

Report of the Head of Planning, Sport and Green Spaces

Address 53 WIELAND ROAD NORTHWOOD

Development: Part two storey, part single storey side/rear extension and demolition of garage.

LBH Ref Nos: 28044/APP/2017/2249

Drawing Nos: 5369-A103 E
5369/A102 F
5369/A100 A
TS15-332T/2
TS15/332T/3
TS15-332T/1

Date Plans Received: 20/06/2017 **Date(s) of Amendment(s):** 20/06/2017

Date Application Valid: 03/07/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a period detached property situated on the South Eastern side of Wieland Road. The property benefits from a good sized landscaped front garden set behind a well established hedge. It has a central pathway leading between two lawned areas to the front door. To the side there is a driveway, which can accommodate 2 cars and leads to a detached single garage. To the rear is a large landscaped garden enclosed with hedges.

The street scene is residential in character and appearance comprising of two storey detached properties, set on generous plots.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and lies within the Gatehill Farm Estate Area of Special Local Character.

1.2 Proposed Scheme

The application seeks permission for the erection of a two storey side/rear extension. The proposed side extension measures 3.05 m in width and 12.2 m in depth, including a rear projection of 4 m. It should be stressed that the big change between this application and the 2015/2016 application is the reduction of the two storey side extension (by over 1m width and 2m depth) so it is now policy compliant dimensions and leaves a bigger gap to the side boundary.

The extension then returns across the full width of the rear elevation (15.25 m including the side extension) and is set beneath an extended roof of a height to match the existing. This includes two rear hipped projections with a valley between. There is a small section of single storey to the front of the garage and level with the existing front projection which has a crown roof detail of 3.6 m in height.

1.3 Relevant Planning History

28044/APP/2015/4173 53 Wieland Road Northwood

Part two storey, part single storey side extension and two storey rear extension

Decision Date: 14-01-2016 Refused **Appeal:**

28044/APP/2016/2888 53 Wieland Road Northwood

Two storey side/rear extension

Decision Date: 06-10-2016 Withdrawn **Appeal:**

Comment on Planning History

28044/APP/2016/2888 - Two storey side/rear extension (withdrawn)

28044/APP/2015/4173 - Part two storey, part single storey side extension and two storey rear extension (refused). The proposal included a side extension measures 4m wide by 14.23m deep, including a 6m deep rear projection beyond the rear wall of the original dwelling.

The 2015 application was refused on the basis of the scale, bulk and design of the proposal, the impact on the neighbouring property and the closing of the significant gap between the properties.

Both the 2015 and 2016 applications involved large two storey side extensions of 4m width and 14.2 m depth with a rear projection of 6m. This aspect of the proposals in particular caused concern. The 2016 application would have been refused permission (given it had exactly the same size harmful two storey side extension) had the applicant not withdrawn it (the proposal was subject to a published committee report).

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

6 neighbours and the Gatehill Residents Association were consulted for a period of 21 days expiring on the 8 August 2017. A site notice was also erected on the lamp post on the junction of Wieland Road and Elgood Avenue.

There was 1 response received from planning representative for the Gateshill Residents Association (GRA) who raised the following issues:

- The GRA policy is to object to submissions which are not clearly within LBH planning policies to help preserve the Estate.
- The proposed front roof extension/alteration takes away the original architecture of this values 1920;s house and thus will be detrimental to the street scene and the wider Gateshill Farm Estate area of Special Local Character.
- We object to the second storey side extension as its ugly design disrupts that of the original house and so would be detrimental to the street scene and the wider ASLC.
- We welcome the demolition of the garage and its integration into the main body of the house, thus increasing the side flank boundary with no. 51 to 1.5 m.
- However we note the roof form on the right hand side of the front elevation has been extended to replace the current central flat roof dormer of the bathroom. This dormer is very much part of the character of the original house.
- We also consider that the front left hand extension over the garage finished with a barge

board is odd and detracting but understand this is done to maximise floor space on the first floor.

- Should the Planning Department be minded to approve this application, we would point out the due to the narrow width of Wieland Road, LBH standard conditions are inadequate and some not appropriate as they reflect the situation in respect of adopted road not private road.

- We respectively remind you the verges are owned by the GRA not the applicant.

- We would request any approval include the following additional conditions;

- An appropriate hoarding be erected on the site boundary before work starts and maintained until completion. Access to the site shall be via a gate in the position of the existing carriage crossing.

- All materials delivered to and spoil from the site be stored within the site, behind the hoarding.

- All vehicles involved with the site be parked within the site boundary.

- All vehicles delivering to the site must avoid damaging the road and verges belonging to the GRA, with any accidental damage being repaired immediately.

- A route for HGV's is agreed with the GRA before work starts and should this be ignored then the Company involved will be dismissed immediately. Vehicles considered oversized for the Estate road shall not be employed.

- The garage on the plans should remain in use as a garage and not be allowed a change of use to a habitable room.

A petition of 22 signatures against the proposal was also received.

