

Report of the Head of Planning, Sport and Green Spaces

Address MIDHURST COTTAGE HIGH ROAD EASTCOTE

Development: Part single and part two storey rear extension.

LBH Ref Nos: 73006/APP/2017/3705

Drawing Nos: ZS.PA.2017.A102 Rev P02
ZS.PA.2017.A103 Rev P02
ZS.PA.2017.A104 Rev P02
ZS.PA.2017.A101 Rev P01
Location Plan

Date Plans Received: 12/10/2017

Date(s) of Amendment(s): 11/10/2017

Date Application Valid: 12/10/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached property situated on the North side of High Road with the principal elevation facing South East. There are a total of 8 properties here fronting the High Road which run in a slight stagger to one another with some having been extended over the years, whilst others have not. The property is a brick built two storey dwelling set under a main hipped roof. To one side is an integral garage set under a cat-slide roof projecting down from the main roof which also has a dormer window under a flat roof set in this roof slope. There is a small roof canopy cover over the front entrance. To the front is a good sized garden area which is laid to lawn and a hard-standing driveway leading to the garage. To the rear is a small patio section and a landscaped rear garden surrounded by mature trees and hedges with the majority laid to lawn.

The adjacent property to the South West, Long Meadow, has a single storey rear extension with a pitched roof that extends beyond the rear elevation of the application site. To the North East, Wynnstay has a rear conservatory. The street scene is residential in character and appearance comprising on the whole detached properties of varying design and styles in good size plots.

The application site is located within the Developed Area as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

The application is seeking planning permission for a two storey rear extension.

The submitted plans illustrate that the proposal will extend to 6 metres at ground floor level across the full width of the rear elevation and a maximum of 4 metres at first floor level. The first floor rear elevation has now been reduced in width to 5.74 metres which is now set in by 4 metres from the North East corner. The single storey element is set under a flat roof 3 metre high.

It is noted that the ground floor element has already been granted planning permission under reference, 73006/APP/2017/2414.

1.3 Relevant Planning History

73006/APP/2017/2414 Midhurst Cottage High Road Eastcote

Single storey rear extension.

Decision Date: 12-09-2017 **Approved** **Appeal:**

Comment on Planning History

73006/APP/2017/2414 - Single storey rear extension with 2 roof lanterns above measuring 6 metres deep, no wider than the existing house and 3 metres high with a flat roof. The single storey rear extension would be set in 1.9 m from the side boundaries. The proposal comprises a kitchen/dining room and materials would match the existing house. Approved at Committee on 14.09.2017.

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 along with Northwood Hills and Eastcote Residents Association were notified of the proposed development by letter on 19.10.2017. A site notice was displayed to the front of the site on 27.10.2017.

By the close of the consultation period 2 neighbouring residents had objected to the proposed development and a petition with 33 signatures was received which objects to the proposal and asks for it to be refused.

The objections can be summarised as the following:

- the single storey rear extension was approved by the Planning Committee despite objections from the immediate neighbours and the majority of the residents in Larkswood Rise and High Road.
- in the presentation to Committee for the last application it was stated that this was likely to be but the beginning of several further planning applications.
- this would result in over development of the site.
- if the planning applications had been submitted all together this would have been refused - 'planning by stealth'.
- hope that this extensive building programme is not permitted thus preventing spoiling a rural environment which the residents of Larkswood Rise and High Road Eastcote have preserved.
- inaccuracies in the drawings/statements.
- matching the existing bricks should be old London stocks.
- 2nd storey will extend beyond the adjacent corner of our house and the bulk mass will increase the impact considerably.
- new 1st floor window on the side adjacent to Long Meadow which will cause overlooking and privacy issues.
- Wynnstay, South Lawn and Eversholt are also impacted by removal of trees and overdominance of the new building with loss of light to Wynnstay.

- proposed crown roof will change the existing character of the house and road and allow further extension into the loft.

OFFICER COMMENTS:

These objections are duly noted and the relevant planning matters will be considered in the main body of the report below. It should be noted that this application seeks planning permission for a 'two storey rear extension' and as the plans illustrate, includes the ground floor extension. Therefore in determining this application the existing grant of planning permission will be a material planning consideration. It is also considered that the proposed plans are sufficient for the appropriate examination of the proposal. In addition amended drawings were received which remove the crown roof element to the proposal, which in turn reduced the overall size and scale.

INTERNAL COMMENTS

Conservation - No objections:

This application would have no bearing upon the nearby Eastcote Village Conservation Area.

Officer comment. The site is outside the Conservation Area whose boundary is on the other side of High Road at the front of the property. Even if Policy BE4 were to be applied, and which reflects the relevant legal duties and assessments of impacts upon the settings of such areas, this is for a proposal to the rear of the property.

Trees - No objections:

This site is occupied by a two-storey detached house on the North side of High Road. There are no tree, or landscape designations affecting the site, although it lies immediately to the North of Eastcote Village Conservation Area.

