

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

**Address** 39 HIGHFIELD DRIVE ICKENHAM

**Development:** Erection of a single storey front extension; entrance canopy extension; part two storey, part single storey rear extension; front dormer roof extension (involving conversion of existing loft space); installation of rooflights to side and rear roofslopes and external alterations including rearrangement of openings and enlargement/alterations to roof

**LBH Ref Nos:** 67201/APP/2016/1624

**Drawing Nos:** 24-12-01 Rev T (Survey & Scheme Proposals)

**Date Plans Received:** 27/04/2016

**Date(s) of Amendment(s):** 03/08/2016

**Date Application Valid:** 20/05/2016

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is situated on the eastern side of Highfield Drive, approximately 280m south of its junction with 'The Drive', and 500m north of the A40. Highfield Drive is a private road accessed via 'The Drive' off Swakeleys Road, and is wholly residential in character typically with large individually designed detached dwellings situated on long garden plots.

No.39 has undergone several extensions and alterations, some of which have planning permission whilst some are unauthorised and are subject to enforcement action. The house currently 'as built' comprises two storeys with four bedrooms. It has a hipped roof with a crown, front and rear dormer windows, a two storey side/front extension with single storey front and rear extensions. There is off street car parking for two vehicles within the front driveway.

The original dwellinghouse had a catslide roof over an attached garage on the southern side elevation with a two storey forward projection with hipped roof in the principal elevation.

The site is not located within an area of special local character or conservation area and the building is not listed. It is located within an Archaeological Priority Zone as identified within the emerging Local Plan: Part 2.

#### 1.2 Proposed Scheme

Planning permission is sought for the erection of a single storey front extension; entrance canopy extension; part two storey, part single storey rear extension; front dormer roof extension (involving conversion of existing loft space); installation of rooflights to side and rear roofslopes and external alterations including rearrangement of openings and enlargement/alterations to roof.

The existing building has undergone a number of unauthorised extensions that are subject to enforcement action. Please see 'comment on planning history' section of this report for

further detail.

### 1.3 Relevant Planning History

67201/APP/2010/1803 39 Highfield Drive Ickenham

Demolition of existing property and the erection of a two storey, with rooms in roofspace, six bedroom detached dwelling.

**Decision Date:** 21-02-2012      **Approved**      **Appeal:**

67201/APP/2012/2722 39 Highfield Drive Ickenham

2 x single storey front infill extensions with front canopy and conversion of attached garage to habitable use involving alterations to front and rear elevations

**Decision Date:** 24-12-2012      **Refused**      **Appeal:**

67201/APP/2012/3008 39 Highfield Drive Ickenham

Single storey rear extension with 2 rooflights involving alterations to rear elevation

**Decision Date:** 22-01-2013      **Approved**      **Appeal:**

67201/APP/2013/1262 39 Highfield Drive Ickenham

Part two storey, part single storey rear extension, part two storey, part single storey, part first floor side extension involving conversion of garage to habitable use, single storey front extension, replacement roof structure and conversion of roof space to habitable use to include a rear dormer and 3 rooflights, alterations to elevations

**Decision Date:** 16-07-2013      **Refused**      **Appeal:**

67201/APP/2013/1263 39 Highfield Drive Ickenham

Single storey detached outbuilding to rear for use as a games room, shower, home gym, tool shed and motorised mower store (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:** 04-07-2013      **Refused**      **Appeal:**

67201/APP/2013/2595 39 Highfield Drive Ickenham

Single storey detached outbuilding to rear for use as a games room, shower, home gym, tool shed and motorised mower store

**Decision Date:** 02-12-2013      **Refused**      **Appeal:**

67201/APP/2013/2603 39 Highfield Drive Ickenham

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8 metres, for which the maximum height would be 3.221 metres, and for which the height of the eaves would be 2.5 metres

**Decision Date:** 15-10-2013      **Refused**      **Appeal:**

67201/APP/2013/3786 39 Highfield Drive Ickenham

Retrospective application for extension and alterations to existing dwelling house including, single storey and two storey front extension, single storey and two storey rear extension, side extension and loft conversion with front and rear dormers and rooflights

**Decision Date:** 21-02-2014      **Refused**      **Appeal:**

67201/APP/2013/56 39 Highfield Drive Ickenham

2 x single storey front infill extensions with front canopy and conversion of attached garage to habitable use involving alterations to front and rear elevations (Resubmission)

