

Report of the Director of Planning & Community Services Group

Address 505-509 (INCLUDING 89-91 GRANGE ROAD) UXBRIDGE ROAD HAYES

Development: Demolition of former workshop and garage buildings (Nos.505-509 Uxbridge Road) and demolition of a pair of semi-detached dwellings (Nos.89-91 Grange Road) (Application for Conservation Area Consent.)

LBH Ref Nos: **9912/APP/2009/1908**

Drawing Nos: Supporting Planning Statement
Design & Access Statement
Replacement of Existing Buildings Justification Statement
Arboricultural Survey & Schedule
08902/PL/01
08902/PL/02
08902/PL/14
08902/PL/15
7031-2

Date Plans Received: 14/08/2009

Date(s) of Amendment(s):

Date Application Valid: 14/08/2009

DEFERRED ON 26th January 2010 FOR FURTHER INFORMATION ON

This application was deferred at the meeting of the Committee on 26th January 2010 to enable a members' site visit. In addition, since the meeting further amended plans have been received in relation to the proposed scheme for the redevelopment of the site (the subject of planning reference 9912/APP/2009/1907) which is the subject of a separate report elsewhere on the agenda.

1. CONSIDERATIONS

1.1 Site and Locality

The application comprises of 0.38ha of land with frontages to Uxbridge Road, Grange Road and Elmlea Drive. Two buildings and two dwelling houses currently occupy the site.

A car showroom with offices fronts on to Uxbridge Road. A large, pitched roof, single storey workshop building is located to the rear of the site to the rear of the showroom. Two semi detached dwelling houses front Grange Road.

The site is within, but on the edge of Hayes Village Conservation Area. The surrounding area is characterised by a range of land uses. The Uxbridge County Court is located on the opposite side of Grange Road with Metropolitan Open Land beyond. On the corner of Grange Road and Elmlea Drive is the Hayes Cottage Nursing Home. The western side of the site, along Uxbridge Road, is characterised by semi detached and detached dwelling houses.

The Hayes Village Conservation Area is very attractive with a wide variety of open spaces at the centre. The Parish Church to the east is linked by Church Walk to the group around Barra Hall and Wood End. It is quite likely that this was the original line of the east-west road which now lies to the north along the busy dual carriageway; Uxbridge Road. Towards the Uxbridge Road, are the Botanical Gardens and Arboretum, and the Beck Theatre with landscaped areas around it. In contrast to this open space is the urban street scene of Church Road with a curving form lined by good traditional buildings with a few less fortunate modern infill developments.

1.2 Proposed Scheme

The application seeks Conservation Area Consent for the demolition of former workshop and garage buildings and demolition of a pair of semi detached dwellings on Grange Road.

The demolition works are sought to make way for the proposed erection of a residential flatted development comprising of 2 four bedroom, 7 three bedroom, 25 two bedroom and 11 one bedroom units, 40 on-site parking spaces and associated landscaping (planning reference 9912/APP/2009/1907).

1.3 Relevant Planning History

9912/APP/2008/3559 Land At 505-511 (Including 89-91 Grange Road) Uxbridge Road
Redevelopment of site to provide 70 residential units with associated access, amenity space, landscaping and car parking.

Decision Date: 16-03-2009 **Refused** **Appeal:**23-OCT-09 **Dismissed**

9912/APP/2008/3560 505-511 (Including 89-91 Grange Road) Uxbridge Road Hayes
Demolition of former workshop and garage buildings (Nos.505-509 Uxbridge Road) and demolition of a pair of semi-detached dwellings (Nos.89-91 Grange Road) (Application for Conservation Area Consent).

Decision Date: 16-03-2009 **Refused** **Appeal:**23-OCT-09 **Dismissed**

9912/APP/2009/1907 505-509 (Including 89-91 Grange Road) Uxbridge Road Hayes
Redevelopment of site to provide 45 residential units with associated access, amenity space, landscaping and car parking. (Amended plans)

Decision Date: **Appeal:**

Comment on Planning History

Comments on the planning history of the site can be viewed in the committee report with reference 9912/APP/2009/1907 which is being considered on this agenda.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 7th October 2009

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

The application was advertised under Article 8 of the Town and Country Planning Act (1990) as an application for a Conservation Area Consent. Two site notices were erected on Grange Road and Uxbridge Road and a public notice was placed in a local paper. 174 adjoining owners/occupiers were consulted directly by letter.

