

## Report of the Head of Planning, Building Control, Sport & Green Spaces

**Address** 51 WIELAND ROAD NORTHWOOD

**Development:** Details pursuant to discharge conditions Nos. 6 (Levels) 7 (Site Clearance) 8 (Landscape Scheme) and 10 (Sustainable Water Management) of planning permission Ref: 17990/APP/2015/645 dated 24/04/2015 (Part two storey, part first floor rear extension, construction of basement, conversion of garage to habitable use, conversion of roofspace to habitable use to include 2 rear rooflights, alterations to front elevation and demolition of existing rear element)

**LBH Ref Nos:** 17990/APP/2018/145

**Drawing Nos:** 1832\_201 P1  
1832\_200 P1  
Arboricultural Survey  
1832\_500 P1  
Drainage Assessment  
SUDS Management Plan

**Date of receipt:** 16/01/2018 **Date(s) of Amendment(s):** 19/03/2018  
11/01/2018

### 1. MAIN PLANNING CONSIDERATIONS

Details pursuant to discharge conditions Nos. 6 (Levels) 7 (Site Clearance) 8 (Landscape Scheme) and 10 (Sustainable Water Management) of planning permission Ref: 17990/APP/2015/645 dated 24/04/2015 (Part two storey, part first floor rear extension, construction of basement, conversion of garage to habitable use, conversion of roofspace to habitable use to include 2 rear rooflights, alterations to front elevation and demolition of existing rear element).

1 neighbour response and a Petition from the Gatehill Residents Association Planning Representative have been received. These object to the discharge of conditions on the following grounds as summarised below:

- The GRA does not believe that the conditions laid down by LBH in Grant of Planning Permission dated 24 April 2015 for application 17990/APP/2015/645 have been met.
- The original planning application contained the completion of Certificate A, stating they own all the land on the submitted location plan. Part of the land belongs to the Trustees of the Gatehill Farm Estate.
- The submitted Arboricultural Survey still does not distinguish between the land ownership.
- The tree protection measures are to be erected on GRA land without seeking approval of the GRA.
- As the application is not valid we ask you refer this to LBH's solicitor.
- We cannot find any reference to a method statement outlining the sequence of development on the site.
- No asbestos survey report has been submitted.
- The landscaping report proposes replacement fencing on land not owned by the

applicant.

- The proposal includes replacing wire fencing with a solid fence contrary to policy BE6.
- The GRA have not been approached for consent to changes to the crossover.
- The landscape plan does not show the front of the property and suggests some bushes are to be removed contrary to the applicants statement that the front garden is to remain as existing including all planting.
- The report states they are not aware of any protected trees. There are in fact 3 oak trees, which the report identifies 2 are to be removed in the future for health and safety reasons. We ask no such action is taken without specific permission from LBH Tree Department.
- Contrary to the report there are trees of merit present.
- Impact of digging out the basement will have a detrimental effect on other homes on the wider Gatehill Estate, particularly as the plan is to direct surface water into the already struggling drainage system.
- Trees were planted in an attempt to improve natural surface water absorption. His proposals are the opposite.
- The report refers to a 3 storey, 7 bed dwelling, this is not the correct planning approval.
- The environmental report states no liability is accepted by the writer, how can LBH rely on the accuracy of a report they have no confidence in.
- Reports contradictory to those previously submitted.
- The report includes many statements recommending further specialist information is sought. No reports have been submitted.
- No timetable has been submitted.
- There is no indication the applicant or future owner will undertake to follow the maintenance schedule.
- No thought given to the alteration to the soft landscaping which could ameliorate the effects of increased surface water.

Officer response: In the context of the consideration of the details proposals, the verge to the front of the site, subsequently identified in later applications as under the ownership title of the Gatehill Farm Estate is shown outside of the red line. Notwithstanding this, ownership is not a material planning consideration and any grant of planning approval does not override any other legal requirement.

## CONSIDERATIONS

### Condition 6 (levels)

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

## REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

The existing and proposed levels are indicated on Nicolas Tye's dwg. Nos. 1832\_200 Rev P1, 201 rev P1 and 500 Rev P1.

Officer comment - The Landscape Architect has confirmed they have no

objections.

Condition 7 (site clearance)

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. Unless otherwise agreed in writing by the Local Planning Authority 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)

An Arboricultural Implication Assessment and Method Statement has been prepared by Liquidambar. This includes tree protection measures required prior to site clearance and construction.

Officer comment - The Landscape Architect has confirmed they have no objections.

Condition 8 (Landscaping)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

1. Details of Soft Landscaping
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
  - 2.a Refuse Storage
  - 2.b Cycle Storage

- 2.c Means of enclosure/boundary treatments
- 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
- 2.e Hard Surfacing Materials
- 2.f External Lighting
- 2.g Other structures (such as play equipment and furniture)

#### 4. Schedule for Implementation

#### 5. Other

- 5.a Existing and proposed functional services above and below ground
- 5.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (March 2015)

Details Submitted: Nicolas Tye dwg. No. 1832\_200 Rev P1 indicates the front garden as is / to be retained.

Officer comment - The Landscape Officer has confirmed they have no objections.

#### Condition 10 (Sustainable Water Management)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of 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 the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November

2012) and London Plan (March 2015) Policy 5.12.

The Drainage Officer has advised that Ambiental have addressed all the LLFA points and provided an acceptable design. The site, from a drainage perspective, is in a position to proceed. All works should be undertaken in accordance with the strategy detailed in Ambiental report Reference: 3645 SWDS, Version Final V1.0 dated 14th March 2018.

Officer comment - The Drainage Officer has confirmed they have no objections.

It is therefore recommended that conditions 6, 7, 8 and 10 of permission Ref: 17990/APP/2015/645 dated 24/04/2015 be discharged.

## **2. RECOMMENDATION**

### **APPROVAL**

### **INFORMATIVES**

**1**            I25A            On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1)      carry out work to an existing party wall;
- 2)      build on the boundary with a neighbouring property;
- 3)      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. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



# Notes:

 Site boundary

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Site Address:

**51 Wield Road**

Planning Application Ref:

**17990/APP/2018/145**

Planning Committee:

**North**

Scale:

**1:1,250**

Date:

**April 2018**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW  
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**HILLINGDON**  
LONDON