

## Report of the Head of Planning, Transportation and Regeneration

**Address** 5 CHILTERN ROAD EASTCOTE MIDDLESEX

**Development:** Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use, including 4 rooflights and alterations to side elevations.

**LBH Ref Nos:** 54673/APP/2018/4154

**Drawing Nos:** MKM/17/CHI05/PL14 Page: 03/04 (Revised 21/02)  
MKM/17/CHI05/PL14 Page: 02/04 (Revised 21/02)  
MKM/17/CHI05/PL14 Page: 01/04 (Revised 21/02)  
MKM/17/CHI05/PL14 Page: 04/04 (Revised 21/02)  
Location Plan (1:1250)

**Date Plans Received:** 26/11/2018                      **Date(s) of Amendment(s):**

**Date Application Valid:** 26/11/2018

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site comprises a detached two-storey dwelling located on the Northern side of Chiltern Road with the principal elevation facing South. The property is brick built set under a hipped roof. To the West side is an attached single storey garage which is in turn attached to the neighbouring property's garage, no.3 Chiltern Road. The area to the front is mainly covered in hard-standing providing off-street parking. To the opposite side is a side gate which leads to the rear. To the rear of the property is a raised patio section which leads down to the main garden which is attractively landscaped with the majority laid to lawn.

To the East of the application site lies No.7 Chiltern Road, a two storey detached property, which is set forward of the application property and has been extended at both ground and first floor level to the rear. To the West of the application site lies No.3 Chiltern Road, a two storey detached property which has been extended at ground level along the boundary with the application site. There are some differences in levels between these individual properties; the land slopes from West to East down Chiltern Road, and slopes to the North to the rear of the properties.

The street scene is residential in character and appearance comprising detached properties. The site lies within a Developed Area as identified in the policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). It lies a little distance to the East of the Eastcote Village Conservation Area.

#### 1.2 Proposed Scheme

The application seeks erection of a part two storey, part single storey side/rear extension and conversion of roofspace to habitable use, including 4 x rooflights and alterations to side elevations (Re-submission)

It should be noted that planning permission has already been granted (54673/APP/2017/3666) for the part two storey, part single storey side/rear extension. This element involved a double storey rear extension projecting 4 metres from the rear elevation which at ground level wraps around to the side to join the rear of the existing garage. The single storey element to the side would have a flat roof 3 metres high.

This proposal would involve the addition of rooflights which would create a playroom and store in the roof space.

### 1.3 Relevant Planning History

54673/APP/2000/226      5 Chiltern Road Eastcote Middlesex  
ERECTION OF A FIRST FLOOR FRONT EXTENSION OVER ENLARGED NEW OPEN PORCH

**Decision Date:** 05-06-2000      **Approved**      **Appeal:**

54673/APP/2017/3666      5 Chiltern Road Eastcote Middlesex  
Part two storey, part single storey side/rear extension.

**Decision Date:** 06-12-2017      **Approved**      **Appeal:**

54673/APP/2018/1363      5 Chiltern Road Eastcote Middlesex  
Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include 2 x side dormers.

**Decision Date:** 30-08-2018      **Refused**      **Appeal:**

54673/APP/2018/368      5 Chiltern Road Eastcote Middlesex  
Application for a non-material amendment to planning permission Ref: 54673/APP/2017/3666 dated 06/12/2017 (Part two storey, part single storey side/rear extension) to allow for amendments to drawing numbers to approved plans

**Decision Date:** 07-03-2018      **Approved**      **Appeal:**

#### Comment on Planning History

54673/APP/2017/3666 - Part two storey, part single storey side/rear extension. Approved on 06.12.2017

54673/APP/2000/226 - Erection of a first floor front extension over enlarged new open porch. Approved 05.06.2000

54673/APP/2018/1363 - Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include 2 x side dormers. Refused 30.08.2018 for the following reasons -

(1) The proposal, due to the lack of outlook and natural light afforded to the proposed bedroom in the roof, would result in an oppressive environment to that room. As such, the proposal would fail to provide a satisfactory residential environment for future occupiers and would be contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.5 of the London Plan (2016) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

(2) The proposal would result in the provision of a habitable room (proposed bedroom in the roof space) of an unsatisfactory quality for the future occupiers, due to insufficient floor

area with adequate height and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 of the London Plan (2016) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

## **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 Eastcote Residents Association were consulted on 03/12/2018 and a site notice was displayed to the front of the site on 04/12/2018.