Officer response:

Issues of landownership are not material planning considerations and are a civil issue to be resolved between interested parties. Any subsequent grant of planning approval does not override any other legislation or rights of ownership or right of access or the ability to prohibit access. In consideration of a planning application, Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions. Planning conditions can only be imposed where they are:

1. necessary;
2. relevant to planning and;
3. to the development to be permitted;
4. enforceable;
5. precise and;
6. reasonable in all other respects

Some of the proposed conditions put forward by the GRA relate to access and potential damage to the road and verges which relate to construction management and wording requiring dismissal of companies goes far beyond the powers of the Local Planning Authority. The suggested conditions also go beyond the full list of criteria the Council imposes on construction management conditions used on the very largest major development sites (where very large construction compounds have to be erected and massive cranes used; which would not apply to extensions to a family dwellinghouse). However the Council's ASBI team have highlighted to the Planning team a growing concern regarding the wide verges in the Gateshill and Cosewood Estates being damaged by developers and difficulty both ASBI officers and the relevant resident associations for the two estates have in preventing damage occurring unless some form of pre-commencement construction management condition is imposed. A bespoke construction management condition is therefore recommended that does not request details that are disproportionate to the scale of development or breach the condition tests; but does seek to obtain pre-commencement clarification of how the grass verge will be protected.

Trees/Landscaping - No objection and no need for landscaping conditions.

Highways - There is an existing vehicular crossover to the site with a detached garage and driveway parking. Under the latest proposals the existing garage is to be demolished and replaced with an integral garage within the new extensions. The changes to the property are unlikely to create significant levels of additional traffic. The existing crossover is used to create a hardstanding area where cars can be parked. The new garage can be used for cycle parking. The existing property should have refuse/recycling storage facilities which will be used with the extension in place. On the basis of the above comments I do not have significant highway concerns over the above application.

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

Part 2 Policies:

AM14 New development and car parking standards.

BE5 New development within areas of special local character

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

LPP 3.5 (2016) Quality and design of housing developments

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

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area and the Gatehill Farm Estate Area of Special Local Character, the impact on residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application property.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policies BE5, BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF (2012) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

HDAS advises that extensions should always be designed so as to appear 'subordinate' to the original house. Rear extensions will only be allowed where there is no significant over-dominance, overshadowing, loss of outlook or daylight. In particular, a two storey rear extension should not protrude out too far from the rear wall of the original house and should not extend beyond a 45 degree line of sight from adjacent first floor windows. If this can be achieved, then the maximum depth of 4 m for a detached property should not be exceeded. The width of a side extension should be considerably less than the original house and be between half and two thirds of the main house. Furthermore Policy BE22 requires all two storey side extensions within the Gatehill Farm Estate to be a minimum of 1.5 m from the boundary on all levels. The properties within Gatehill Farm are set within spacious plots and the set in distances assist in retaining this spacious character and visual separation. For single storey extensions the roof height should not exceed 3.4 m at the highest point. This proposal is a significant reduction in scale to the previously refused scheme (28044/APP/2015/4173) and brings almost every aspect of the proposed development within HDAS guidance. The 3m width of the two storey side extension ensures that a 1.5m gap is achieved from the side boundary in accordance with Policy BE22.

The only possible deviation from HDAS guidance relates to the single storey element to the front of the integrated garage. HDAS does not give specific dimension criteria for front extensions. If the garage projection had been a single storey rear or side extension the roof form would not have strictly been in compliance with HDAS due to its height and fact that it extends upto the cill level of the first floor window. To achieve internal floor areas and sufficient size for the garage a slightly unusual roof form has resulted, including a parapet feature. In officers view this roof form is not harmful and would be integrated with the large two storey extension by virtue of the same materials being used. In the context of the dwelling as a whole this design is not considered unacceptable, not least as the key criteria officers which wished achieved through the re-submission (strict compliance with policy BE22) is fully achieved.

Concern has been raised over the extension of the roof form on the right hand side of the front elevation to replace the current central flat roof dormer of the bathroom. However, there is no extension of the roof and the flat roof dormer is retained above the main entrance.

As such it is considered that the proposal would appear subordinate and would respect the architectural character and appearance of the original dwelling and the wider area of Special Local Character. Therefore the proposal would comply with the requirements of Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: Residential Extensions.

Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded. Both the adjacent properties extend further to the rear than the application site and the proposed extension would not project further

than either of these dwellings. Given the degree of separation, and that the proposed extensions would not compromise a 45 degree line of sight from the neighbouring windows, it is considered that the proposed development would not cause any undue loss of daylight, sunlight or visual intrusion to either of these properties.

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to protect privacy. There are 2 roof windows proposed on the side elevations but as these will serve bathrooms they could be conditioned to be obscure glazed and fixed shut below 1.8 m. It is therefore considered there would be no additional loss of privacy to that already existing. As such, the proposal would comply with the requirements of Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Paragraph 5.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The property is situated within a spacious plot and adequate garden space would be retained.

