

Report of the Head of Planning, Sport and Green Spaces

Address HILLINGDON AND UXBRIDGE CEMETERY HILLINGDON HILL HILLINGDON

Development: Repair and refurbishment of Gatehouse and Chapel buildings to include: re-roofing, overhaul of rainwater goods, repairs and re-pointing to stonework, overhaul windows and external and internal doors, upgrading to fire doors, upgrade of timber floors and structural repairs in accordance with structural engineer's report (Listed Building Consent)

LBH Ref Nos: **64409/APP/2014/3560**

Drawing Nos: PL.002
PL.003-Gatehouse_Existing Ground Floor Plan
PL.003_Gatehouse_Ground Floor
PL.004_Gatehouse_Existing First Floor Plan.pdf
PL.004_Gatehouse_First Floor Plan
PL.005_Gatehouse_Existing Roof Plan
PL.005_Gatehouse_Roof Plan
PL.006_Gatehouse_Existing North Elevation
PL.006_Gatehouse_North Elevation
PL.007_Gatehouse_Existing South Elevation
PL.007_Gatehouse_South Elevation
PL.008_Gatehouse_East and West Elevation
PL.008_Gatehouse_Existing East and West Eleva
PL.009_Gatehouse_Existing Section AA and BB
PL.009_Gatehouse_Section AA and BB
PL.010_Chapel_Ground Floor Plan.pdf
1229_PL_010_Gatehouse_Proposed Ground Floor Plan
PL.011_Chapel_Roof Plan
PL.011_Gatehouse_Proposed First Floor Plan
PL.012_Chapel_North and South Elevations
PL.013_Chapel_East and West Elevation
PL.013_Gatehouse_Proposed North Elevation
PL.014_Chapel_Section AA
PL.014_Gatehouse_Proposed South Elevation
PL.016_Gatehouse_Proposed Section AA and BB
Condition and Repair Recommendations
Hillingdon Uxbridge Cemetery Structural report
Design and Access Statement

Date Plans Received: 06/10/2014

Date(s) of Amendment(s):

Date Application Valid: 06/10/2014

1. CONSIDERATIONS

1.1 Site and Locality

This application relates to Hillingdon & Uxbridge Cemetery, comprising Chapels and

cemetery grounds, located on the south side of Hillingdon Hill. Access to the Cemetery is via the Gate House entrance located between 42 and 44 Hillingdon Hill and the two Chapel buildings, one a catholic chapel, and the other a Church of England chapel, lie some 70m from the road. The chapels and the Gate House are Grade II listed buildings, and are surrounded by the cemetery burial grounds. The application site lies within the Green Belt, as designated in the adopted Hillingdon Unitary Development Plan.

1.2 Proposed Scheme

The Gate House building provides an entrance to the site and adjacent chapels, and establishes the setting for the ceremonial requirements of the site. The cemetery remains in use as a burial ground, and the Chapels are still functional. The Gate House has been vacant for a number of years and was last used as an office. One of the Chapels has already been rebuilt following a fire, and the second is included within this application.

The Gate House is in a dilapidated condition and on English Heritage's Buildings at Risk Register. The extent of deterioration to the Gate House, renders it uninhabitable and the building requires substantial repair in order to bring it back into use. The following works are therefore proposed to bring it back into use:

1. Removal of the toilet extensions on both the east and west elevations of the building and construction of a new brick extension on the eastern elevation.
2. Installation of a new internal staircase and associated internal alterations;
3. Replacement of glazing in all of the windows in the building;
4. Repoint and repair external walls, including the reconstruction of fallen quoins and dressings;
5. Overhaul of all rainwater goods;
6. Relocation of historic map;
7. Removal of all internal doors and replacement with ones more suited to the age and style of the building;
8. Removal of plywood decking over boarding floor timbers;
9. Removal of existing roof finish to expose rafters below to allow for the installation of new 50x25mm sawn tanalised softwood battens. Salvaged & new clay tiles to be relaid and chimney re-pointed if necessary.

In relation to the Chapel, the repairs are limited to the cleaning, repointing and repair of the brickwork where required, overhaul of all the windows and doors, replacement of any tiles where required, and repair to the downpipe and hopper.

1.3 Relevant Planning History

64409/APP/2009/2268 Hillingdon And Uxbridge Cemetery Hillingdon Hill Hillingdon
Repair and Refurbishment of existing Chapel.

