormers would not appear as dominant features within the extended rear roof slope and would not cause harm to the character and appearance of the original building.

The proposed first floor rear extension would be acceptable in terms of its bulk and scale. In regards to design, the extension would match the existing building in terms of materials and the proposed replacement pitched roof would ensure that the first floor extension does not appear as a discordant addition to the property.

The proposed replacement pitched roof and first floor rear extension therefore complies with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD.

7.08 Impact on neighbours

Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that planning permission will not be granted for extensions by reason of their siting, bulk and proximity, if they would result in a significant loss of residential amenity. Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the proposal should protect the privacy of the occupiers and their neighbours.

The proposed first floor extension would extend approximately 1.2m out from the rear elevation of the neighbouring property (93A Wood End Green Road). The proposed extension would not breach the 45 degree line of sight from the rear windows of the neighbouring property. No windows are proposed on the side elevation facing 93A Wood End Green Road. Due to the separation distances between the application site and the neighbouring properties to the south and south-east, the proposed first floor rear extension would comply with the 21m separation distances between habitable room windows.

The proposed scheme would include two additional windows on the side elevation facing Cromwell Road; one on the original building and one on the proposed extension. There are two existing windows on this elevation that face onto the side of 97 and 97A Wood End Green Road. It is considered that the proposed windows on this side elevation would be acceptable and would not result in a significant loss of privacy to existing and future occupiers given that they face the public highway.

Overall it is considered that the proposed scheme would be acceptable in regards to residential amenity and would not result in a loss of privacy to the application property and its neighbouring properties, in accordance with Policies BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD.

7.09 Living conditions for future occupiers

The proposal would create 51.96sq.m of additional floor space to the existing two-bed residential unit on the first floor which would comprise of a bathroom, kitchen and bedroom. One of the bedrooms would be converted to a dining room. The scheme would increase the

internal floor space from 58.71sqm to 110.13sq.m, thereby complying with the recommended floor space standards set out in Policy 3.5 of the London Plan (2015).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposed scheme would not result in an increase in traffic generation. The existing property does not benefit from any off-street parking and no parking would be provided as part of this development. There are no parking restrictions within the immediate area and the proposed scheme would not result in a significant increase in parking demand.

7.11 Urban design, access and security

URBAN DESIGN: See paragraph 7.2 'Impact on Street Scene'

7.12 Disabled access

No changes are proposed to the existing access to the building.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The comments raised through the public consultations have been addressed within the report.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

The application site is subject to an on-going enforcement investigation and an enforcement notice was served in July 2015. The enforcement notice related to an unauthorised single storey building at the rear of the site and a corridor linking it to the existing rear extension to the retail unit.

The applicant has appealed against the enforcement notice (Planning Inspectorate ref: APP/R5510/C/15/3132031).

A condition is recommended to request amended plans to showing the removal of the unauthorised structure.

7.22 Other Issues

There are no other issues for consideration with this application.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional

and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

Not applicable to the consideration of this application.

10. CONCLUSION

The proposed scheme is considered to be acceptable in regards to bulk and scale, and would not have a detrimental impact on the character and appearance of the property or on the visual amenity of the street scene and the wider area. The proposal would not have a detrimental impact on residential amenity.

The proposal complies with Policies BE13, BE15, BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD. The application is therefore recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

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

HDAS: Residential Extensions

London Plan (2015)

Contact Officer: Charlotte Goff

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Notes:

 Site boundary

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Site Address:

**95 Wood End Green Road
 Hayes**

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

Planning Application Ref:
32/APP/2015/4360

Scale:
1:1,250

Planning Committee:
Central and South

Date:
February 2016



HILLINGDON
 LONDON