

Report of the Head of Planning & Enforcement Services

Address 37 KEWFERRY ROAD NORTHWOOD
Development: Erection of a front porch (Retrospective application.)
LBH Ref Nos: 29369/APP/2011/155
Drawing Nos: 11-0001/04
1:1250 Location Plan

Date Plans Received: 24/01/2011 **Date(s) of Amendment(s):**
Date Application Valid: 24/01/2011

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a substantial two storey detached dwelling located on the corner of Kewferry Drive and Langton Grove.

1.2 Proposed Scheme

Planning permission is sought to retain a recently constructed front porch to the property. The porch projects approximately 1 metre from the front main wall of the property and has a pitched roof with an overall height of 3.65 metres. It is constructed of brickwork, render and tiles to match those used in the existing building.

1.3 Relevant Planning History

29369/APP/2009/946 Kirtlands, 37/39 Kewferry Road Northwood

Change of use from (Class C2) Elderly Care Home to (Class C3) single family dwelling and alteration to front porch and ground floor window to side (Part retrospective application).

Decision Date: 23-07-2009 Approved **Appeal:**

29369/APP/2011/156 37 Kewferry Road Northwood

Boundary wall to front/side (Part retrospective application.)

Decision Date: **Appeal:**

29369/APP/2011/208 37 Kewferry Road Northwood

Details in compliance with conditions 6 (boundary treatment), 7 (parking arrangements) and 8 (landscape scheme) of planning permission ref: 29369/APP/2009/946 dated 23/07/2009; Change of use from (Class C2) Elderly Care Home to (Class C3) single family dwelling and alteration to front porch and ground floor window to side (Part retrospective application).

Decision Date:

Appeal:

Comment on Planning History

Planning permission was granted on 23 July 2009 for the change of use of the property from (Class C2) elderly care home to (Class C3) single family dwelling

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

EXTERNAL CONSULTEES

21 neighbouring occupiers, including Northwood and Northwood Hills Residents Associations were notified of the application. No replies have been received.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

Part 2 Policies:

BE15 Alterations and extensions to existing buildings

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

5. MAIN PLANNING ISSUES

IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA

Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) states that proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

The porch projects approximately 1 metre from the front main wall of the property and has a pitched roof with an overall height of 3.65 metres. It is constructed of brickwork, render and tiles to match those used in the existing building. 37 Kewferry Road is a large detached property and the modestly sized porch is considered to be of an appropriate scale and design. It is considered to be sympathetically related to the existing dwelling and neighbouring dwellings in Kewferry Road and is therefore in compliance with UDP Policy BE13.

The application is retrospective, but this should not in itself influence the Committee's decision, which should be based on the merits of the development. In this case the porch accords with UDP policy and as such its retention is considered to be acceptable, accordingly approval is recommended.

6. RECOMMENDATION

APPROVAL subject to the following:

INFORMATIVES

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) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.

BE15	Alterations and extensions to existing buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- 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.

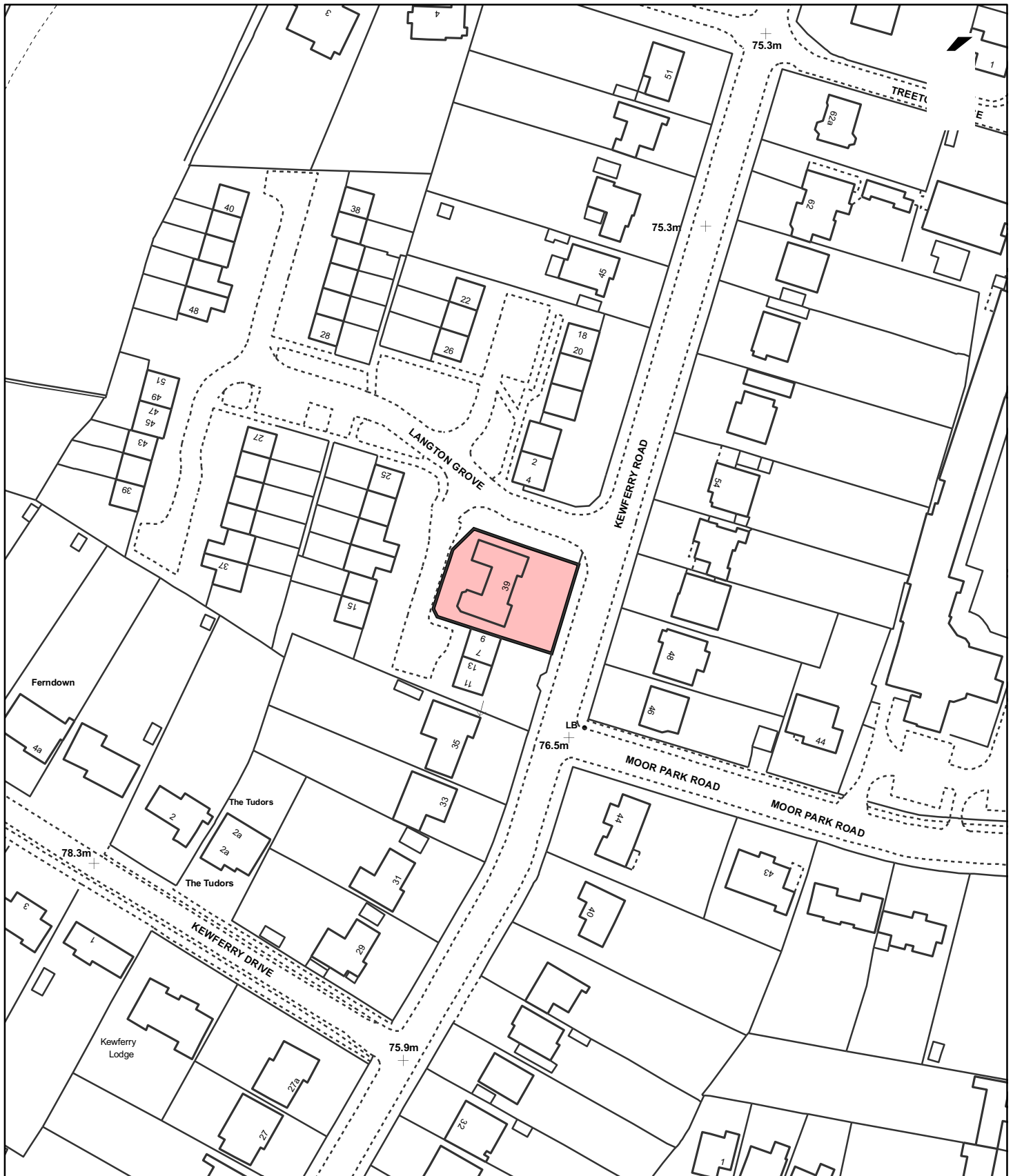
D) No bonfires that create dark smoke or nuisance to local residents.

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: Mark Smith

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address	
37 Kewferry Road Northwood	
Planning Application Ref:	Scale
29369/APP/2011/155	1:1,250
Planning Committee	Date
North	April 2011

**LONDON BOROUGH
OF HILLINGDON**

**Planning,
Environment, Education
& Community Services**

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



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