Decision Date: 07-04-2010 **Approved** **Appeal:**
64409/APP/2009/2269 Hillingdon And Uxbridge Cemetery Hillingdon Hill Hillingdon
Refurbishment of existing Chapel (Application for Listed Building Consent)

Decision Date: 06-05-2010 **Approved** **Appeal:**

Comment on Planning History

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

English Heritage:

No comments received at the time of writing the report for the application. These will be reported at the Committee meeting.

Urban Design/Conservation:

We will need to condition, with details to be submitted prior to the start of that element of the work:

All new internal and external joinery, including internal and external doors and the new staircase at 1:10, 1:5 or to full scale as appropriate.

All new windows to be traditionally constructed in timber, details of their construction and design, and details of the works to upgrade the existing windows, including secondary glazing, to be submitted. Drawings to include cross-sections of the frames, glazing bars and cills at an appropriate scale. Trickle vents are not to be incorporated.

Samples of the new bricks and roofing tiles to be submitted for agreement; a sample panel of brickwork to be provided on site so that the bond, mortar mix and pointing style can be agreed.

All new gutters, down pipes and hopper heads to be in cast iron, to the original design, dimensions and profile.

The new location of the cemetery layout map and frame are to be agreed prior to their removal.

The location, design and materials/finishes of all new vents, flues, external pipework (including SVPs) and security equipment, such as lights, cameras and associated cabling, are to be agreed prior to their installation.

Details of the work required to upgrade the insulation of the floors, walls and roof space; and details of any works to comply with means of escape and fire regulations to be submitted.

A detailed methodology for the approach to the repair of the external stone work to be agreed.

All new works to match existing etc.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.HE1 (2012) Heritage

Part 2 Policies:

BE9 Listed building consent applications for alterations or extensions

LPP 7.10 (2011) World Heritage Sites

LPP 7.6 (2011) Architecture

LPP 7.8 (2011) Heritage assets and archaeology

LPP 7.9 (2011) Heritage-led regeneration

NPPF12 NPPF - Conserving & enhancing the historic environment

5. MAIN PLANNING ISSUES

The proposed works are considered to be acceptable and would remove the unsightly additions to the Gate House building. The works would also bring in much needed improvements and repairs to both this and the Chapel building.

The proposed scheme has been well thought through and would bring back into use the Gate House building that is on the English Heritage Buildings at Risk Register, and overall, would enhance the special architectural or historic interest of both the Grade II listed buildings.

The proposals would therefore comply with the Councils adopted policies and no objection is raised to the proposed works.

6. RECOMMENDATION

APPROVAL subject to the following:

1 LB1 Time Limit (3 years) - Listed Building 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 LB10 Internal and External Finishes (Listed Buildings)

All new works and works of making good to the retained fabric of the building, whether internal or external, shall be finished to match the existing fabric with regard to methods used and to material, colour, texture and profile.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

3 LB11 Further Details (Listed Buildings)

Detailed drawings, cross sections and/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) All new internal and external joinery including internal and external doors and the new staircase at 1:10/1:5 or to full scale as appropriate;
- (b) Cross sections and detailed drawings of the windows and frames, including glazing bars and cills;
- (c) Design, dimensions and profile of all new gutters, down pipes and hopper heads;
- (d) Location, design and materials/finishes of all new vents, flues, external pipework (including SVPs) and security equipment, such as lights, cameras and associated cabling;
- (e) Details of the work required to upgrade the insulation of the floors, walls and roof space, and details of any works to comply with means of escape and fire regulations to be submitted;
- (f) Details of the new French drains and slot drains to threshold

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 LB2 External Stone repairs

Prior to the commencement of any works/repairs to the external stone, a detailed methodology shall be submitted to and approved in writing by the Local Planning Authority, which outlines the approach to repair the stone. The works to the stone shall be carried out in accordance with this approved methodology.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 LB9 Samples of materials

Samples of all materials and finishes to be used for all external surfaces of the building, including the erection of a sample panel of the brickwork showing the bond, mortar and pointing, are to be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun. The works shall be carried out in accordance with the approved details.

