

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

**Address** 50 NEWNHAM AVENUE RUISLIP MIDDLESEX

**Development:** Single storey side/rear extension, canopy structure above existing side entrance door and external alterations to the property, following demolition of existing outbuilding (Revised description)

**LBH Ref Nos:** 70191/APP/2021/174

**Drawing Nos:** Location Plan  
69112 - 1100 A  
69112 - 1101 A  
69112 - 1200 A  
69112 - 1201 A  
69112 - 1300 A  
69112 - 1500 B  
69112 - 3300 B  
69112 - 3100 B  
69112 - 3101 B  
69112 - 3200 B  
69112 - 3201 B

**Date Plans Received:** 14/01/2021

**Date(s) of Amendment(s):** 18/01/2021

**Date Application Valid:** 14/01/2021

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the western side of Newnham Avenue and comprises a two storey semi-detached dwelling. The property is characterised by its front bay windows and hipped roof profile, and is externally finished in a mixture of brickwork and pebble dash render painted white. There is a driveway to the front of the site which has the capacity to accommodate two vehicles.

The surrounding area is predominately residential in nature and is defined by semi-detached and terraced properties. However, it is noted that Newnham School is located to the North-West of the site, approximately 140 metres away. Number 48 Newnham Avenue is an adjacent two storey property located immediately to the West of the site. Number 52 Newnham Avenue is located immediately to the East of the site, and forms the adjoining semi-detached property to the application property.

The application site is not designated within a Conservation Area, nor an Area of Special Local Character. The site does not contain any Listed Buildings. There are no trees that are subject to a Tree Preservation Order within the site or on adjoining land. The site lies in Flood Zone 1 and is designated as being within a Critical Drainage Area.

#### 1.2 Proposed Scheme

Planning permission is sought for a single storey side/rear extension, a canopy structure above the existing side entrance door and external alterations to the property, following the demolition of an existing outbuilding.

Following negotiations, revised drawings were submitted showing a reduction to the size of the proposed single storey side/rear extension. Please refer to the section of the report titled 'Main Planning Issues' for further details on the amendments that have made to the proposal.

### **1.3 Relevant Planning History**

#### **Comment on Planning History**

There is no relevant planning history attached to this site.

### **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**

Four neighbouring properties and Eastcote Residents Association were consulted on 19th January 2021. Two additional neighbouring properties were consulted on 20th January 2021. Following changes to the wording of the proposal description and amendments to the drawings, the same six neighbouring properties and Eastcote Residents Association were re-consulted on 19th February 2021. The consultation period expires on 5th March 2021. If there are any further representations not covered in this report they will be included in the Committee addendum.

A petition against the application with 20 signatures was received by the Council, with the lead petitioner residing at number 52 Newnham Avenue. The objection raised is as follows

"My objection to a utility room and kitchen built near my rear dining room, next to my adjoining party wall. The issues of noise, flooding, social disturbance and dampness occurring to my property. Also fire, ventilation, blockage of raw sewage."

Officer's Response: Issues relating to party wall matters are not a planning consideration and are covered by the Party Wall etc Act 1996. The concerns raised in regards to potential dampness, fire safety, ventilation problems and the blockage of drains are not planning considerations and are covered by separate legislation. The concerns relating to the impact on neighbouring residential amenity and flooding will be covered in the section below.

### **4. Local Plan Designation and London Plan**

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP 3.5	(2016) Quality and design of housing developments

## 5. MAIN PLANNING ISSUES

### MAIN PLANING ISSUES:

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

### CHARACTER AND APPEARANCE:

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development will be required to be designed to the highest standards and incorporate principles of good design including: harmonising with the local context by taking into account the surrounding scale of development, considering the height, mass and bulk of adjacent structures.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extensions to dwellings should not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

With regard to single storey side extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- i) side extensions should not exceed half the width of the original property;
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded; and
- iii) garages should reflect the size guidelines set out in Appendix C Parking standards.

With regards to single storey rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level; and
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey

extensions will be expected to be finished with a parapet.

Following negotiations, revised drawings were submitted showing a reduction to the size of the proposed single storey side/rear extension. The original set of drawings showed that the proposed extension would measure between 4.5 metres to 4.8 metres in depth. The revised proposed extension has now been reduced to a depth ranging between 3.6 metres and 3.9 metres. It would extend beyond the side (western) wall of the host dwelling by 1.4 metres, and then wrap-around the full width of the rear elevation of the building. The proposed single storey side/rear extension would have a pitched roof profile with four roof lights. Windows are being proposed in the front and side (western) elevations of the proposed extension, and open glazed doors would be fitted in its rear elevation.

