

# **PINNER HILL ESTATE LIMITED**

## **CODE OF CONDUCT: PINNER HILL ESTATE VERGES**

### **Introduction**

All verges on Pinner Hill are owned and maintained by Pinner Hill Estate Ltd and photographs of the frontages, verges and driveways are kept on file for reference in the event of a dispute.

Although some properties have opened their gardens to incorporate the verge as part of their front lawn, each house on Pinner Hill still has a verge which is owned by the Estate. Therefore, please could residents always bear in mind that they may do nothing to verges without prior permission, as they do not own the land.

Residents should also avoid damaging the grass verges by driving or parking on them and ensure that visitors to their homes do likewise. If you do damage a verge you may be liable to reinstate it at your cost.

### **Driveways**

Properties on Pinner Hill currently have at least one, and sometimes two, driveways, with the width determined at the time of installation. To date Pinner Hill Estate Ltd has levied a charge for additional driveways crossing the verge. Whilst applications for altered driveways are considered on an individual basis, it is unlikely that the Committee would now approve any widening of a driveway or additional driveways, as it is felt this detracts from the appearance of Pinner Hill and is contrary to the principles of a Conservation Area. In addition, residents also need planning permission to alter a driveway and some residents have been required to remove expensive driveways by London Borough of Harrow because they have contravened planning regulations. Please always seek permission in advance.

An additional temporary access has been given by the Committee on occasion, primarily where building work necessitates, but this is rarely a satisfactory arrangement and any application for such access will not necessarily be approved.

### **Signs/Boulders**

Residents are permitted to put small boulders/posts on the verge if they feel this is necessary to deter parking. However, such obstacles do not enhance the look of the Hill and are an impediment to the maintenance of the verges. In the event that obstacles are placed on the verge, these should be sited approximately eight feet apart.

Small house signs are permissible, although it is preferable that these be sited on residents' land. Additional structures such as lights, postboxes, etc are not allowed and may be removed.

## **Building Work**

In the event of building work, it is regrettable but to an extent understandable, that there may be damage to the verges.

Any building works should be notified to the Committee in advance, with details of timescales, irrespective of whether the verges will be affected, together with contact details of the owner and contractor on site. It is always advisable and polite to notify neighbours as well. Residents undertaking works are reminded to refer to the Pinner Hill Code of Conduct which can be found under "Information" on the website ([www.pinnerhill.org.uk](http://www.pinnerhill.org.uk)), and restrict their contractors working hours as per the Council guidelines, Monday to Friday and only until 1pm on Saturday.

We ask that all skips, portaloos, machinery or large deliveries be sited inside the property boundary and not on the verges. In the event of a requirement to use the roads/verges in this way, residents should seek consent in advance. The Committee reserves the right to make a charge for usage. Any items may be removed if permission has not been sought in advance and recompense for the cost of removal charged to the resident. In addition any debris or mud should be cleared from the verges and the roads daily by the contractors. At the conclusion of the building project, residents should ensure that the verges are returned to their original status.

## **Planting/Gardening**

The Estate gardener works on the Hill every week, cutting the verges and clearing gutters. We ask that residents and/or their gardening contractors do not blow garden rubbish, particularly leaves, onto the verges or into the ditches as this increases the workload and is not part of the Estate gardener's remit.

No shrubs or trees should be planted by residents on the verges outside their houses. Whilst such planting has been approved on occasion, this is unlikely to be the case moving forward. Any shrubs/trees planted on the verges are considered the property of Pinner Hill Estate Ltd and can be removed. The Committee regularly assesses trees on the Hill and aims to replace trees which have had to be removed due to disease or damage. However, it is also paramount that we consider such planting in relation to the monies available for expenditure on pruning and maintenance.

## **Conclusion**

Pinner Hill is designated a Conservation Area and a major factor in this status is the preservation of greenery, both in terms of trees, shrubs and grass. Pinner Hill Estate works hard to ensure the verges are maintained to a high standard and it is hoped that residents will work with the Committee to maintain the appearance of Pinner Hill.