

Report of the Head of Planning, Transportation and Regeneration

Address 63 ELGOOD AVENUE NORTHWOOD

Development: Two storey rear extension, single storey front extension, conversion of garage to habitable use to include alterations to front elevation, conversion of roofspace to habitable use to include a rear dormer, 6 x rooflights and alterations to roof including raising of ridge height.

LBH Ref Nos: 18284/APP/2019/1409

Drawing Nos: EA63-02-1005
EA63-02-1006
EA63-02-1007
EA63-02-1008
EA63-02-1009
EA63-02-1004
EA63-02-1001
EA63-02-1003
EA63-02-1002
EA63-02-1010
EA63-02-1011

Date Plans Received: 26/04/2019

Date(s) of Amendment(s):

Date Application Valid: 20/05/2019

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the eastern side of Elgood Avenue and comprises a two storey detached dwelling set within a good sized plot. The dwelling spans most of the width of the plot, extending up to the northern with no. 61 and set back just 1m from the southern boundary with no 65. The property is brick built set beneath a pitched roof with gables to either end. To the front there is a 4m wide front projection forming part of the garage at ground floor with catslide roof detail extending over which includes a central half dormer. There is also a canopy of a further 5.4m running from the side of the garage across the front door in the centre of the elevation. It currently benefits from a single storey rear extension across the whole width of the property with an addition conservatory to one side. To the front is a part landscaped garden with a brick paved driveway to one side, that can accommodate two cars and there is a good sized rear garden.

The street scene is residential in character and appearance comprising mainly large detached properties, many of which have been extended. 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 planning consent for a two storey rear extension, a single storey

front extension, enclosing the area beneath the existing canopy and the conversion of the garage to habitable use by replacing the garage door with a wall and window above. The proposal also includes alterations to front elevation, by raising the eaves height on the existing front projection to match the existing dwelling and setting this beneath a smaller hipped roof. It is also proposed to convert the roofspace to habitable use to include raising the height, a rear dormer and 6 x rooflights.

1.3 Relevant Planning History

18284/B/86/1305 63 Elgood Avenue Northwood
Alterations to elevation (P)

Decision Date: 04-09-1986 Approved **Appeal:**

18284/PRC/2018/238 63 Elgood Avenue Northwood

Double storey front and rear extension, raising of the main roof, two no rear dormers and two no. front roof lights

Decision Date: 24-01-2019 OBJ **Appeal:**

Comment on Planning History

Pre-application advice was sought for the erection of a two storey front and rear extension and the raising of the roof with 2 front and rear dormer windows. Objections were raised on the scale of the proposal, which was a significant addition with little of the original character of the dwelling retained.

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 Gatehills Residents Association were consulted for a period of 21 days expiring on the 12 June 2019. Two responses were received raising the following issues:

- Increased height of the ridge of 1.34m will have a significant impact on the street scene
- Contrary to policy
- Overbearing impact on the adjacent properties
- Proposed ridge height does not harmonise with the neighbouring building heights and street pattern
- Cumulative impact on the alterations to the front elevation detrimental to the character of the original property
- Lack of proposals for water management and the effect of flooding
- Potential of scaffolding on neighbouring land
- Loss of privacy
- Loss of light

A petition against the proposal was also submitted by the Gatehill Residents Association.

Officer response: The potential for scaffolding being erected on a neighbours property is a civil matter between the interested parties and not a material planning consideration. Any agreements for works on or near a boundary would need to be agreed through a Party Wall

Agreement.

Northwood Hills Residents Association - No response

Northwood Residents Association - The proposed building is significantly larger than the original building. The lifting of the roof by 1.35 metres will affect the street scene.

Trees/Landscape - This site is occupied by a two-storey detached house in a spacious plot in the south-east corner of this residential cul-de-sac. There are no TPO's or Conservation Area designations affecting the site although it is within a locally designated Area of Special Local Character. COMMENT According to the response to the planning questionnaire (Q.6) no trees will be removed as part of the proposal. The loss of the garage will lead to the displacement of a parking space and the proposed ground-floor plan indicates an unacceptably large expanse of hard paving where there is currently soft landscaped front garden.- The proposed layout makes provision for approximately 6 off-street parking spaces. No tree survey / existing planting plan has been submitted, however, there is one tree, an Acer, in the front garden which could be retained which and would still leave space for several parked cars if the layout is amended. RECOMMENDATION No objection subject to the above comments and conditions RES9 (parts 1,2 and 5).

Officer comment: The plans shows 31% of soft landscaping is proposed in the front garden, which exceeds the minimum 25% required by policy.

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.

DMHB 5	Areas of Special Local Character
DMHB 11	Design of New Development
DMHD 1	Alterations and Extensions to Residential Dwellings
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 Local Plan Part 2 Draft Proposed Submission Version (2015) was submitted to the Secretary of State on 18th May 2018. This comprises a Development Management Policies document, a Site Allocations and Designations document and associated policies maps. This will replace the current Local Plan: Part 2 - Saved UDP Policies (2012) once adopted.

