

# **Pinner Hill Residents Association**

Chairman, Susan Singleton, The Ridge, South View Road, Pinner Hill, Pinner, HA5 3YD

Tel 020 8866 9476 Fax 020 8866 6912 Email susan@singlelaw.com

## **CODE OF CONDUCT**

### **PREAMBLE**

In July 1985 a code of good neighbourliness was published with the aim to “prevent and settle misunderstandings between neighbours” by inviting residents of Pinner Hill Estate to observe, on a voluntary basis, a number of regulations. Most of these are fairly obvious and uncontroversial. The code was revised in 2000 and this latest revision in 2008 is an updated version. We encourage all residents on the Hill to abide by the Code to preserve the unique ambience of the area.

### **1. NOISE AND LEAVES**

- 1.1 Avoid the use of motor mowers or other noisy machinery at such times when it is likely to disturb neighbours, particularly during early mornings, warm summer evenings and weekend afternoons. Ensure your gardeners are aware of this too.
- 1.2 Do not allow leaves or other waste from leaf blowers operated by you or your gardeners to blow or fall into the ditches. All such waste must be cleared by you or your gardeners, not placed on the estate’s land. Please inform your gardeners of this on a regular basis.
- 1.3 Keep down the noise in particular music which can be heard outside your property.
- 1.4 Warn your neighbours if you are giving a party which is likely to be noisy.
- 1.5 Keep cars and motor-bikes as quiet as possible, especially in the early morning and late at night.
- 1.6 Remember that burglar alarms must, by law, be primed to cut out after twenty minutes.
- 1.7 Do not leave a dog to bark incessantly.

1.8 Fireworks should not be ignited after midnight.

## 2. BONFIRES AND INCINERATORS

2.1 Now that Harrow Council provide a weekly brown bin garden waste collection, bonfires should not be necessary and should be avoided in a conservation area. Harrow Council does not recommend any garden bonfires and states that if they do occur they should consist of dry woody garden waste only, must show consideration to neighbours and not be on a regular basis.

2.2. Keep fires as far from houses as possible.

2.3. Be on your guard against the spread of fire to trees and bushes nearby.

## 3. VERGES

3.1. Avoid damaging the grass verges on the estate by driving over or parking on them and ensure that all visitors and workmen at your home do likewise. If you do damage a verge you may be liable to reinstate it at your own cost.

3.2. If you see litter on verges or roads please remove it to a bin.

3.3. Written permission to place a skip or rubble or any other matter on verges or the roads must be obtained from the Committee in advance. The Committee reserves the right to charge. If you place a skip without permission you will be contacted to arrange its removal.

## 4. REFUSE

4.1 If possible try to leave the wheelie-bins in front of your property as late as reasonably practicable (say the night before the intended collection day) rather than some time in advance and remove them to your drive as soon as reasonably practicable after refuse has been collected.

4.2 No rubbish or litter of any kind may be dumped on the estate nor graffiti drawn. If you see any draw it to the attention of the committee or remove it.

## 5. ROADS AND VEHICLES.

5.1. The speed limit of 20mph should be observed at all times on the estate.

5.2. Do not park on the roads. On all roads parking constitutes an obstruction and in some positions a danger. Save where unavoidable, parking should be confined to space available within one's property. Please note that habitual parking on the roads is not permitted and you will be contacted if this occurs. Encourage even visitors to park on your drive/land on visits.

5.3 If any filming is to be undertaken at your house and there will be a need to park on the roads this can be negotiated with the committee. A fee is charged to the film company.

## 6. CONSTRUCTION WORKS.

6.1 Advise neighbours in advance of any proposed construction work which may cause noise or inconvenience and remember to obtain all requisite planning consents before commencing work.

6.2 You are reminded to bear in mind the rules relating to the conservation area (see Article 4 Direction Attached). Even the installation of a satellite dish requires permission in advance from the Council, as does any change to your drive and the type of surfacing used.