REASON

To safeguard the special architectural and historic interest of the building in accordance with Policy BE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 NONSC Cemetery Map

Prior to the removal of the cemetery layout map and frame, details/plans shall be submitted to and approved in writing by the Local Planning Authority outlining the new location of these features. The layout map and frame shall be resited and retained in this agreed location unless otherwise agreed by the Local Planning Authority.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE9 Listed building consent applications for alterations or extensions

LPP 7.10 (2011) World Heritage Sites

LPP 7.6 (2011) Architecture

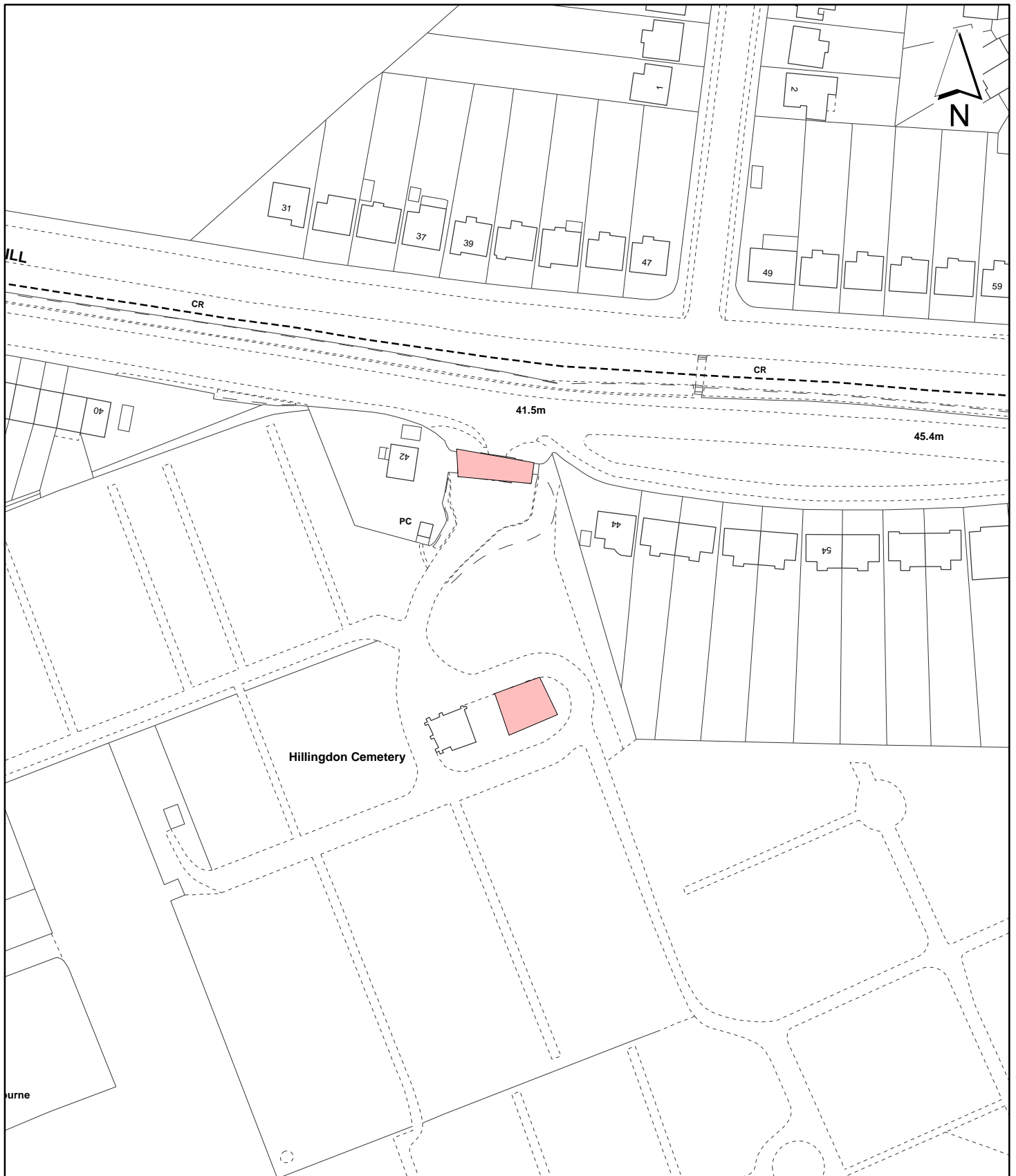
LPP 7.8 (2011) Heritage assets and archaeology

LPP 7.9 (2011) Heritage-led regeneration


NPPF12 NPPF - Conserving & enhancing the historic environment

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Notes

 Site boundary

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Site Address

**Hillingdon & Uxbridge Cemetery
 Hillingdon Hill**

Planning Application Ref:
64409/APP/2014/3560

Planning Committee
Major

Scale
1:1,250

Date
November 2014

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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