The document was submitted alongside Statements of Proposed Main and Minor Modifications (SOPM) which outline the proposed changes to submission version (2015) that are being considered as part of the examination process.

Submission to the Secretary of State on 18th May 2018 represented the start of the Examination in Public (EiP). The public examination hearings concluded on the 9th August 2018. The Inspector submitted a Post Hearing Advice Note outlining the need to undertake a final consultation on the updated SOPM (2019) only. The Council undertook this consultation between 27th March 2019 and 8th May 2019. All consultation responses have been provided to the Inspector for review, before the Inspector's Final Report is published to conclude the EiP process.

Paragraph 48 of the NPPF (2019) outlines that local planning authorities may give weight to relevant policies in emerging plans according to:

- a) The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) The degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

On the basis that the public hearings have concluded and the Council is awaiting the final Inspector's Report on the emerging Local Plan: Part 2, the document is considered to be in the latter stages of the preparation process. The degree to which weight may be attached to each policy is therefore based on the extent to which there is an unresolved objection being determined through the EiP process and the degree of consistency to the relevant policies in the NPPF (2019).

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 of Special Local Character, the impact on residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application property.

The NPPF (2011) 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.'

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."

Policy DMHB 5 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) advises that within Areas of Special Local Character new development should reflect the character of the area. Alterations should respect the established scale, building lines, height, design and materials of the area. Extensions should be subservient to and respect the architectural style of the original buildings. Furthermore Policy DMHB 11 advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

HDAS advises that extensions should always be designed so as to appear 'subordinate' to the original house. In particular, rear extensions should not protrude out too far from the rear wall of the original house. The first floor should not extend beyond a 45-degree angle. If this can be achieved the depth of a rear extension to a detached property cannot exceed 4 m. It also advises that dormer windows should appear secondary to the size of the roof face within which they are set. They should be set in the centre of the roof face, below the main ridge by at least 0.3 m and 0.5 m above the eaves and from the side roof margins. On larger detached properties these set ins should be increased.

It is proposed to erect a part two storey, part single storey rear extension across the whole width of the dwelling. The single storey element would measure 4m in depth with a flat roof of 3m in height. Above this the two storey element would be 3m in depth and set beneath a raised hipped roof of a maximum height of 8.95m with two rear hips, the larger of which is the same height as the main ridge and includes a dormer window of 1.4m in width, 1.4m in depth with a flat roof of 1.65m in height. The smaller hip is set down 0.6m from the main roofline. The proposed plans indicate that the proposed extension would not compromise a 45 degree line of sight from the adjacent properties and the proposal would comply with HDAS requirements. It is noted that the proposal would result in an increase in height of approximately 1.35m, which is a substantial addition, however many of the nearby properties have already benefitted from similar large extensions or had similar proposals approved, including no. 38 opposite which has a roof height of 9m, no. 61 adjacent, which has a roof height of between 8.5m to 8.8m reducing where the land levels rise away from the application site. There are also other examples on Wieland Road.

To the front the proposal includes enclosing the area beneath the existing canopy and the conversion of the garage to habitable use by replacing the garage door with a wall and window above. These are relatively minor alterations and are considered acceptable. It is also proposed to raise the eaves height on the existing front projection by 0.8m, incorporating the existing half dormer features and set this beneath a small hipped roof of 7.3m in height. This type of feature is common within the street scene, including at no. 65 Elgood Avenue. Although this is a large addition the extensions have been designed to replicate the details of existing dwellings nearby and would respect the character of the original property and the wider area of special local character. As such the proposal complies with the requirements of Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy DMHB 11 of the Hillingdon Local Plan Part 2 - Development Management Policies and HDAS: Residential Extensions.

Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that planning permission will not be granted for new development which by reason of its siting, bulk and proximity, would result in a significant loss in residential amenity. Policy BE24 resists any development which would have an adverse impact upon privacy. The proposed extensions would comply with HDAS guidance and would not compromise a 45 degree line of sight from the first floor windows of the neighbouring properties. The proposed windows would face the front and rear, with the side rooflights serving as secondary windows to the loft space and as such could be conditioned to be obscure glazed and non opening. As such, it is not considered the proposal would result in an un-neighbourly form of development, which would significantly harm the residential amenities of the occupiers of the adjoining property from increased overshadowing, loss of sunlight, visual intrusion, over-dominance or loss of privacy. 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), Policy DMHD 1 and HDAS guidance.

It is considered that all the proposed habitable rooms and those altered by the proposals would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan.

Paragraph 5.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized rear garden and adequate garden space would be retained.

The proposal would result in the loss of the garage but the submitted plans identify that an extra space is proposed in the front garden. The front garden is to be paved with the landscaping to be retained/proposed equates to 31% of the frontage in accordance with adopted policy and guidance.