The local ward councillor has called this application in and requested that this be determined at the North Planning Committee if recommended for approval.

Three objections have been received raising the following issues;-

(1) The development will significantly adversely impact residents ability to park safely in Chiltern Road. Parking is already limited and a problem and it is clear from the plans that the development will result in greater occupancy than at present and by default will therefore require additional parking. The additional requirement for parking will only make this matter worse, it is not sustainable and will create additional risks in terms of road safety.

(2) The proposed development is not keeping or consistent with other properties in Chiltern Road.

(3) Surprised that a resubmission has been made based on the same application that was refused last time (albeit they have removed the dormers in the roof and replaced them with Velux windows) All objections detailed previously still apply

(3)The rear windows of the 2nd floor extension would overlook the rear west ground floor roof lantern of the objector affecting privacy

(4) The height and bulk of the overall extension would over shadow and obscure natural daylight to existing windows and rooms on both floors on the west of the objectors property.

Officers notes - the matters raised are considered below.

Design & Conservation Officer: No objection given the previous application, which had dormers as well.

## **4. UDP / LDF Designation and London Plan**

### **Standard Informatives**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.  
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.  
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.  
HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008  
LPP 3.5 (2011) Quality and design of housing developments

## **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 including the setting of the nearby Conservation Area, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property and the availability of parking.

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 BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) specifies that new development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities; development should avoid the demolition or loss of such features. This policy reflects the relevant legal duties. The Conservation officer does not suggest there is any impact upon the setting of the Conservation Area.

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.

Section 7.0 of the Hillingdon SPD relating to Loft Conversions and Roof Extensions states careful consideration should be given to the volume, height, proportion and position and overall appearance of any dormer windows. It is important to create an extension that appears secondary to the size of the roof face within which it will be set. Roof extensions as wide as the house can create the appearance of an effective flat roofed third storey which will be refused permission. Roof slopes which are visible only from other gardens can still impact upon the character and appearance of the residential area, and is just as important for such roof extensions to relate well to the proportions and massing of the existing house and its neighbours.

Policy 3.5 of the London Plan (2016) expects housing design to be of the highest quality internally, externally and in relation to their context and the wider environment.

The proposal involves a double storey rear extension projecting 4 metres from the rear elevation which at ground level wraps around to the side to join the rear of the existing garage. The single storey element to the side would have a flat roof 3 metre high. The two storey and single storey element would not appear disproportionate to the scale and form of the original house. The two storey element would sit directly behind the existing dwelling and would not be visible from the street scene. Both the depths and heights comply with the HDAS guidance and given its position directly to the rear of the main dwelling, would appear subservient to the main roof.

The proposal in terms of its scale, form and size would respect the character and appearance of the original house and would not detract from the visual amenities of the surrounding area. In addition the Council's conservation officer had also confirmed in the previous application, no objections, stating that the proposals would not have any impact on the character or appearance of the Eastcote Village Conservation Area, ( including its setting) or any other heritage assets.

The proposed loft conversion by the addition of modest rooflights is considered not to have a visually intrusive and over-dominant impact upon the residential amenities of the existing and proposed extended property or other nearby properties. The rear rooflight was amended through consultation and now affords both light and rear facing outlook,

The proposed internal layout of the roofspace has been designed as a playroom and separate store.accessed via an internal staircase This is in response to the previous refusal which incorporated bedroom space which was considered below standard for

habitable accommodation. The playroom has an area of 14.85 square metres and the store has an area of 10.23 square metres.

The only source for natural light into the converted loft would come from the proposed rooflights, there are no other windows or door openings to allow natural light to penetrate throughout the space.