**Decision Date:** 07-03-2013      **Approved**      **Appeal:**

67201/APP/2014/2101      39 Highfield Drive Ickenham

Single storey detached outbuilding to rear for use as gym and games room (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:** 18-07-2014      **Refused**      **Appeal:**

67201/APP/2014/2224      39 Highfield Drive Ickenham

Part two storey, part single storey side/rear extension, single storey rear extension and conversion of roof space to habitable use to include a rear and front dormer and 3 rooflights (Part Retrospective)

**Decision Date:** 30-10-2014      **Refused**      **Appeal:**28-JAN-15      **Dismissed**

67201/APP/2014/2664      39 Highfield Drive Ickenham

Single storey detached outbuilding to rear for use as gym and games room (Application for a Certificate of Lawful Development for a Proposed Development) (Part Retrospective)

**Decision Date:** 20-11-2014      **Approved**      **Appeal:**

67201/PRC/2015/109      39 Highfield Drive Ickenham

Single storey front and rear extensions, two-storey side and rear extensions, conversion of garage and roofspace to habitable accommodation with front dormer and rear roof lights.

**Decision Date:** 07-03-2016      **OBJ**      **Appeal:**

#### **Comment on Planning History**

The planning and enforcement history for this site is relatively extensive and there are a range of approved and refused applications for extensions. Some of the previous applications sought prior approval or a certificate of lawfulness for aspects of the proposed development hereby sought. However, the most relevant history to the merits of the current proposal start from the 4th October 2013, when the Council received a complaint that a two storey rear extension and rear dormer window had been erected without planning permission.

A Planning Enforcement Officer visited the site on the 7th October 2013 and noted that a two storey rear extension and a rear dormer window had been erected. At the front of the property the officer noted that the following had also been erected: a dormer window, a first floor and second floor front and side extension and two ground floor front extensions. The officer checked Council records and confirmed that the work carried out did not accurately reflect any of the approved planning applications granted for the site and therefore was unauthorised.

On 19 December 2013, the Council received a retrospective planning application ref: 67201/APP/2013/3786 for 'extension and alterations to existing dwelling house including, single storey and two storey front extension, single storey and two storey rear extension, side extension and loft conversion with front and rear dormers and rooflights'. This application was refused for the following reasons:

1. The proposed single/two storey rear extension, by reason of its overall size, scale, bulk, depth and roof design, would result in a visually intrusive and discordant development harmful to the architectural composition, character and appearance of the original dwelling and the visual amenity of the surrounding area. Therefore the proposal would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The proposed first floor/two storey front and side extension, by reason of its overall size, scale, bulk, depth and design, would result in a visually intrusive and discordant development harmful to the architectural composition, character and appearance of the original dwelling and the visual amenity of the surrounding area. Therefore the proposal would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3. The proposed rear dormer window, by reason of its overall size, scale, bulk, width, design and lack of set down from the ridgeline of the extension would result in an overly dominant addition causing unacceptable harm to the character and appearance of the original dwelling and the visual amenity of the street scene and the surrounding area. Therefore the proposal would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

On the 25th February 2015, the Council wrote to the planning agent to ask for details concerning the removal of the unauthorised development. The planning agent advised that he would discuss the situation with his client before submitting an amended planning application.

On the 24th June 2014, the Council received the most recent amended planning application ref: 67201/APP/2014/2224 for a 'part two storey, part single storey side/rear extension, single storey rear extension and conversion of roof space to habitable use to include a rear and front dormer and 3 rooflights (Part Retrospective)' This application remained very similar to the previous proposal. Therefore, it was refused on similar grounds, but also subsequently dismissed at appeal. The reasons for refusal were as follows:

1. The proposed single/two storey rear extension, by reason of its overall size, scale, bulk, depth and roof design, would result in a visually intrusive and discordant development harmful to the architectural composition, character and appearance of the original dwelling and the visual amenity of the surrounding area. Therefore the proposal would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The proposed ground and first floor/two storey front and side extensions, by reason of

their overall excessive size, scale, bulk, depth and design, overwhelm and detract from the original proportions and form of the original building, and result in a visually intrusive and discordant development harmful to the architectural composition, character and appearance of the original dwelling and the visual amenity of the surrounding area. Therefore the proposal would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3. The proposed rear dormer window, by reason of its excessive overall size, scale, bulk, width, design and lack of set down from the ridgeline of the extension, would result in an overly dominant and incongruous addition, causing unacceptable harm to the character and appearance of the original dwelling and the surrounding area. Therefore the proposal would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The Inspector's decision concurred with the Council's decision.

