

## Report of the Head of Planning & Enforcement Services

**Address** HARVARD HOUSE SUMMERHOUSE LANE HARMONDSWORTH

**Development:** Change of use from Class B1 (Office) to Class C1 (Hotels and Halls of Residence) for use as hotel with restaurant and installation of 1 rear and side dormers and new door to ground floor side (Application for Listed Building Consent.)

**LBH Ref Nos:** 67230/APP/2010/1906

**Drawing Nos:** Dwg 4599-III - Block Plan  
Dwg 4599-II - Location Plan  
Design & Access Statement  
4599-1A - Existing Ground Floor  
4599-2A - Existing First Floor  
4599-3A - Existing Second Floor  
4599-5 - Existing Elevations  
4599-4D - Site Plan & Trees  
4599-6A - Proposed Ground Floor  
4599-7A - Proposed First Floor  
4599-8A - Proposed Second Floor  
4599-9A - Proposed Elevations

**Date Plans Received:** 13/08/2010      **Date(s) of Amendment(s):** 13/08/2010  
**Date Application Valid:** 23/08/2010      12/01/2011  
01/10/2011

### DEFERRED ON 5th January 2012 FOR FURTHER INFORMATION ON

The application was deferred from 5 January 2012 Planning committee for additional information relating to concerns in respect of noise impact from external sources.

This information has now been provided and is considered acceptable, full details are set out in detail in the planning application 67230/APP/2010/1905 which is also reported in this agenda.

The scheme is recommended for approval.

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The application site comprises Harvard House, a two storey detached grade II listed

building (the garden walls are listed grade II separately and also known as The Grange), set within grounds, and located on the east side of Summerhouse Lane. The main 'L' shaped building dates from the 17th century, with later, probably 19th century additions, in the form of single storey extensions and a conservatory along its southern elevation. It was last used as an office and underwent extensive refurbishment during the late 1980s, which included the construction of a linking structure between the house and the conservatory. The property has been vacant for some 3 years.

The grounds comprise mature trees, a lawn and a graveled surface providing car parking area. To the north lies 13 Summerhouse Lane, a two storey detached house, to the east lies the rear gardens of 2a, 2b and 2c Cambridge Close and front driveways of 35-39 Summerhouse Lane. To the south lies a cul-de-sac providing access to 35-49a (odd) Summerhouse Lane.

The application site lies within the Harmonsworth Village Conservation Area, within an archaeological priority area, and is covered by TPO 30, as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

## **1.2 Proposed Scheme**

Planning permission is sought for the change of use of the building from offices to a 9 bedroom hotel with a restaurant. The applicant has advised that the restaurant would be available for non-residents.

External alterations comprise the installation of a dormer window on the east (rear) facing roof slope. The proposed dormer window would measure 1.3m wide, 1.5m deep and finished with ridged roof 1.7m high. A rooflight of proposed immediately left of the proposed dormer and a new door is proposed on this elevation with architraves to match the existing door adjacent. This new door will provide an external access to the kitchen.

It is also proposed to install a spiral staircase within a small external space surrounded by a chimney, the proposed restaurant wall and wall of the main staircase. This area would be roofed with a glazed pyramid roof. The new staircase will provide access between the proposed restaurant and the bar, located on the mezzanine floor (between ground and first floor).

The external grounds will remain largely unaltered apart from the installation of large planters and pots around the building to provide a buffer to the car parking areas. 15 car parking spaces are proposed including a disabled parking space. The existing detached garage located to the rear of the site (attached to the rear wall of the garage at 2a Cambridge Close) would be converted to provide refuse and cycle store facilities.

Internally, few original features remain; some of the rooms retain the original timber shutters and at least two early fireplace surrounds remain. On the ground floor, new partitions are proposed to form male, female and disabled WC facilities, new doors/partitions are proposed to the bedrooms to create en-suite facilities, and a new door is proposed separating the restaurant from the remainder of the ground floor area.

2 bedrooms, kitchen and sitting room are proposed on the ground floor. On the first floor, 4 bedrooms, a bar and an office are proposed. Again, new doors /partitions are proposed to the bedrooms to create en-suite facilities. 3 bedrooms are proposed on the second floor, comprising new doors /partitions to create en-suite facilities.

