

Report of the Head of Planning & Enforcement

Address HILLINGDON AND UXBRIDGE CEMETERY HILLINGDON HILL
HILLINGDON

Development: Refurbishment of existing Chapel (Application for Listed Building Consent)

LBH Ref Nos: 64409/APP/2009/2269

Drawing Nos: DESIGN
100
100-1 (1:1250 Location Plan)
202
103
DRAWING ISSUE SHEET
201
102
200
101

Date Plans Received: 19/10/2009

Date(s) of Amendment(s):

Date Application Valid: 19/10/2009

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 a gatehouse entrance located between 42 and 44 Hillingdon Hill and the two Chapel buildings, one a catholic chapel, the subject of this application, and the other a Church of England chapel, lie some 70m from the road. Both chapels 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 (Saved Policies September 2007).

1.2 Proposed Scheme

The Catholic Chapel was damaged by fire and as a result has lost its roof and has a very badly damaged interior. Much of the stone work has been damaged by the heat of the fire, leaving the arches and metal windows in very poor condition. The decorative central supporting column within the building has been reduced to stick like proportions and is no longer structurally sound and the elevations have been soot covered.

This application, which is accompanied by an application for listed building consent and can be found elsewhere on the agenda, seeks to repair the damaged Chapel and bring it back into use.

The main external works comprise cleaning, repointed and the use of new stone work for the chapel walls and Gable elevations. The remaining original windows would be carefully removed and repaired and new windows replicating the original windows will be installed

where it is not possible to refurbish the existing windows. New substantial pair of treated softwood arched gothic doors, which form the porch doors, would be installed. These doors would be painted finished and incorporate black ironmongery, all too exactly match the doors and ironmongery of the existing chapel.

New roof trusses would be erected to support a new roof. The new roof would comprise a gable pitched roof with finials between the northern and southern gable elevations and a gable pitched roof and a central valley gutter over the chapel porch along the west side of the building. Again, these would replicate the original roof of the chapel.

The main internal works comprise taking up the remaining chequered floor tiles, re-level the floor and reinstate the chequered floor tiles. The internal spine walls would be refurbished and the stone arches repaired. The brickwork would be repointed, original plastered walls would be re-plastered using lime hair plaster, and general internal redecoration would be carried out. All internal doors and window would be made good, either through repair or be replicated to match existing.

1.3 Relevant Planning History

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

Decision Date:

Appeal:

Comment on Planning History

The above application should be read in conjunction with this current application for listed building consent, and can be found elsewhere on this agenda.

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

5 adjoining owner/occupiers and the Ickenham Residents' Association have been consulted. The application has been advertised as a development that affects the special architectural or historic interest of a listed building. No comments have been received.

Uxbridge Local History & Archive Society: No comments received.

English Heritage:

English Heritage supports the like for like repair and reinstatement of this listed chapel after a recent fire. The submission seems appropriate and well considered, and therefore is supported. It is recommended that the local planning authority attach conditions requiring the submission of sample materials for new stonework, new roof tiles and new floor tiles, and conditions requesting detailed drawings of leaded lights, doors and ironmongery.

Urban Design/Conservation:

This is a mid C19 chapel by Benjamin Terrey. It is one of a pair of similar design, set

behind a gatehouse with covered entrance fronting Hillingdon Hill. All of the buildings are of coursed rubble with freestone dressings, plain clay tiled roofs in Early English style.

The building is included on the EH Buildings at Risk Register.

RECOMMENDATIONS: The repairs are to be welcomed and include some minor improvements to the building - the unblocking of two windows, the reinstatement of the original floor finish and the removal of an unsightly boiler flue.

The application drawings and supporting schedule have been well considered and carefully drafted. Subject to EH support and GoL final approval, no objections are raised subject to conditions requiring further details and samples.

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

BE9 Listed building consent applications for alterations or extensions

5. MAIN PLANNING ISSUES

The proposed works are considered to be acceptable and would reintroduce the original features of the Chapel. The proposed scheme has been well thought through, particularly as new replicas of the original elements of the chapel will be used where it is not possible to repair or refurbish the original elements.

The proposal would bring back into use a chapel building that is on the English Heritage Buildings at Risk Register, and overall, would enhance the special architectural or historic interest of a Grade II listed building.

The proposal would therefore comply with policies BE8 and BE9 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

This application is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 SP01 Council Application Standard Paragraph

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land).

2 CAC1 Time Limit (5 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.

3 CAC5 Works to building's interior

Unless specified on the approved drawings, the Local Planning Authority's agreement must be sought for the opening up of any part of the interior of the building.

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 CAC13 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 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 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) Samples of all materials to be agreed on the exterior of the building including: clay tiles, ragstone, brickwork and stone for window surrounds and dressings;

(b) Samples of plastic stone work repairs; general pointing mix and style;

(c) Detailed drawings illustrating the design and construction of the new external gothic arch double doors and hinges;

(D) Cleaning method for stone work;

(E) Detailed drawings of the design of the central stone column capital, wall brackets (kneelers) supporting roof structure and roof finials;

(F) Detailed drawings of the construction and design of the new windows;

(G) Details of the decorative joinery to the internal roof structure to be submitted.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policy BE8 of the Hillingdon Unitary Development Plan.

