

Report of the Head of Planning & Enforcement

Address YIEWSLEY GRANGE HIGH STREET YIEWSLEY

Development: Amendment (to allow for widening of entrance gates and increase in number of car parking spaces) to Listed Building Consent ref. 866/APP/2009/1885 dated 30/11/2009: Change of use from Class B1 (Business) to Class D1 (Non-Residential Institution) for use as a specialist educational day centre, including re-siting of existing garden sheds and new fencing to rear.

LBH Ref Nos: 866/APP/2009/2642

Drawing Nos: 4549-II
4549-III
4549-V A
Flood Risk Assessment
4549-9
4549-IV
4549-VI
Flood Warning and Evacuation Strategy
4549-VII
Addendum to Design and Access Statement September 2009
Transport Assessment
Travel Plan
4549-4
4549-5
4549-6
4549-7 A
4549-11 A
Design and Access Statement December 2009
Design and Access Statement August 2009
4549-19 B

Date Plans Received: 07/12/2009

Date(s) of Amendment(s): 25/02/2010

Date Application Valid: 23/12/2009

1. CONSIDERATIONS

1.1 Site and Locality

The application site has an area of 0.6 hectares and is located on the east side of High Street, Yiewsley adjacent to the River Pinn. It contains a two storey timber framed property originally used as a house with a modern extension built in the 1980s to the rear. It has a floor area of approximately 830 sq metres.

The property is Grade II listed and was last used as offices. It is currently vacant. There is a stable block at the side of the building connected to the main building by a covered walkway. There is some landscaping and hard surfaced parking areas to the front and side of the building with extensive grounds to the rear.

The area surrounding the site is mixed in character with a renovated barn complex housing a pharmaceutical company and two storey dwellings in Philpots Close to the south of the site. On the opposite side of High Road is a retail park with associated surface car parking.

1.2 Proposed Scheme

Full planning permission is sought for an amendment to planning permission ref. 886/APP/2009/1884 dated 30 November 2009 for the change of use of the property from Class B1 (Business) to Class D1 (Non-Residential Institution) for use as a specialist educational day centre, including re-siting of existing garden sheds and new fencing to rear. The amendments comprise;

- * An increase in the width of the entrance gates at the front of the property from 3.2 metres to 4.8 metres.
- * An increase in the number of on site car parking spaces from 13 to 15.
- * The re-siting of the proposed refuse and cycle stores.
- * The retention of the existing gravel surface to the car parking area in lieu of the concrete block paving previously approved.

All other aspects of the scheme would remain as previously approved.

1.3 Relevant Planning History

866/APP/2009/1884 Yiewsley Grange High Street Yiewsley

Change of use from Class B1 (Business) to Class D1 (Non-Residential Institution) for use as a specialist educational day centre, including re-siting of existing garden sheds and new fencing to rear.

Decision Date: 24-11-2009 Approved **Appeal:**

866/APP/2009/1885 Yiewsley Grange High Street Yiewsley

Change of use from Class B1 (Business) to Class D1 (Non-Residential Institution) for use as a specialist educational day centre, including re-siting of existing garden sheds and new fencing to rear. (Application for Listed Building Consent).

Decision Date: 24-11-2009 Approved **Appeal:**

Comment on Planning History

Planning permission and listed building consent were granted on 30 November 2009 for the change of use of the property from Class B1 (Business) to Class D1 (Non-Residential Institution) for use as a specialist educational day centre, including re-siting of existing garden sheds and new fencing to rear (Ref. 866/APP/2009/1884 & 1885). The permissions have not yet been implemented.

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

EXTERNAL CONSULTEES

The application was advertised as development affecting the setting of a listed building under the Planning (Listed Buildings and Conservation Areas Act 1990) and 35 neighbours were consulted together with the Yiewsley Community Involvement Group, Chamber of Commerce and Yiewsley & West Drayton Town Centre Action Group. 1 reply has been received from the Yiewsley & West Drayton Group raising no objections providing the integrity of the Grade II listed building remains intact.