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 EA63-02-1005; EA63-02-1006 and EA63-02-1007.

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 61 and 65 Elgood Avenue.

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 rooflights facing 61 and 65 Elgood Avenue shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening 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)

6 RES9 Landscaping (car parking & refuse/cycle storage)

Prior to the commencement of the superstructure works, 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

3. Schedule for Implementation

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 5.17 (refuse storage) of the London Plan (2015).

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 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.
 - 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.

- 4 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.

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.
DMHB 5	Areas of Special Local Character
DMHB 11	Design of New Development
DMHD 1	Alterations and Extensions to Residential Dwellings
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.

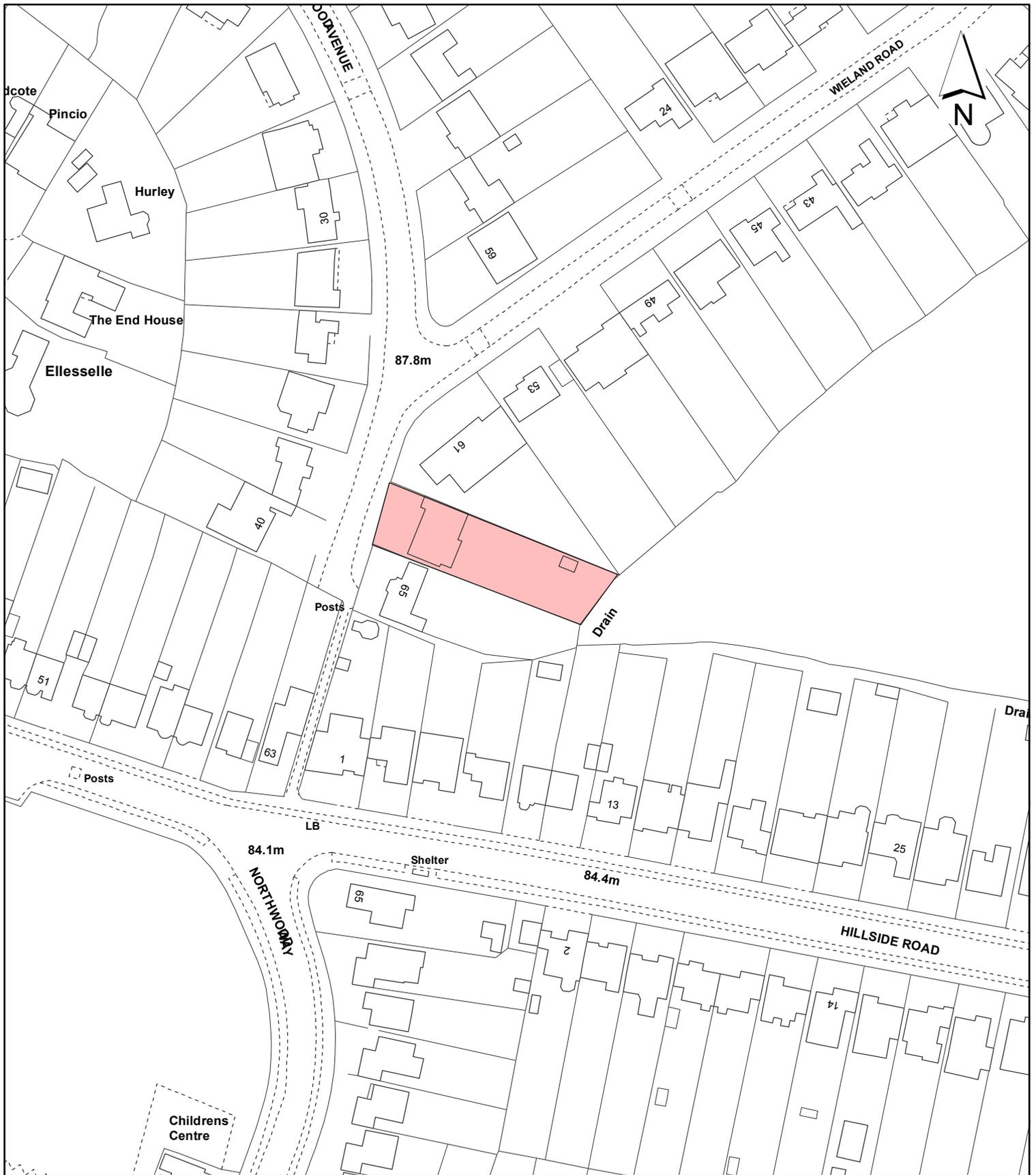
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate

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:

63 Elgood Avenue

LONDON BOROUGH OF HILLINGDON

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

Planning Application Ref:

18284/APP/2019/1409

Scale:

1:1,250

Planning Committee:

North

Date:

October 2019



HILLINGDON
LONDON