6 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).

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 (February 2008) and national guidance.

BE8 Planning applications for alteration or extension of listed buildings

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 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

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** 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.

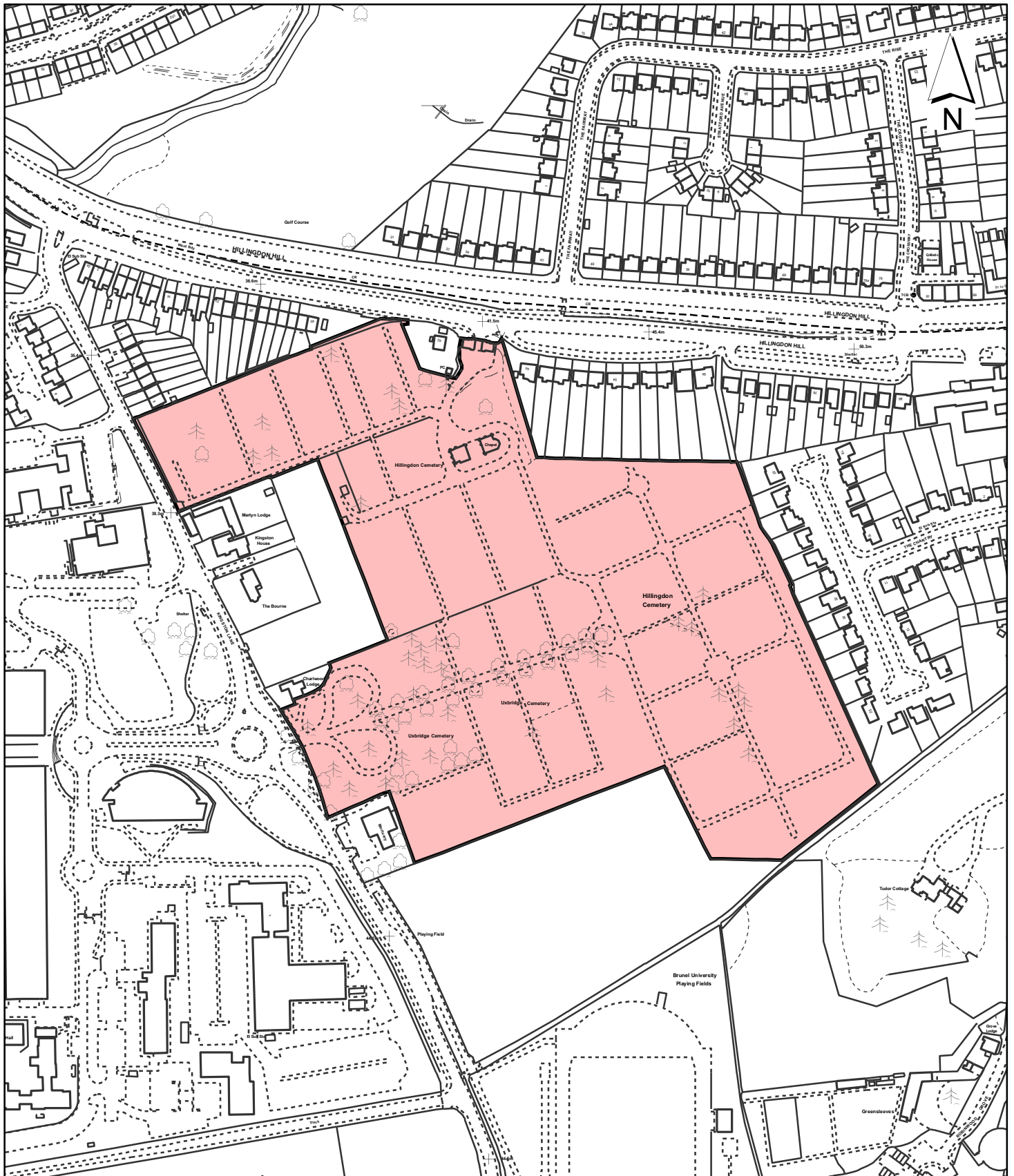
- 7** Your attention is drawn to condition 5 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this condition. The Council may consider taking enforcement action to rectify the breach of this condition. For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

- 8** To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.


- 9** Written notification of the intended start of works shall be sent to Planning & Community Services, London Borough of Hillingdon, Civic Centre, High Street, Uxbridge, UB8 1UW at least seven days before the works hereby approved are commenced.

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Hillingdon & Uxbridge Cemetery
Hillingdon Hill
Hillingdon**

Planning Application Ref:

64409/APP/2009/2269

Planning Committee

Central and South

Scale

1:3,000

Date

February 2010

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



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