INTERNAL CONSULTEES

PRINCIPAL CONSERVATION AND URBAN DESIGN OFFICER

Yiewsley Grange is a timber framed house of late C16 or early C17 date although much altered circa 1700, with later C18 and C19 additions. Most of the original fabric is concealed, but some chamfered beams and framing are visible at ground floor level. It has an early C18 red brick front of 2 storeys, 5 windows wide, now crowned by 2 Victorian gable ends. To the left there is a late C18 battlemented gothic tower in light red brick. On the left hand return this is partly concealed by a late C19 canted bay. There is also an attractive group of single storey outhouses located to the rear of the house.

There is a long, well designed two storey modern (1980s) range of offices to the rear of the original house, with some landscaping and hard surfaced parking areas to the front and side of the building.

No objection is raised in principle to the detailing of the new entrance, although the detailed design of the new gates and gate piers should be subject to safeguarding conditions, as the gates are likely to be heavier than those existing (which are relatively modern) and require additional support and possibly an amended design to accommodate this. Where possible the existing bricks should be reused, as should the capping to the piers and the coping/tile creasing detail should be replicated. Sample panels will be required to check brick type, bond and mortar mixes.

The proposed bin store enclosure would be 1.5m high and 3m long and appears to sit slightly forward of the main elevation. It is considered that it would appear quite visible from the frontage and has the potential to detract from the setting of the house. In addition, the bike store, which appears rather large, would be visible from the site entrance. Both of these features should be relocated to more discrete locations. If possible the bike store should be reduced in size, and would be less intrusive if left uncovered. If the store does need to be covered, and is visible from the frontage area, then an improved design should be sought.

It would be preferable for larger areas of planting to be retained directly in front of the house and further details of hard/soft landscape proposals for the site, particularly the frontage, should be provided.

The timber fence to the side of the house would be acceptable if close boarded, rather than of pre-constructed panels, and painted or stained a dark colour. Drawing no. 4549-IV is not clear on this.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area.
- PT1.9 To seek to preserve statutory Listed Buildings and buildings on the Local List.
- PT1.12 To avoid any unacceptable risk of flooding to new development in areas already liable to flood, or increased severity of flooding elsewhere.

Part 2 Policies:

- OL5 Development proposals adjacent to the Green Belt
- BE8 Planning applications for alteration or extension of listed buildings
- BE9 Listed building consent applications for alterations or extensions
- BE10 Proposals detrimental to the setting of a listed building
- 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.
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- R10 Proposals for new meeting halls and buildings for education, social, community and health services
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons

5. MAIN PLANNING ISSUES

Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies September 2007 states that applications for planning permission to alter or extend statutory listed buildings or buildings on the local list will normally only be permitted if no damage is caused to historic structures. Any additions should be in keeping with other parts of the building and any new external or internal features should harmonise with their surroundings.

The impact of the proposed development on the existing listed building and street scene has already been considered in relation to application ref. 866/APP/2009/1884.

With regard to the amendments now sought, the Conservation and Urban Design Officer raises no objection in principle to the proposed widening of the entrance gates by 1.2 metres in relation to the impact on the listed building or the street scene.

The re-siting of the proposed refuse and cycle stores is however of concern due to their exposed locations. However, notwithstanding the details shown on the submitted drawings, it is considered that alternative less intrusive locations for these structures could

be secured through appropriate planning conditions.

It is not considered that the provision of 2 additional car parking spaces at the front of the property would have a significantly greater impact on the listed building or the street scene subject to implementation of the proposed landscaping scheme. Accordingly no objection is raised in listed building or street scene terms to the proposed amendments. As such, the scheme is considered to comply with Saved Policy BE8.

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 M3 Boundary treatment - details

No development shall take place until details of the design of the proposed 2 metre high timber acoustic fencing on the boundary with properties in Philpots Close have been submitted to, and approved in writing by, the Local Planning Authority. The fencing shall be erected in accordance with the approved details before the use hereby permitted is commenced and shall thereafter be permanently retained.