**1.3 Relevant Planning History**  
**Comment on Planning History**

There is no relevant planning history

**2. Advertisement and Site Notice**

**2.1** Advertisement Expiry Date:- 7th October 2010

**2.2** Site Notice Expiry Date:- Not applicable

**3. Comments on Public Consultations**

External Consultees:

35 adjoining owner/occupiers and the Harmonswoth & Simpson Residents Association have been consulted. The application has also been advertised as a development that affects the character and appearance of the Harmonswoth Village Conservation Area and the setting of a listed building. 6 letters of object and a petition with 64 signatories have been received making the following comments:

Letters of objection:

- (i) The proposal would result in an increase in on-street parking and general noise and disturbance;
- (ii) The proposed use will increase smells and fumes;
- (iii) The dormer window would block light to 35 Summerhouse Lane;
- (iv) The upper windows of the hotel will overlook 49 Summerhouse Lane;
- (v) The increase in vehicles will harm highway and pedestrian safety;
- (vi) There is no benefit to residents to have another hotel in this location;
- (vii) The proposed use will generate an unacceptable level of noise and disturbance

Petition:

"Stop planning as not enough parking at the premises, therefore Summerhouse Lane will become choked with hotel, restaurant guests and staff cars parking in Summerhouse Lane. The extra traffic and parking could delay or totally obstruct the emergency services. School children and parents also use Summerhouse Lane, which also adds to the problem. Outcome:- to stay as offices, as offices it was used 9-5. If this was to become a 24 hours operation we would be overlooked in our homes and our gardens."

BAA: No safeguarding objections

English Heritage Archaeology: No Archaeological implications

Harmondsworth Conservation Area Advisory Panel:

We hope the owners can be persuaded to change the name of this property back to its historic one: The Grange. We have no objection in principle to the proposed alterations which appear to be sympathetic to the structure of this listed building. The applicants are making reasonable efforts to minimise the impact of the change of use on the Conservation Area but we believe that some nearby residents are still concerned at the potential disturbance that may result from it. Particular worries are the noise of late night departures from the premises at weekends, and early morning rubbish collections. The pea shingle surface of the parking area is one potential noise source that might be

reduced by providing a better-compacted surface, though care would have to be taken in its choice so it was not out of keeping with the building. The timing of refuse collections may not be a planning issue as such, but we feel that care should be taken in the siting of bins so any resulting disturbance is minimised. Our final concern relates to the possible use of the restaurant together with other public spaces in the building as a venue for wedding receptions or similar events. The extra traffic this would generate could produce an access problem for residents in Summerhouse Lane, and would put considerable pressure on parking space within the village.

Internal Consultees:

Conservation & Urban Design:

The drawings have been revised to take on board the previous comments. The following point, however, still needs to be resolved- as noted in the applicant's letter of 29th September:

A more detailed case for the change of use needs to be included with the D&A statement, i.e. attempts to let the building, period of vacancy etc.

If recommended for approval, conditions must be attached re:

Internal:

Bedroom 1- the works to retain and seal the external door, together with details of drainage and ventilation of this space will need to be provided.

Bedroom 2 - the design of the enclosure for the ensuite, including door, will need to be detailed.

Details of the new openings, and the design of the architraves and doors from the kitchen (new back door and to restaurant) and between the restaurant and hallway will need to be provided.

Details of the new kitchen flue will need to be provided.

Details of the design and fixing of the new staircase, door to hallway through the existing glazed screen, first floor door and part glazed roof within existing light well will need to be provided.

Details of the fixing of the acoustic blinds/drapes within the conservatory will need to be provided.

First floor

Bedroom 5- the details of new door opening i.e. location and size, to the ensuite will need to be conditioned to ensure any early timber framing within the partition is retained.

Second floor/attic

Details of the design of the new dormer and window to be provided at 1:10, 1:5 and to full scale as required. Samples of materials for external finishes to be provided for agreement. Please note that the proposed dormer on the south elevation 4599-09A is incorrectly drawn ( it does not show a pitched roof), as is the existing dormer on the north elevation

(side view)

Details the design, materials and dimensions of the new roof light to be provided- its exact location in terms of the roof structure will also need to be conditioned to ensure that the minimal amount of historic roof structure is lost as a result of its installation.

All floors

The installation of all new bathrooms need to be conditioned to show how drainage runs, ventilation and SVPs will be incorporated without damage to the fabric or appearance of the building.