## **2. Advertisement and Site Notice**

**2.1** Advertisement Expiry Date:- Not applicable

**2.2** Site Notice Expiry Date:- Not applicable

## **3. Comments on Public Consultations**

5 neighbouring properties were consulted 20th May 2016 and a site notice erected 24th May 2016. The statutory consultation period expired 21st June 2016. 2 responses from 1 occupier of a neighbouring property has been received which raised the following summarised concerns:

- Had a site notice been erected?
- What are the timescales in terms of enforcement?
- Overlooking of No. 37 Highfield Drive from flank windows
- Depth of the two storey rear extension in relation to No. 37 Highfield Drive
- Appropriate materials should be sought

Officer's response: As stated, a site notice was erected 24th May 2016. In terms of timescales to regularise the development on site, should this application be granted, a condition would be imposed to ensure that the works were started within 3 months and completed within a reasonable period. To address concerns with regards to overlooking, a condition has been imposed to ensure that all the windows/rooflights on the northern elevation are obscure glazed and non openable. Similarly, a condition would be imposed to ensure that appropriate materials were used to give the extensions a matching finish with the original building. The two storey rear extension complies with the 45 degree rule in relation to openings on the rear of No. 37. There is not considered to be any grounds for refusal in terms of the depth and resulting impact on this neighbouring property by virtue of this proposal.

## ICKENHAM RESIDENT'S ASSOCIATION

Comments: There is a long history of accepted and refused planning applications since 2010 and it is extremely difficult for us to assess this new application in comparison with the previous ones, some of which had been causing enforcement notices and appeals etc. entailing years of stalemate and a permanent building site.

We have to leave it to your experts to assess and compare all of these applications with each other and are completely in the hands of your Planning Team with their greater expertise and facilities trusting they will take our comments into consideration to arrive at the correct decision.

### 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:

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.

AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity

AM14 New development and car parking standards.

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

LPP 7.4 (2016) Local character

LPP 7.6 (2016) Architecture

NPPF National Planning Policy Framework

NPPF7 NPPF - Requiring good design

### 5. **MAIN PLANNING ISSUES**

The main planning issue to consider in this application is the impact on the character and appearance of the original building; impact on the streetscene and visual amenity of the area; and impact on the residential amenity of neighbouring properties.

## IMPACT ON THE CHARACTER AND APPEARANCE OF THE ORIGINAL BUILDING AND VISUAL AMENITY OF THE AREA

'Saved' policies BE13, BE15 and BE19 of the Unitary Development Plan (2012) states that the Local Planning Authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area and harmonises with the scale, form, architectural composition and proportions of the original building.

Policy BE1 of the Local Plan: Part 1 Strategic Policies (2012) requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents.

Policies 7.4 and 7.6 of the London Plan and chapter 7 of the National Planning Policy Framework (2012) stipulate that development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future. In addition, Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.

The current proposal is significantly different to what has been constructed onsite in that the rear dormer and ground and first floor/two storey front and side extensions have been removed. The rear extension is also smaller by virtue of the side extension no longer forming part of the proposal given that it too extended to the rear. Similarly, the proposal is significantly different to the previous planning applications that have been refused. Given that the rear dormer and ground and first floor/two storey front and side extensions have been removed from the scheme, the current proposal would be considered to overcome previous refusal reasons 2 and 3 of planning permission ref: 67201/APP/2014/2224.

The Inspector for the previous appeal accepted that the appearance of the front dormer extension was acceptable and no previous reason for refusal related to this aspect of the development. With the removal of the first floor/two storey front and side extensions to the southern side of the building, the single storey storey front extension no longer appears to unbalance the appearance of the property. It would not be excessive in scale or of an inappropriate design. Similarly, the front entrance canopy extension formed part of earlier planning applications and was not specifically raised as an issue. Its design and scale is considered to be in keeping with the character and appearance of the original property and would not adversely impact the visual amenity of the area. Also, in relation to the front elevation there are changes to the fenestration/openings, including replacing a garage door to a window. The arrangement is not ideal in that there appears to be little cohesion in their design, scale, and siting. Nevertheless, these changes are fairly modest when read within the complete context of the street and are unlikely to harm its character. Particularly, given the variety of window/door types to other properties within the vicinity.

