

## Report of the Head of Planning & Enforcement Services

**Address** 235-237 CHURCH ROAD HAYES

**Development:** Demolition of existing temporary steel and steel sheets structure (Application for Conservation Area Consent.)

**LBH Ref Nos:** 42401/APP/2010/173

**Drawing Nos:** Unnumbered Location Plan  
235/0110/02 rev.D  
235/0110/03 rev.D  
235/0110/04A rev.D  
235/0110/04B rev.D  
235/0110/04C rev.D  
235/0110/05 rev.D  
235/0110/06 rev.D  
235/0110/07A rev.D  
235/0110/07B rev.D

**Date Plans Received:** 29/01/2010                      **Date(s) of Amendment(s):** 29/01/2010

**Date Application Valid:** 12/02/2010

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site currently comprises a single-storey workshop building, and a single-storey storage building, formerly used for steel shutter engineering, located on an irregularly shaped plot of approximately 0.04ha on the western side of Church Road in Hayes. The site is bounded to the north by an ambulance station; to the south and west by residential properties; and to the east by Church Road, beyond which are mainly residential properties, some with business uses at ground floor level. The site falls within an Archaeological Priority Area and the Hayes Village Conservation Area as shown on the Hillingdon Unitary Development Plan Proposals Map. No.138 Church Road, which lies opposite the site, is a locally listed building.

#### 1.2 Proposed Scheme

This application seeks Conservation Area Consent for the demolition of the existing steel single-storey buildings on the site.

An application for the redevelopment of the site to provide a residential development comprising one studio flat and two 2-bedroom flats, with associated parking and

landscaping has been submitted concurrently with this proposal. That application (ref: 62360/APP/2010/648) also features on this Committee Agenda.

### **1.3 Relevant Planning History**

#### **Comment on Planning History**

The planning history can be summarised as follows:

42401/88/2268 - Retention of temporary building for office and storage use and erection of replacement wooden fence - Approved 10/05/89

42401/F/95/0216 - Change of use from builders yard to storage and assembly of security grilles and shutters plus associated portable office building - Approved 12/04/95

42401/G/96/0337 - Use of premises for storage and assembly of security grilles and shutters (involving renewal of planning permission ref: 42401/F/95/0216) and erection of a single-storey office extension, pretension of existing store and erection of 2m high close boarded fence - Approved 08/05/96

42401/H/96/3242 - Installation of a non-illuminated sign - Approved 17/01/97

42410/APP/2010/172 - Erection of two-storey end-of-terrace building with habitable roofspace comprising one studio flat and two 2-bedroom flats, with associated parking and amenity space, involving demolition of existing temporary steel and steel sheets structure) - No decision to date

## **2. Advertisement and Site Notice**

**2.1** Advertisement Expiry Date:- 31st March 2010

**2.2** Site Notice Expiry Date:- Not applicable

## **3. Comments on Public Consultations**

This application has been submitted concurrently with an application to redevelop the site for residential use. In some cases it is unclear whether objections relate to either one or both of the applications. Accordingly, all objections received in respect of both applications have been considered and are summarised below.

External consultees:

Consultation letters were sent to 33 local owner/occupiers and the Hayes Village Conservation Panel. It was also advertised by way of press notice. Eight letters of objection have been received which raise the following concerns:

- i) There was no consultation with 1 Church Green.
- ii) Overlooking of adjacent gardens.
- iii) The rear steel structure that will be demolished is fixed to a very old wall that forms the length of an adjacent garden.
- iv) It is not clear what height the rear building will be.
- v) The application states there will be a roof dwelling which is confusing.
- vi) Insufficient parking.
- vii) A high wall should be provided around the boundaries to ensure adjoining properties

are secure.

viii) Loss of privacy to neighbouring properties.

ix) Loss of natural light to properties in Lych Gate Walk.

x) If the proposed detached building was not proposed this space could be used to provide adequate onsite parking.

xi) The site is in a conservation area.

xii) It will cause further traffic congestion.

xiii) Parking in the surrounding area is already limited.

xiv) The football ground is due to be redeveloped for housing which will put increased pressure on Church Road and local resources.

xv) Any further affordable housing should be located in a less congested area.

xvi) Inconvenience during construction.

xvii) Impact on drainage system. Drains are situated beneath the properties and access to them drains is probably limited. If additional drains are connected there could be issues over capacity.

xviii) The area is already overcrowded with housing.

xix) Detrimental impact on the area around the Church and nearby buildings of historic importance which should be protected for the community.

xx) This area is already congested which delays response times of ambulances from the adjacent ambulance station.