Comment: This site was the subject of a previous application, ref. 2017/2414, which was approved. The response to the planning questionnaire (Q7) states that no trees will be affected by the development. However, site photographs (from the previous application) indicate that there are trees / tall hedge to the rear / side boundary which will be close to the proposed extension. These trees should be protected from accidental damage during the construction operations.

Recommendations: No objection subject to conditions RES8 and RES10.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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

BE4 New development within or on the fringes of conservation areas

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.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.3	(2016) Sustainable design and construction

5. MAIN PLANNING ISSUES

The main issues to be considered are the effect of the proposal on the character and appearance of the original building, its impact on the surrounding area, any potential impacts on the amenities of the adjoining occupiers and the requirements of future occupants of the dwelling.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design.

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19 ensures any new development complements or improves the amenity and character of the area.

The Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS, contains design guidance (below) for all types of extensions which should appear subordinate in scale to the original building.

Paragraphs 6.2 and 6.3 of the HDAS SPD specify that any two storey/first floor rear extension will only be considered where they do not extend beyond a 45 degree line of sight taken from the nearest of the first floor window of any room of the neighbouring properties. Paragraph 6.4 of the HDAS SPD specifies that where the 45 degree line of sight criteria can be met, then two storey rear extensions at detached properties should not exceed a maximum depth of 4 metre. Paragraph 6.6 of the HDAS states the height of the extension should not normally exceed the height of the existing building. The roof lines of the extension should normally be parallel to those of the existing building and the eaves line.

The proposal has been revised and amended drawings submitted which illustrate the complete removal of the crown roof element and reduction in the width at first floor level. The submitted plans illustrate that the proposal will extend to 6 metres at ground floor level across the full width of the rear elevation and a maximum of 4 metres at first floor level. The first floor rear elevation has now been reduced in width to 5.74 metres which is now

set in by 4 metres from the North East corner. The single storey element is set under a flat roof 3 metre high. It is noted that the ground floor element has already been granted planning permission under reference, 73006/APP/2017/2414. The previous officer's report confirms that adjoining properties have been extended to the rear or have single storey extensions that extend beyond the rear elevation of Midhurst Cottage. Taking into consideration the overall size, scale, orientation height, design and the 1.9 m set in from the side boundaries, the proposal would not result in an unacceptable impact on Long Meadow or Wynnstay in terms of overdominance, overshadowing, loss of light and loss of outlook. As such, the proposed single storey extension is considered to have an acceptable impact on the residential amenities of the occupiers of adjoining properties.

As this part of the proposal remains unchanged it is once again considered that this element is acceptable. This would now also have to be considered in relation to the new first floor element proposed under this application. The first floor element is in accordance with HDAS requirements as it would extend to a maximum of 4 metre from the rear elevation. This would not run the full width and would now only be 5.74 metres wide which would ensure it would be set in from the North East corner by 4 metres. This ensures that the proposal would not impinge any of the 45 degree lines taken from either neighbouring property.

The roof form has now also been significantly revised and importantly the crown roof element has been removed together with the reduction in width at first floor level. This results in a much more sympathetic design which maintains the integrity of the original dwelling.

On balance it is considered that the proposed extension taken in its entirety would not represent a visually over-dominant or unsympathetic form of development that would detract from the character, appearance and architectural composition of the original house. The proposal would therefore be in compliance with Policy BE1 of the Council's Local Plan: Part 1 - Strategic Policies and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE13, BE15, BE19 and BE21 of Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) Policies.

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity to not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 should protect the privacy of the occupiers and their neighbours.

Given that the proposal complies with the guidance related to height, depth and set-in dimensions specified in the HDAS SPD, it is considered that the proposal would not result in any unacceptable impact on the residential amenities of the neighbouring dwellings to the south and to the north by reason of over-dominance, overshadowing, visual intrusion, loss of light and outlook. In addition the proposed windows on the side elevations facing both Long Meadow and Wynnstay would serve en-suite bathrooms only and can therefore be conditioned to be permanently obscurely glazed. It is considered that the proposal would therefore not have any detrimental harm on the residential amenities of the occupiers of the neighbouring properties, and would accord with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with

the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

Policy BE23 states all extensions should provide or maintain external amenity area which is sufficient to serve the occupants of the property in terms of its size and usability. The application site would maintain a rear amenity area of well over 100 square metres to continue to accord with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Documents HDAS Residential Extensions (December 2008).

The parking provision remains unchanged and therefore would continue to accord with Policy AM14 of the Hillingdon Local Plan Part Two: Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Documents HDAS Residential Extensions (December 2008).

Given the above considerations, this application is considered to be acceptable and is therefore recommended for approval, subject to conditions. Given the significant alterations which have now been granted at the application site it is considered necessary to impose a separate condition restricting any further development under permitted development hereafter.

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 plan, numbers ZS.PA.2017.A102 Rev P02, ZS.PA.2017.A103 Rev P02, ZS.PA.2017.A104 Rev P02.

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 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 Hillingdon Local Plan: Part Two Saved UDP Policies

(November 2012).