The main roof would be enlarged by widening the ridge and increasing the pitch of the roof on each side of the house to form a crown roof. The hipped roof over the front bay would also be increased in height by approximately 0.4m. Despite these increases in scale and

mass, the proposal would appear significantly smaller in the streetscene when compared with the development as built on site, mainly due to the removal of the first/two storey side extension to the southern side. Overall, the proportions and scale of the roof development would remain subordinate to the original dwelling and would not be considered to harm the character of the street.

To the rear, the development would extend 4m at two storeys immediately behind the main bulk of the existing dwelling. At single storey level, the development would extend behind the replacement catslide roof, set back approximately 0.8m from the southern boundary with No. 41 Highfield Drive.

The proposed development when viewed from the rear would not appear overbearing to the existing building as the two storey element would not extend beyond the original first floor side walls of the dwelling, thereby reflecting the original character and scale of the building. Due to the removal of the side extension and its associated rear section, the rear addition now sought would measure 2.8m less in width. The single storey element has also been reduced in depth by 1m. These changes are considered to overcome refusal reason 1 of planning permission ref: 67201/APP/2014/2224.

Overall, the amended scheme is considered to overcome the previous reasons for refusal and would now be sympathetic to the design, scale, form, and proportion of the original property. As a result, it would no longer appear over dominant or incongruous in the streetscene. The current proposal would appear acceptable in design terms and would not harm the visual amenity of the area, in accordance with 'saved' policies BE13, BE15 and BE19 of the Unitary Development Plan (2012), policy BE1 of the Local Plan: Part 1 Strategic Policies (2012), policies 7.4 and 7.6 of the London Plan (2016), and chapter 7 of the National Planning Policy Framework (2012).

#### IMPACT ON THE RESIDENTIAL AMENITY OF THE AREA

'Saved' policies BE20, BE21, and BE24 of the Unitary Development Plan (2012) seek to safeguard the amenities of neighbouring residents in a number of ways. The effect of the siting, bulk and proximity of a new building on the outlook and its impact on daylight/sunlight, privacy, and residential amenity of adjoining occupiers.

It should be noted that the proposal is significantly smaller than earlier proposals under planning applications refs: 67201/APP/2013/3786 & 67201/APP/2014/2224. Both applications were refused, but neither on grounds of impact on the residential amenity of neighbouring properties. The Planning Inspector also did not raise any concerns with regards to residential amenity regarding the previous appeal. Given that this proposal represents a significant reduction in scale, the proposal is similarly unlikely to harm the residential amenity of neighbouring properties. The development would also comply with the 45 degree rule as measured horizontally in all respects and subject to condition, none of the new openings would be likely to give rise to any loss of privacy. Therefore, the proposal is not considered to raise any concern with regards to impact on neighbours' amenities, in accordance with 'saved' policies BE20, BE21, and BE24 of the Unitary Development Plan (2012).

#### OTHER MATTERS



Given the scale and nature of the proposed development, it is unlikely to intensify the use of the site significantly that would raise any concern with regards to transport related matters. Therefore, in this regard, the proposal is considered to be acceptable.

## **6. RECOMMENDATION**

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

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

The development hereby permitted shall be begun within 3 months and completed in its entirety within 12 months 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 drawing number 24-12-01 Rev T (Survey & Scheme Proposals) 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 (2016).

#### **3 RES7 Materials to Match**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of 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 'saved' policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **4 RPD2 Obscured Glazing and Non-Opening Windows**

All openings including rooflights facing No. 37 Highfield Drive on the northern elevation shall be glazed with permanently obscured glass and non-opening below a height of 1.7 metres taken from internal finished floor level for so long as the development remains in existence.

#### **REASON**

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

## **INFORMATIVES**

- 1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies of the Unitary Development Plan, then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

### Standard Informatives

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

#### Part 1 Policies:

PT1.BE1 (2012) Built Environment

#### Part 2 Policies:

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.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 7.4	(2016) Local character

LPP 7.6	(2016) Architecture
NPPF	National Planning Policy Framework
NPPF7	NPPF - Requiring good design

- 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.

