

Report of the Head of Planning & Enforcement Services

Address THE SWAN PH BREAKSPEAR ROAD NORTH HAREFIELD

Development: Demolition of existing two-storey detached building (Application for Conservation Area Consent)

LBH Ref Nos: 18239/APP/2012/244

Drawing Nos: Conservation Area Statement
Letter Supporting Conservation Area Statement
Location Plan to Scale 1:1250
11/3252/14
Photographs Sheets 1-4

Date Plans Received: 01/02/2012 **Date(s) of Amendment(s):**

Date Application Valid: 06/02/2012

2. RECOMMENDATION

APPROVAL subject to the following:

1 CA1 Time Limit (5 years) - Conservation Area Consent

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

REASON

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

2 CA3 Demolition - requirement for a development contract related

No demolition shall take place until a contract for the associated development provided for in planning permission 18239/APP/2012/242 has been made.

REASON

To ensure that premature demolition does not occur in accordance with Policy BE4 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 NONSC Non Standard Condition

Should any hidden historic features be revealed during the course of the works, which have not previously been identified, the feature(s) shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention and proper recording, as required by the Council.

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).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT Conservation Area 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 I53 Compulsory Informative (2)

The decision to GRANT Conservation Area 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.

LPP 7.8	(2011) Heritage assets and archaeology
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.

3. CONSIDERATIONS

3.3 Relevant Planning History

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.8 To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities.

Part 2 Policies:

LPP 7.8	(2011) Heritage assets and archaeology
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **14th March 2012**

5.2 Site Notice Expiry Date:- Not applicable

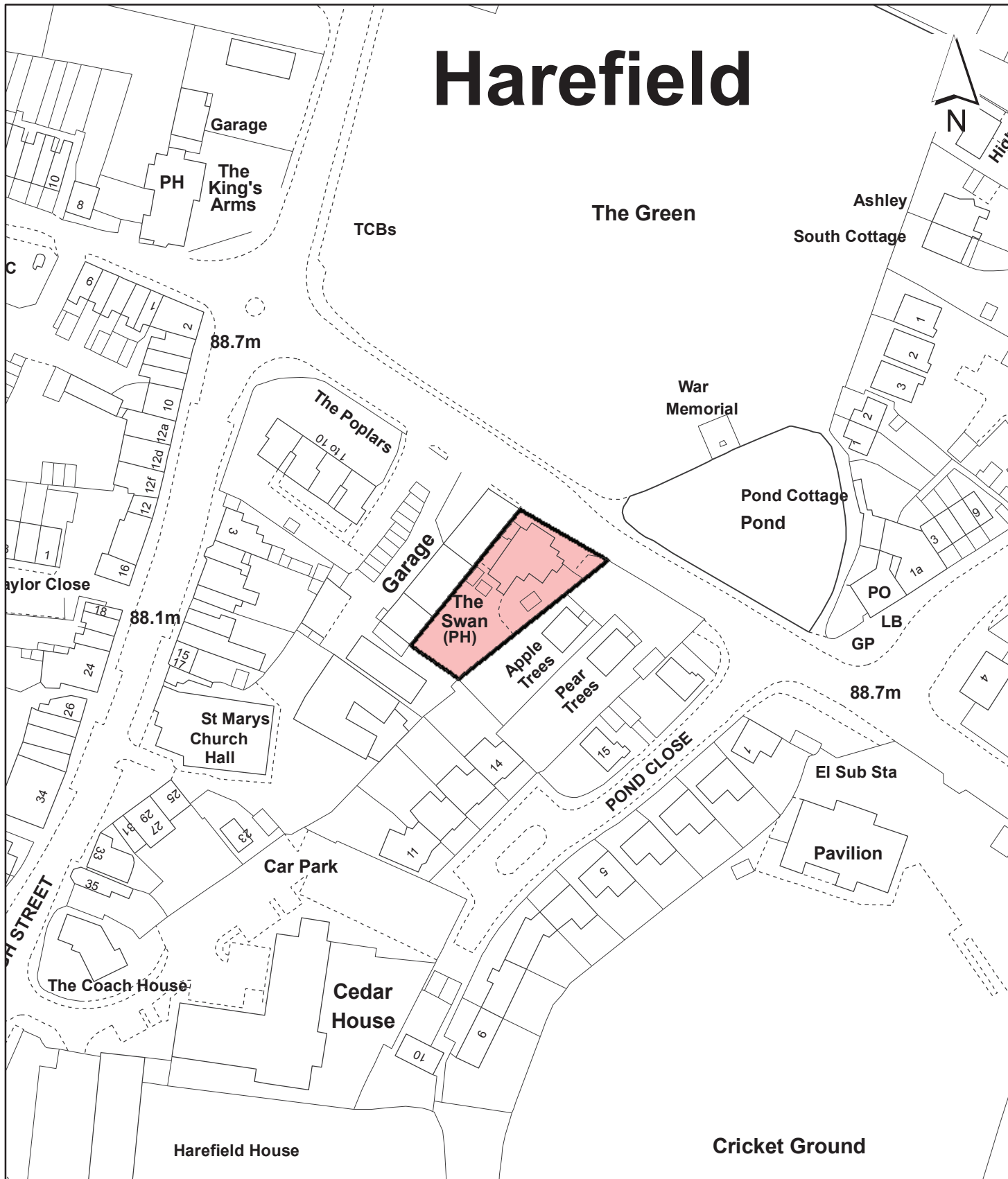
6. Consultations

7. MAIN PLANNING ISSUES

Contact Officer: Richard Phillips

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Harefield



Notes

 Site boundary

For identification purposes only.

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Site Address

**The Swan P.H.
Breakspear Road North
Harefield**

Planning Application Ref:

18239/APP/2012/244

Planning Committee

North

Scale

1:1,250

Date

**April
2012**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services

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