No comments from the public were received specially concerning the application for Conservation Area Consent. Comments on the planning application proposal can be viewed in the committee report with reference 9912/APP/2009/1907 which is being considered on this agenda.

The Conservation and Urban Design Officer has advised that there is no objection to the loss of the garage and the buildings immediately behind it, but the houses do have some merit. However, on balance, it is not considered that it would be reasonable to withhold consent for the demolition of the cottages provided the design of the proposed scheme for the redevelopment of the site is appropriate to the character and appearance of the conservation area. With regard to the proposals, which have been subject to discussion with officers, the general bulk, massing and detailed design of the scheme are now acceptable from a conservation and design point of view. The quality of the current scheme is such that no objection is raised to the demolition of the cottages fronting Grange Road.

No objection is therefore raised to the proposal subject to any conservation area consent being linked to the planning permission for the redevelopment of the site to prevent premature demolition. A photographic record of the existing cottages should also be required prior to demolition.

4. 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:

BE4 New development within or on the fringes of conservation areas

5. MAIN PLANNING ISSUES

There are two issues under consideration. Firstly, whether any buildings proposed for demolition warrant retention. Secondly, whether an acceptable scheme has been brought forward to allow demolition of the buildings within a Conservation Area.

Planning Policy Guidance Note 15 - Planning and the Historic Environment states that local planning authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in question; this should be the prime consideration in determining a consent application. In the case of conservation area controls, however, account should clearly be taken of the part played in the architectural or historic interest of the area by the building for which demolition is

proposed, and in particular of the wider effects of demolition on the building's surroundings and on the conservation area as a whole.

PPG15 goes on to further state that the general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. Where a building makes little or no such contribution the local planning authority will need to have full information about what is proposed for the site after demolition. Consent for demolition should not be given unless there are acceptable and detailed plans for any redevelopment.

The buildings proposed for demolition are a pair of semi detached properties on Grange Road (Nos. 89-91) and the former garage and workshop buildings on 505-509 Uxbridge Road.

There are no objections to the demolition of the workshop buildings as they do little to contribute to the character and appearance of the Conservation Area. However, the pair of semi detached cottages on Grange Road are considered to make a positive contribution to the character and appearance of the Conservation Area. Notwithstanding this, the Conservation and Urban Design Officer is of the view that the current scheme for the redevelopment of the site is of a quality such that no objection should be raised to the demolition of these dwellings. This is subject to any conservation area consent being linked to the planning permission for the redevelopment of the site to prevent premature demolition and a full photographic record of the existing dwellings being required prior to demolition. Approval of the application is therefore recommended on this basis.

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 CAC2 Demolition - requirement for development contract

No demolition shall take place until a contract for the redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.

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 Photographic survey

No works of demolition shall commence until a full photographic survey of the existing dwellings has been submitted to, and approved in writing by, the Local Planning Authority.

REASON

To provide a photographic record of the existing dwellings and documentary evidence of the development of the Hayes Village Conservation Area in accordance with the aims of Policy BE4 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

- 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 There are no objections to the demolition of the workshop buildings as they do little to contribute to the character and appearance of the Conservation Area. However, the pair of semi detached cottages on Grange Road are considered to make a positive contribution to the character and appearance of the Conservation Area. Notwithstanding this, the Conservation and Urban Design Officer is of the view that the current scheme for the redevelopment of the site is of a quality such that no objection should be raised to the demolition of these dwellings. This is subject to any conservation area consent being linked to the planning permission for the redevelopment of the site to prevent premature demolition and a full photographic record of the existing dwellings being required prior to demolition.

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 (February 2008) and national guidance.

BE4 New development within or on the fringes of conservation areas

Contact Officer: Mark Smith

Telephone No: 01895 250230