Due to its modest size and scale, it is considered that the proposed single storey side/rear extension would appear as a subordinate addition when viewed against the two storey scale of the original host dwelling. When measured from the original rear wall of the host dwelling, the depth of the revised proposed extension would be compliant with the prescribed depth set out in Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). Views of the single storey side element of the proposed extension would be visible from the street scene. However, given its 8 metre set-back from the front wall of the property, it is considered that the proposed single storey side/rear extension would appear visually subservient to the host dwelling when viewed from the public domain on Newnham Avenue.

It is acknowledged that the pitched roof profile on the proposed single storey side/rear extension would not match the roof form on the host dwelling. The maximum ridge height would also marginally exceed the prescribed height set out in Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). However, the exceedance over the prescribed height would only be 10 centimetres, with the rear element of the proposed extension being set-down from the first floor rear window sills. It is therefore considered that the roof profile on the rear element of the proposed extension would not detract from the architectural composition of the host dwelling. Furthermore, when viewed against the varied roof profiles on the properties on Newnham Avenue, it is considered that the pitched roof on the side element of the proposed extension would not appear out of character with the surrounding context.

The proposal also seeks to make external alterations to the property. These alterations includes replacing the front entrance door and first floor side window with ones of a different style; the introduction of glass panelling on both sides of the new front entrance door; and the removal of the rear chimney stack.

It is considered that the new front door (including the glass panelling) and first floor side window would respect the architectural style of the host dwelling. The application property is not designated within an Conservation Area, nor is it a Listed Building. Given its limited historic merit, there is no objection to the removal of the existing rear chimney stack. It is also worth highlighting that chimney stacks can potentially be removed without requiring planning permission under permitted development rights.

Due to its siting, design and modest size, it is considered that the proposed canopy structure above the existing side entrance door would appear as a sympathetic feature to the application property. The proposed canopy structure would provide an element of visual interest to the side elevation of the original host dwelling, whilst ensuring that it would not appear overly prominent from the street scene.

The proposed single storey side/rear extension would be externally finished in white render. It is considered that this choice of material would complement the white painted pebble dash rendering found on the upper front elevation, side and rear elevations of the host dwelling.

In light of the above, it is considered that the proposal would not cause harm to the character and appearance of the host dwelling and the surrounding area, in accordance with the provisions set out in the NPPF (2019), Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

#### NEIGHBOURING RESIDENTIAL AMENITY:

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers. Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Numbers 48 and 52 Newnham Avenue are the principal properties that must be considered in regard to neighbouring residential amenity, given that they are the nearest dwellings to the application site.

Number 48 Newnham Avenue is an adjacent neighbouring property located to the North-West of the application site. This neighbouring property contains a garage which runs along the mutual boundary shared with the application site, and a single storey rear extension measuring approximately 3.5 metres deep. The new side (western) wall of the proposed single storey side/rear extension would be set-away from the mutual boundary shared with number 48 by approximately by 1 metre. Given this relationship, it is considered that the proposed single storey side/rear extension would not adversely impact the residential amenities enjoyed by the occupiers at number 48, in terms of loss of daylight/sunlight, outlook, sense of enclosure and overbearing impact.

It is noted that the proposed single storey side/rear extension would contain a window fitted in its western elevation. However, given that the proposed window would directly face the existing boundary treatment, it is considered that the proposal would result in an unacceptable loss of privacy or overlooking for the neighbouring occupiers at number 48 Newnham Avenue. The proposed window fitted in the front elevation of the proposed single storey side/rear extension would be in excess of 30 metres from the properties to the East of the site, on the opposite side of Newnham Avenue.

Number 52 Newnham Avenue is an adjoining neighbouring property located to the South-East of the application site. This neighbouring property has not been extended to its rear. Following negotiations, the depth of the proposed single storey side/rear extension has been reduced to a depth of 3.6 metres along the mutual boundary shared with number 52. The revised depth of the proposed single storey side/rear extension would now be compliant to prescribed depth set out in Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). Taking this into account, coupled with its modest eaves height of 2.6 metres (measured from the proposed parapet wall), it is considered that the proposed single storey side/rear extension would not cause undue

harm to the living conditions of the neighbouring occupiers at number 52, in terms of loss of daylight/sunlight, outlook, sense of enclosure and overbearing impact.