REASON

To ensure that the design of the proposed fencing is in keeping with the character and appearance of the listed building and in the interests of the visual and aural amenities of the occupiers of adjoining residential properties in accordance with Policy BE8 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 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).

4 NONSC Details of gates and gate piers

Notwithstanding the details shown on the approved drawings, no development shall take place until details of the design, including structural details, of the proposed entrance gates and gate piers, have been submitted to, and approved in writing by, the Local Planning Authority. Such details shall include details and samples of the mortar mixes, bond and any new bricks/tiles to be used in the gate piers including the capping to the

piers and the coping/tile creasing detail. These shall include the utilisation of existing materials where feasible and a sample brick panel detailing brick type, bond and mortar mixes which shall be retained on site for the duration of works.

REASON

To ensure that the design of the proposed entrance gates and gate piers is in keeping with the character and appearance of the listed building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 M4 Fencing to side of listed building

Notwithstanding the details shown on the approved drawings, no development shall take place until details of the proposed timber fencing to the side of the listed building shown on drawing no. 4549-IV, including its form of construction and external treatment, have been submitted to, and approved in writing by, the Local Planning Authority. The fencing shall be erected in accordance with the approved details before the use hereby permitted is commenced and shall thereafter be permanently retained.

REAS

To ensure that the design of the proposed fencing is in keeping with the character and appearance of the listed building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 MCD10 Refuse Facilities

Notwithstanding the details shown on the approved drawings, no development shall take place until details of the siting of the proposed covered and secure timber fenced refuse and recycling store have been submitted to, and approved in writing by, the Local Planning Authority. The store shall be erected in accordance with the approved details before the use hereby permitted is commenced and shall thereafter be permanently retained.

REASON

To ensure that the design of the proposed refuse store is in keeping with the character and appearance of the listed building and in order to safeguard the amenities of the area, in accordance with Policies BE8 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

7 H16 Cycle Storage - details to be submitted

Notwithstanding the details shown on the approved drawings, no development shall take place until details of the siting and design of the proposed covered and secure cycle store to accommodate a minimum of 24 cycles have been submitted to, and approved in writing by, the Local Planning Authority. The store shall be erected in accordance with the approved details before the use hereby permitted is commenced and shall thereafter be permanently retained.

REASON

To ensure that the design of the proposed cycle store is in keeping with the character and appearance of the listed building and to ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policies BE8 and AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan (February 2008).

8 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved

landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

10 OM11 Floodlighting

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON

To safeguard the character and appearance of the listed building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

11 NONSC Treatment of car parking area - details

No development shall take place until details and samples of the treatment of the proposed car parking area including surfacing materials, marking out of parking spaces and any associated lighting and signage have been submitted to, and approved in writing by, the Local Planning Authority. The proposed car parking area shall be constructed in accordance with the approved details before the use hereby permitted is commenced and shall thereafter be permanently retained.

REASON

To ensure that the design of the proposed car parking area is in keeping with the character and appearance of the listed building and does not prejudice highway conditions by reason of surfacing materials being deposited on the adjoining highway in accordance with Policies AM7 and 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 There is no objection in principle to the proposed amendments to listed building consent ref. 866/APP/2009/1885 comprising the widening of the entrance gates, the increase in on site car parking from 13 to 15 spaces and the retention of the existing gravel surface in relation to the impact on the listed building or the street scene. Whilst, concerns are raised at the re-siting of the proposed refuse and cycle stores, it is considered that more suitable locations for these structures could be secured by appropriate planning conditions.

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.