With regard to its size, the proposed development is clearly intended to be ancillary space. However the play room is living accommodation and through discussion the rear rooflight has been enlarged to afford more light and an outlook to the rear.

It is considered that the proposal would result in the provision of living accommodation with acceptable levels of natural/sunlight provision and outlook in accordance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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.

Both the neighbouring properties benefit from ground floor extensions. No.3 is to the West and has been extended along the side boundary to the application site such that the proposed extension would not actually extend the 4 metres beyond their extended rear elevation closest to the side boundary. No.7 to the East is set back from the application site and has been extended which results in the proposed ground floor extension sitting behind their rear elevation. The first floor rear extension extends along the original building line, which is set in 0.955 metres from the side boundary to the East with no.7. No.7 is also set back from the application site and has been extended. To the West the application site is separated from the neighbouring dwelling at no.3 by the widths of their respective garages, resulting in a separation gap of approximately 4 metres at first floor level. The submitted plans illustrate the proposal would be clear of the 45 degree lines taken from both the neighbouring rear elevations. Side windows which are secondary windows are not applicable for 45 degree assessments under the HDAS requirements contrary to the objection submitted. Reference has also been made to the no.7 Chiltern Road which had a similar first floor extension staggered so that it would not impinge on the 45 degree line for the neighbouring property at no.5 Chiltern Road.

The objection raised is that this proposal should follow the same principle and have a staggered rear elevation. However the reason why no such requirement is necessary is because the submitted plans illustrate there is no impingement on the 45 degree lines taken from the main rear elevation. Indeed the plans in fact are taken from the corner of the proposed building line and not from the centre of the rear windows, so the potential impact would actually be less than depicted on the submitted plans. This is also as a result of the separation distances from the properties with no.7 being much closer to no.5 than no.5 being to no.3. The application site is separated from the neighbouring dwelling at no.3 by the widths of their respective garages, resulting in a separation gap of approximately 4 metres at first floor level.

Furthermore it should also be noted that there is an existing window on the side elevation facing no.3 which is obscured glazed and serves the staircase. The proposal additional

window on the first floor would serve the new staircase and would be obscurely glazed and non-opening below 1.8 metres. The proposed window on the opposite side would serve the bathroom and so again can be conditioned to be obscurely glazed and non-opening below 1.8 metres, as per the current arrangement on that elevation.

Whilst it may well be possible to have some visibility through the rooflights this would not be a normal part of the use and will be sufficiently oblique or to the rear so as not to raise any adverse overlooking issues

In addition following the natural path of the sun rising from the East and setting in the West, it is considered there would be minimal additional adverse impact to no.3, which is located to the West of the application site and has a good separation distance from the existing and proposed extended dwelling. The existing properties tend to cause their own shadow over their rear gardens towards the middle of the day because of their orientation. Therefore it is considered that there would not be any unacceptable loss of amenity or overlooking to the adjacent properties. As such, the proposal is in compliance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). Therefore, the application proposal would not constitute an un-neighbourly form of development and would be in compliance with the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE20, BE21 and BE24 and section 3.0 of the HDAS: Residential Extensions.

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 proposed development would retain off road car parking spaces to the front of the property and 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).

The application is recommended for approval.

## **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 MKM/17/CHI05/PL14

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

**4 HO5 No additional windows or doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (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 Nos 3 and 7 Chiltern Road

**REASON**

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

**5 HO6 Obscure Glazing**

The windows facing Nos 3 and 7 Chiltern Road shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be 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 (2012)

**INFORMATIVES**

- 1** 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).



For Private Roads: 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.

- 2 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.
- 3 Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at [planning@hillingdon.gov.uk](mailto:planning@hillingdon.gov.uk). The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at: [www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil)

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

- 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:

AM14	New development and car parking standards.
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2011) Quality and design of housing developments

- 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 (CO<sub>2</sub>) 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:** Cris Lancaster

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**5 Chiltern Road  
 Eastcote**

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

Planning Application Ref:  
**54673/APP/2018/4154**

Scale:  
**1:1,250**

Planning Committee:  
**North**

Date:  
**April 2019**