## 7. SECURITY

A Neighbourhood Watch Scheme is operated on Pinner Hill. If you see anything untoward or suspicious report it to the police and the Committee so a record can be kept.

March 2008

## 24. PINNER HILL ESTATE CONSERVATION AREA, PINNER.

Policy statement: Yes

Designated in 1990.

### **Schedule of Properties:**

- Hillside Road:** *Eleventrees, Amisto, Willow Cottage, Chelstan, Balblair, White House, Green Island Lodge, Pedwardine, Highcroft, Rivelin, Lane End, Heatherlaw, Monks Rest (LL).*
- Park View Road:** *Micklefield, Swaldon, Rushey Banks, Garth, Fairway, Redwings, Wellswood, Sunder Nivas (Amber Way), Naseby (LL), Edgehill, Highland, Old Gates, Oak House, Cambrae.*
- Pinner Hill:** *Denholm, Thurleston, Woodstock, Willowmead, St.Davids, The Spinney, York Cottage, Barnclough, Cervantes, Pinn Cottage, Kingscliffe, Castlewood, Woodway, Hillside Cottage, Rondor House, Pitcullen, Pine Trees, Amberley, Windwhistle, Crossways, Cotswold, Thrushwood, Sandelwood, Treetops, Pippins, Tinkers Revel, Woodfield, Link House, Robins Wood, Bella Vista, The Holt, Laurelhurst, Hill End, Pond Cottage (LL).*
- Pinner Hill Road:** ***Pinner Hill Farmhouse, Brick Barn to rear (LB), Tookes Folly (LB), Barns on south and west of yard (LB).***
- Potter Heights Close:** *1 to 5.*
- Potter Street:** *125 to 131 (odd).*
- Potter Street Hill:** *Potters End, Lee House, Carleton Cottage, Xanadu, The Sloes, Southerly Ridge, Hunters Lodge, Brookside, Mickledore, High Loaning, Tanglewood, Blandings, Meadow View, Tresanton, La Corbiere, **Coal Tax Post (outside The Lodge) (LB).***
- South View Road:** *South Winds, Faraway, Ashley Bank, Beechburn, Bankhead, Oakwood, Gunfleet, Gateway, Studio House, Sunbeams, Little Stafford, Springfield, South View Lodge, Cornerways, Ravelston, Gillan, Logis Neuf, Little Paddock, Oak Lodge, The Ridge, Pilgrims Wood, Langley, Silverwood, Sans Souci, Linden House, Highfield, The Thatch Cottage, The Lodge, **Pinner Hill Golf Club and Boundary Wall (LB).***

### PINNER HILL ESTATE CONSERVATION AREA, PINNER ARTICLE 4 DIRECTION

Confirmed by the Secretary of State for the Environment 19th July 1990.

Classes of permitted development controlled (made under the 1988 General Development Order) :

- Part 1:** *F: The provision of a hard surface within the curtilage of the dwellinghouse.  
H. The installation, alteration or replacement of a satellite antenna.*

- Part 2:** *A. The erection, construction, maintenance, improvement or alteration of a gate, fence wall or other means of enclosure.*

B. The formation, laying out and construction of a means of access to a highway.

**Relating to all land within the Conservation Area, except the Listed Buildings comprising Pinner Hill Golf Club and Pinner Hill Farm.**

#### ARTICLE 4 DIRECTION.

Confirmed by Cabinet on 17th December 2002.

Classes of permitted development controlled, where fronting a highway, waterway or open space.