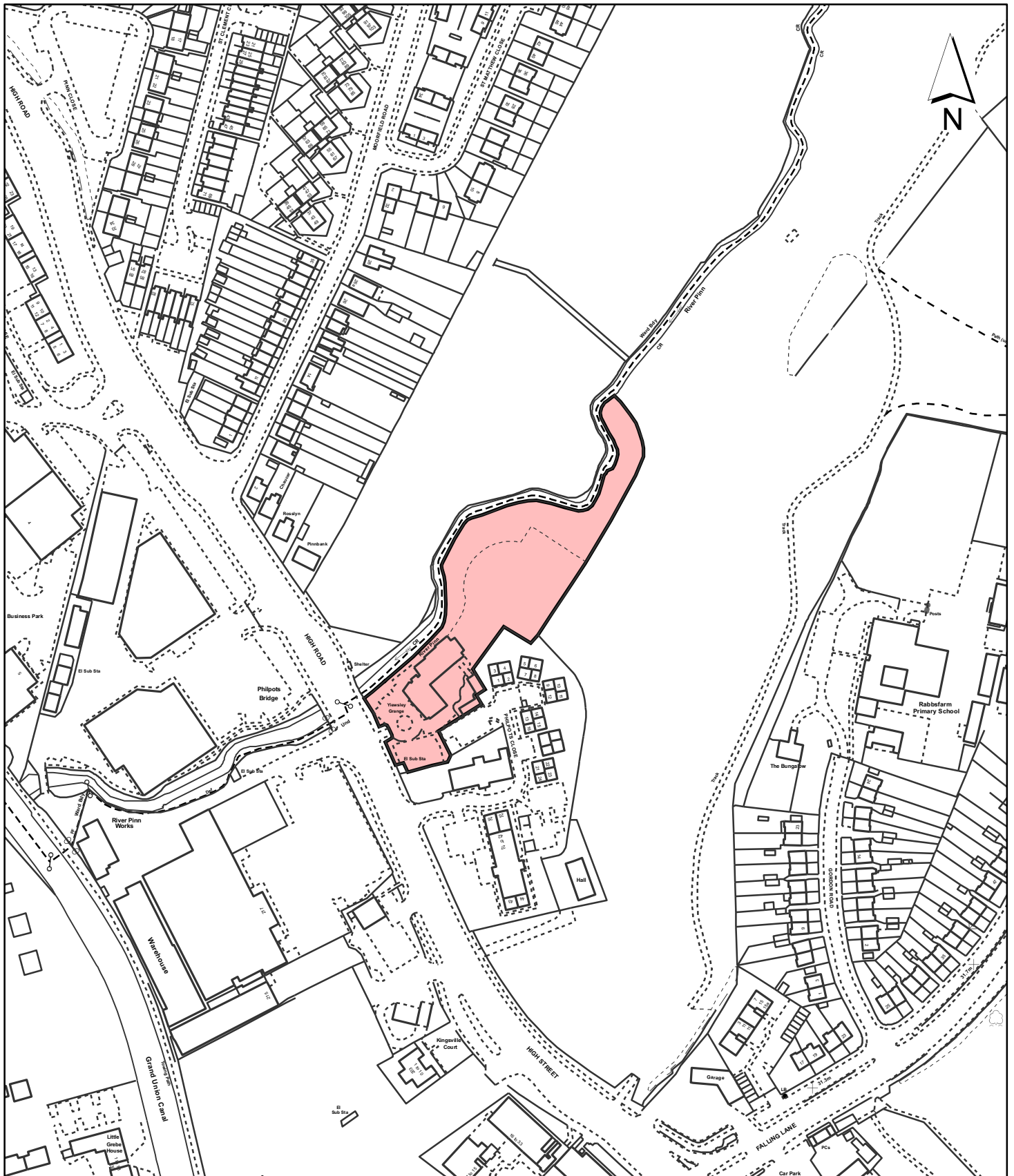
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- AM15 Provision of reserved parking spaces for disabled persons

3 You are advised that the property and buildings are Grade II listed and of considerable historical significance. The heritage status of the property and


buildings means that any further works (including internal changes) would require listed building consent.

Contact Officer: Mark Smith

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Notes

 Site boundary

For identification purposes only.

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Site Address

**Yiewsley Grange
High Street
Yiewsley**

Planning Application Ref:

866/APP/2009/2642

Planning Committee

Central and South

Scale

1:2,500

Date

February 2010

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
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