Concerns have been raised by neighbouring residents regarding noise and disturbance. The submitted floor plans show that the proposed extension would serve as additional ancillary floor space in the form of an open plan kitchen, lounge and dining area. The existing dining room would partially be converted into a utility room. Given that the property would remain in use as a single family dwelling, it is considered that the proposed layout would not result in an unacceptable level of noise and disturbance over and beyond what is typically associated with a single family household. As such, it is considered that a refusal on this basis would be unjustified, and difficult to sustain in the event of an appeal.

Due to the nature of the proposed external alterations and the limited size of the proposed side canopy, it is considered that these elements of the proposal would not cause harm to the living conditions of neighbouring occupiers. In the event of an approval, a condition is recommended requiring the proposed first floor replacement window (serving the stairway) to be obscure glazed and non-opening up to 1.8 metres of the finished floor level.

The petition objecting to the application has been duly noted. However, having regard to the above, it is considered that the proposed development, subject to conditions, would not have an adverse impact on the residential amenities of neighbouring occupiers, in accordance with the objectives of Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

#### EXTERNAL AMENITY SPACE PROVISION:

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that adequate garden space is retained. Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all new residential development and conversions will be required to provide good quality and usable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3, which requires three bedroom dwellings to have at least 60 square metres of private amenity space.

The proposed development would retain approximately 120 square metres of rear garden space, which would far exceed the minimum requirements set out in Table 5.3 of the Hillingdon Local Plan Part 2: Development Management Policies (2020). As such, it is considered that the proposal would not undermine the provision of private external amenity space for the existing occupiers at the site, in compliance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

#### PARKING AND HIGHWAY SAFETY:

Policy DMHD 1 of the Hillingdon Local Plan Part 2: Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that adequate off-street parking should be retained, as set out in Table 1: Parking Standards in Appendix C. This is reinforced by Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020) which states that "Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to

congestion and amenity."

The proposed development would not increase the number of bedrooms within the application property, albeit the overall footprint of the building would be increased. There is an existing area of hardstanding to the front of the property which is of a sufficient size to accommodate two off-street car parking spaces, in line with the Council's parking standards as set out in Appendix C Table 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). On this basis, it is considered that the proposal would not significantly exacerbate the demand for street parking or prejudice highway safety, in accordance with DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

#### FLOOD RISK AND DRAINAGE:

Policy DMEI 9 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that proposals that fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused.

The site is located in Flood Zone 1 where the risk of flooding from rivers or seas is low. As such, all forms of development, including extensions to residential properties, are acceptable in this location, in terms of fluvial flood risk. According to the Council's GIP map, the site lies within a critical drainage area. However, given the limited footprint of the proposed extension, it is unlikely that the proposal would significantly exacerbate the surface water flood risk at the site over and beyond the existing circumstances. The proposal would therefore comply with Policies DMEI 9 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

#### CONCLUSION:

The main body of the report demonstrates that the revised proposal complies with the relevant policy objectives set out in the Hillingdon Local Plan: Part One Strategic Policies (2012) and Part Two - Development Management Policies (2020). It is therefore considered, taking all matters into account including all representations received, that planning permission should be granted subject to conditions.

## 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 drawings, titled Location Plan and numbered 69112 - 1500 B, 69112 - 3100 B, 69112 - 3101 B, 69112 - 3200 B, 69112 -

3201 B and 69112 - 3300 B.

**REASON**

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2016).

**3 HO4 Materials**

The development hereby approved shall be carried out in accordance with the materials specified on the approved plans and on the application form unless otherwise agreed in writing by the Local Planning Authority.

**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 DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

**4 HO6 Obscure Glazing**

The first floor side window serving the stairway as detailed on drawing number 69112 - 3100 B 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 DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

**INFORMATIVES**

- 1** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.
- 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).

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.

- 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](http://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:

DMHB 11 Design of New Development  
DMHB 12 Streets and Public Realm  
DMHB 18 Private Outdoor Amenity Space  
DMHD 1 Alterations and Extensions to Residential Dwellings  
DMT 6 Vehicle Parking

LPP 3.5 (2016) 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 may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control that is considered to cause harm to local amenity.
- 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.