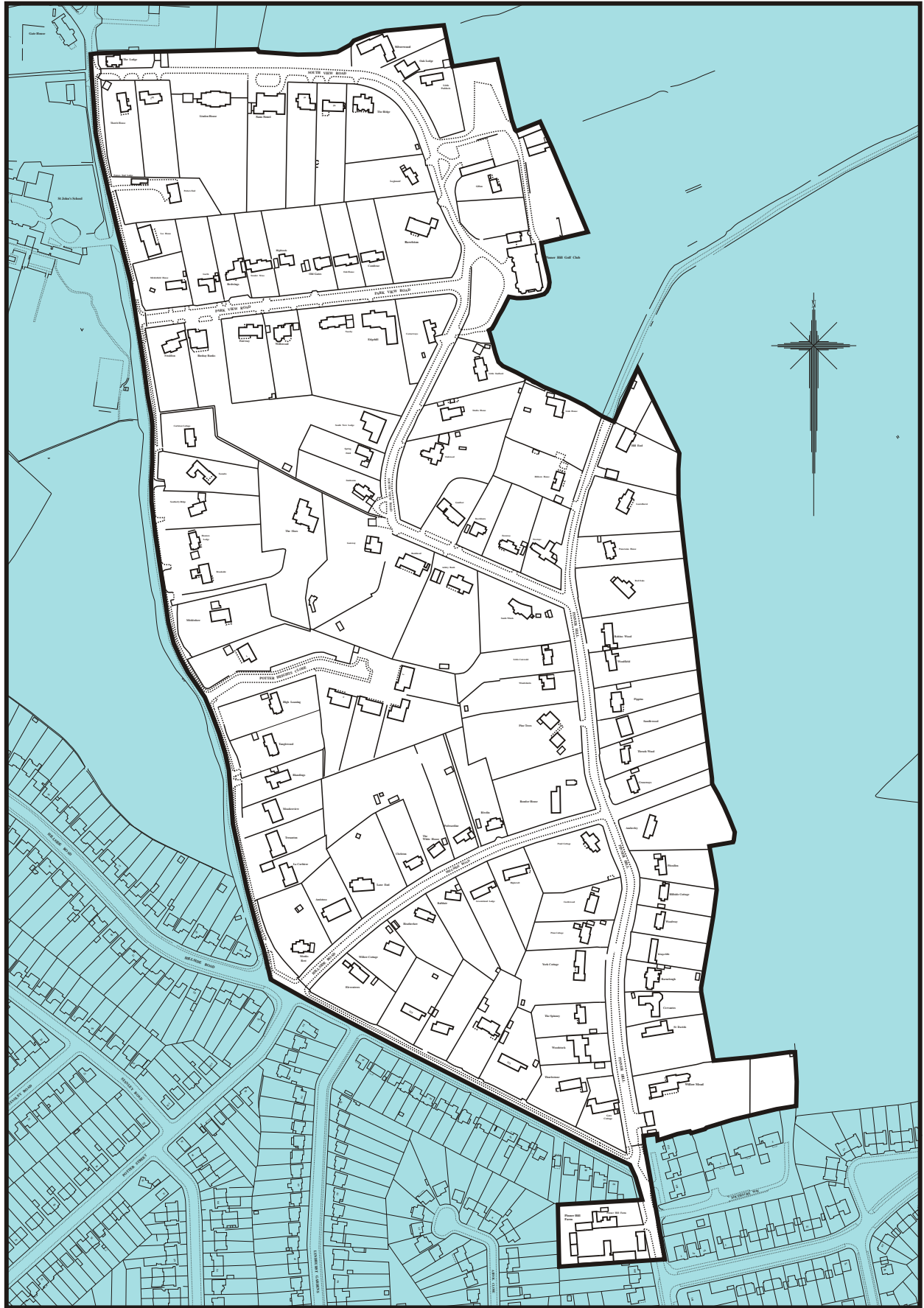
**Pinner Hill:** *Pond Cottage, Panorama House*

**South View Road:** *The Lodge, Oakwood*

**Park View Road:** *Naseby*

**Hillside Road:** *Monks Rest*

- A. *The enlargement, improvement or alteration of a dwellinghouse.*
- C. *Any other alteration to the roof:*
- D. *The erection or construction of a porch.*



*Pinner Hill Estate  
Conservation Area*