Details of the materials and detailed design of all new doors, including cross-sections to be provided at a scale of 1:5 or to full scale as required

Any additional works to upgrade the building re fire regulations/means of escape/sound proofing will also need to be covered by a catch all condition.

#### **4. UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

BE8	Planning applications for alteration or extension of listed buildings
BE10	Proposals detrimental to the setting of a listed building
BE11	Proposals for the demolition of statutory listed buildings
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE4	New development within or on the fringes of conservation areas
BE9	Listed building consent applications for alterations or extensions

#### **5. MAIN PLANNING ISSUES**

As stated above, not many original features remain. The main internal alterations comprise the installation of new partitions to form en-suite bathrooms to bedrooms. Externally, alterations comprise the installation of a spiral staircase with glass pyramid roof over, the installation of a dormer window on the east facing roofslope, a rooflight immediately left of the proposed dormer, a new kitchen door.

The proposed dormer would match the size and appearance of the existing dormers windows to the property, and the proposed door with also match the existing external rear door. The glass pyramid roof would be screened from view by the hipped roof of the rear addition. It is considered that the proposed internal and external alterations would not affect the original features of the listed building and would not detract from its setting.

As such, the proposal would not harm the setting of this Grade II listed building and therefore would accord with policies BE8 and BE9 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

## **6. RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 CAC16 Time Limit (3 years) - Conservation Area Consent**

The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

#### **REASON**

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### **2 CAC10 Extent of demolition**

No demolition beyond that indicated on the approved drawings shall take place without the approval of the Local Planning Authority.

#### **REASON**

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **3 CAC12 Samples of materials**

Samples of all materials and finishes to be used for all external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority before commencement of any works.

#### **REASON**

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **4 CAC14 Further Details (Listed Buildings)**

Detailed drawings or samples of materials, as appropriate, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- (a) Bedroom 1- the works to retain and seal the external door, together with details of drainage and ventilation of this space;
- (b) Bedroom 2 - the design of the enclosure for the ensuite, including door;
- (c) Details of the new openings, and the design of the architraves and doors from the kitchen (new back door and to restaurant) and between the restaurant and hallway;
- (d) Details of the new kitchen flue;
- (e) Details of the design and fixing of the new staircase, door to hallway through the existing glazed screen, first floor door and part glazed roof within existing light;
- (f) Bedroom 5 - the details of new door opening i.e. location and size, to the ensuite;
- (g) Details of the design of the new dormer and window to be provided at 1:10, 1:5 and to full scale as required. (Please note that the proposed dormer on the south elevation

4599-09A is incorrectly drawn (it does not show a pitched roof), as is the existing dormer on the north elevation (side view));

- (h) Details the design, materials and dimensions of the new roof light to be provided
- (i) For all floors Details of drainage runs, ventilation and SVPs for all new bathrooms and how they will be incorporated/installed;
- (j) Details of the materials and detailed design of all new doors, including cross-sections to be provided at a scale of 1:5 or to full scale as required
- (k) Any additional works to upgrade the building re fire regulations/means of escape/sound proofing
- (l) Details of the design and materials to the infill lightwell (glass pyramid roof).
- (m) Details of the fixing of the acoustic blinds/drapes within the conservatory.

#### REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **5** CAC4 Making good of any damage

Any damage caused to the building in execution of the works shall be made good to the satisfaction of the Local Planning Authority within 1 month of the works being completed.

#### REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **6** OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

#### REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **INFORMATIVES**

- 1** The decision to GRANT Listed Building Consent 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 Listed Building Consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE8 Planning applications for alteration or extension of listed buildings

- BE10 Proposals detrimental to the setting of a listed building
- BE11 Proposals for the demolition of statutory listed buildings
- 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.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- BE4 New development within or on the fringes of conservation areas
- BE9 Listed building consent applications for alterations or extensions

**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** 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.

**5** 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.

**6** You are advised that the shutters and fireplaces are of historic value and no consent has been given for damage or removal of the shutters or fire places.

**Contact Officer:** Gareth Gwynne

**Telephone No:** 01895 250230





**Notes**



Site boundary

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Site Address

**Harvard House  
 Summerhouse Lane  
 Harmondsworth**

Planning Application Ref:  
**67230/APP/2010/1906**

Planning Committee  
**Central and South**

Scale  
**1:1,250**

Date  
**November 2011**

**LONDON BOROUGH  
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