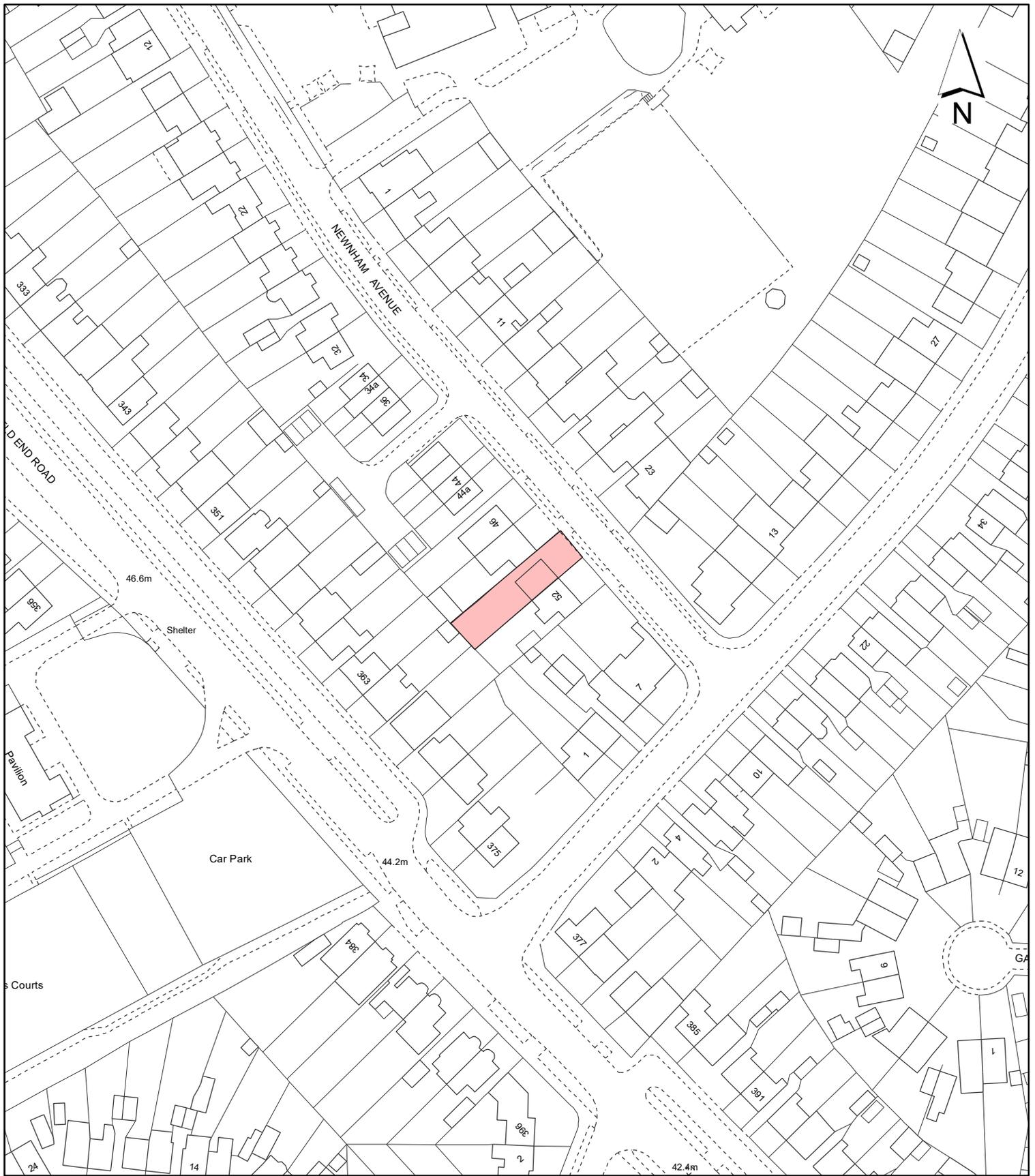
11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions,

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:** Nesha Burnham

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**50 Newnham Avenue**

**LONDON BOROUGH OF HILLINGDON**  
 Residents Services  
 Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:

**70191/APP/2021/174**

Scale:

**1:1,250**

Planning Committee:

**North**

Date:

**March 2021**



**HILLINGDON**  
 LONDON