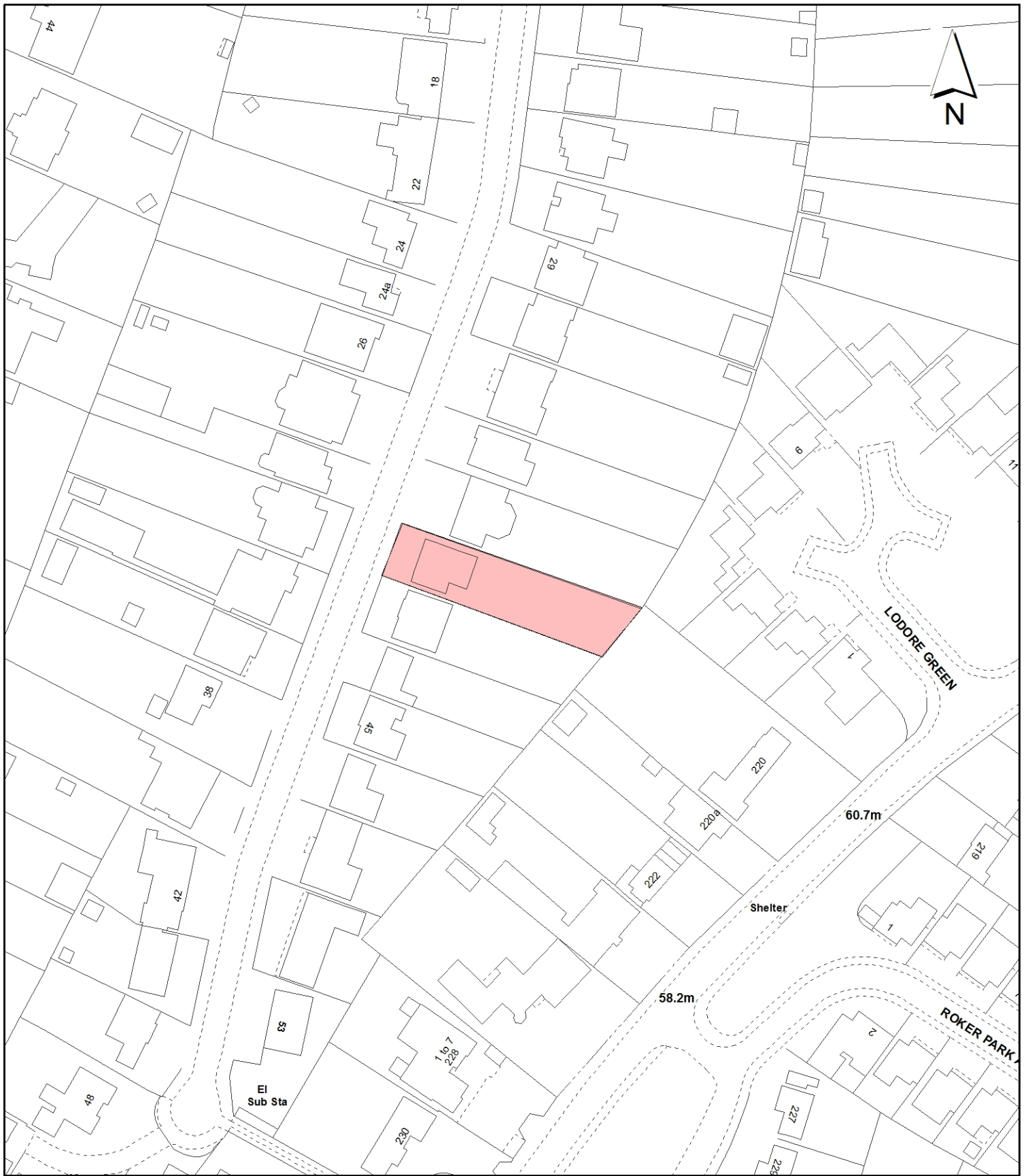
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the 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:** Richard Conroy

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**39 Highfield Drive  
Ickenham**

**LONDON BOROUGH  
OF HILLINGDON**  
Residents Services  
Planning Section

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

Planning Application Ref:

**67201/APP/2016/1624**

Scale:

**1:1,250**

Planning Committee:

**North**

Date:

**August 2016**



**HILLINGDON**  
LONDON