The proposal incorporates a new integral garage which replaces the detached garage to be demolished and provides a new driveway to the front, which would accommodate sufficient parking provision.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 5369/A102 F and 5369/A103 E.

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 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 facing 51 and 55 Wieland Road.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the

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

4 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 HO6 Obscure Glazing

The rooflights facing 51 Wieland Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

6 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) Measures to ensure that grass verges and landscaped areas to the front of the application site are not damaged through the construction process.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of the wide grass verge and landscaped areas that are an important visual characteristic of the Gateshill Estate Area of Special local character in accordance with Policies BE5, BE13 and OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

INFORMATIVES

- 1** 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 (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.

2 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).

3 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM14 New development and car parking standards.

BE5 New development within areas of special local character

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

LPP 3.5 (2016) Quality and design of housing developments

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

4 Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

5 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.

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

Part 2 Policies:

AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.

BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LPP 3.5	(2016) Quality and design of housing developments
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

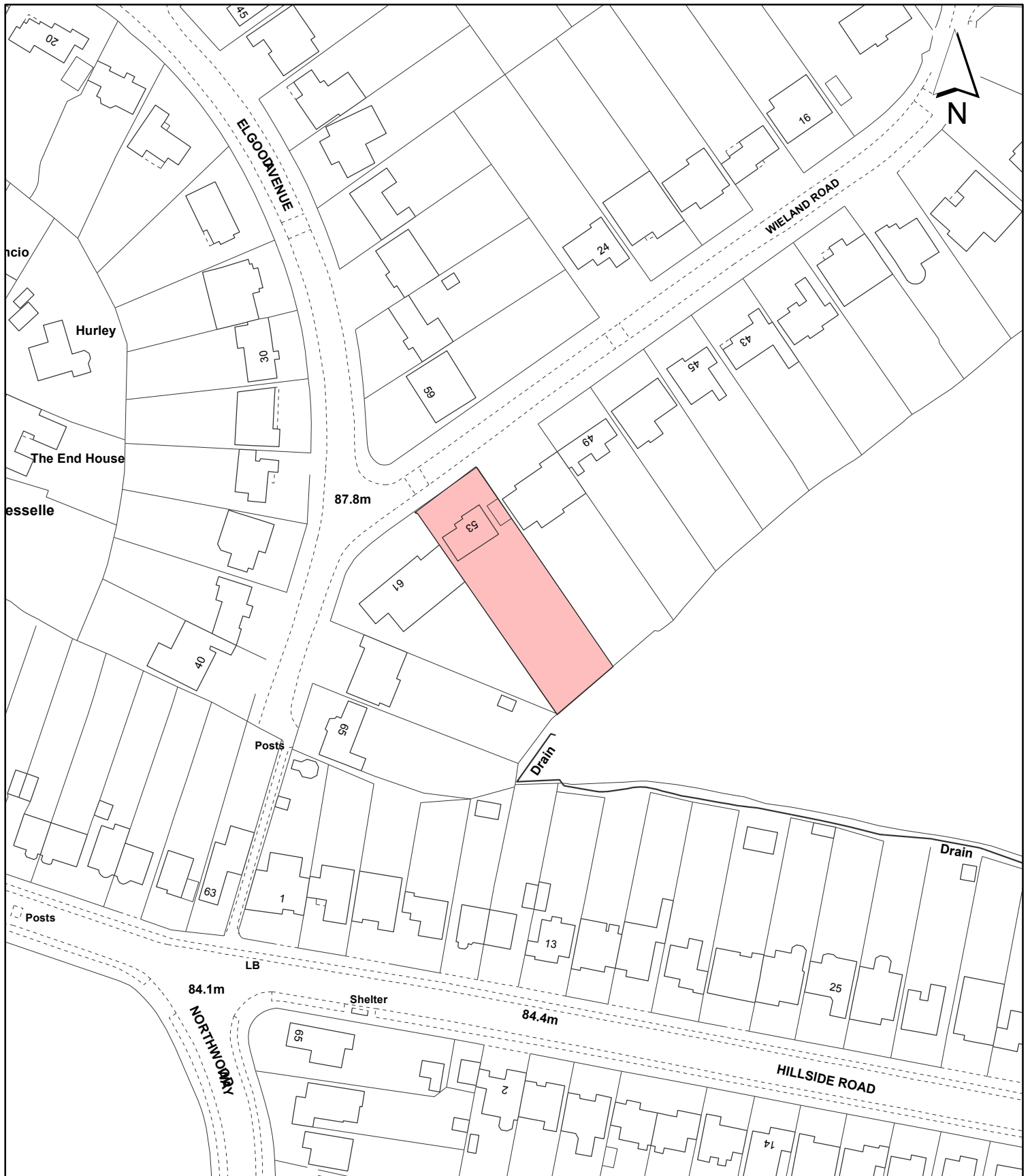
- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning 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: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

53 Wieland Road

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

Planning Application Ref:
28044/APP/2017/2249

Scale:
1:1,250

Planning Committee:
North

Date:
October 2017