4 HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

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

5 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

6 RES8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved

details. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

7 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

8 NONSC Non Standard Condition

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

i. provide information on all SuDs features including the method employed to delay and control the surface water discharged from the site and:

ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

iii. provide details of water collection facilities to capture excess rainwater; and how rain and grey water will be recycled and reused in the development

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1 - Strategic Policies (Nov 2012), Policies 5.12, 5.13 and 5.15 of the London Plan (March 2016), National Planning Policy Framework (March 2012), and the Planning Practice Guidance (March 2014).

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 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).

- 3 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

Part 2 Policies:

HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
BE4	New development within or on the fringes of conservation areas
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.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.3	(2016) Sustainable design and construction

- 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.

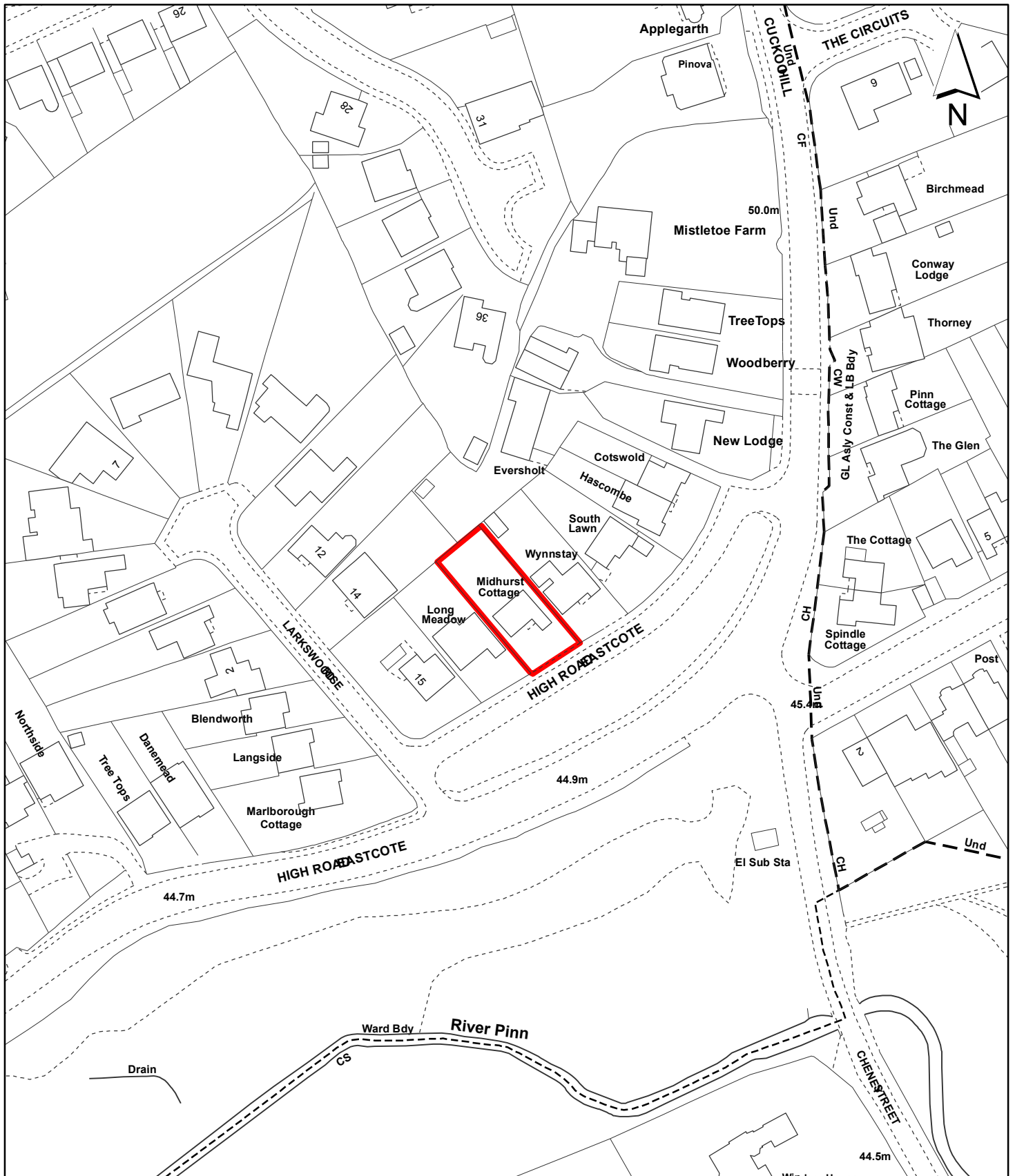
D) No bonfires that create dark smoke or nuisance to local residents.



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: Hardeep Ryatt

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">Midhurst Cottage High Road</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>	
	<p>Planning Application Ref:</p> <p style="text-align: center;">73006/APP/2017/3705</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	 <p style="text-align: center;">HILLINGDON LONDON</p>	
	<p>Planning Committee</p> <p style="text-align: center;">North Application</p>	<p>Date</p> <p style="text-align: center;">January 2017</p>		