A 21 signature petition was also received which raises the following objections:

a) The site is in a conservation area.

b) The development will cause increased traffic congestion.

c) The proposal will make the narrowest part of Church Road even more dangerous.

The petition also requests that yellow lines be removed from one side of the road as this encourages vehicles to speed endangering the safety of residents.

One letter of support has been received which states that subject to the provision of a high boundary wall and access gates for security purposes, and the relocation of the bin stores from adjacent to a residential boundary, no objections are raised as it is believed the proposal will enhance the area.

Councillor Lynne Allen has requested that the application be determined by Committee.

Following the submission of amended plans, relating to the proposed residential development, residents were reconsulted on 18/10/10. Two additional letters were received from adjoining properties, including one strongly in support of the proposals, which made the following points:

i) The removal of the rear accommodation is positive.

ii) Although the amended plans allow for more parking spaces per unit, this is still not enough.

iii) Significant concern is raised over the indication of a 1.5m high wooden fence on the plans. The existing wall, at the rear of site, which provides a boundary between the site and adjacent properties and has historical value, should be retained.

iv) The proposed development will enhance the area.

v) The vacant property is a haven for rats. Therefore the sooner the property becomes habitable the better.

vi) Support is given for the development to go ahead.

#### ENGLISH HERITAGE

No objection subject to a condition requiring the applicant to submit further details relating to archaeology.

#### AMBULANCE SERVICE

No response received.

Internal consultees:

#### CONSERVATION AND URBAN DESIGN OFFICER

The site lies at the heart of the Hayes Village Conservation Area. It is surrounded by two, to two and a half storey buildings, mostly of some age and of a traditional appearance. To the rear of the site are a number of ad hoc single storey structures, which are partially visible from the road.

No objection is raised in principle to the demolition of the temporary structures.

#### 4. **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

- PT1.7 To promote the conservation, protection and enhancement of the archaeological heritage of the Borough.
- 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
- OE1 Protection of the character and amenities of surrounding properties and the local area

#### 5. **MAIN PLANNING ISSUES**

##### IMPACT ON HAYES VILLAGE CONSERVATION AREA

The application site is located within a sensitive area. It falls within an Archaeological Priority Area and within Hayes Village Conservation Area as shown on the Hillingdon Unitary Development Plan Proposals Map. It lies opposite a locally listed building and locally listed buildings also exist to the north in Church Green, their rear gardens abutting the application site. St. Mary's Church, located approximately 90m to the north west, is a Grade II listed building.

In terms of visual appearance, the existing buildings on site, although set back from the road and partly screened from view for much of the time behind tall gates and wooden

fencing, are not considered to add value to the visual amenities of the streetscene. Their relatively poor condition and the ad hoc storage of materials on the site, arguably detract from the character and appearance of the Hayes Village Conservation Area.

Concern has been raised by residents over the potential demolition of an existing historic wall which provides the western boundary to the site. Whilst this is not visible from outside the site, it would appear to form part of a wall which runs along the rear of properties from the ambulance station to the north to Lych Gate Walk to the south. Limited views of the wall were available from within the site from gaps in the rear of the buildings and they did not appear to be attached to it. Given its importance and value to occupants of neighbouring properties its retention is desirable, and it is not considered that this would impede development proposals for the application site. Therefore, should approval be granted, its retention would be secured by way of condition.

#### COMMENTS ON PUBLIC CONSULTATION

In terms of the objections raised, with the exception of points (i), (iii), (xi), (xix) and (a) of the petition, these are considered to clearly relate to the proposed redevelopment of the site to provide residential accommodation and are therefore not applicable to this application. They have however, been addressed in the report for application ref: 42401/APP/2010/172.

Points (iii), (xi), (xix) have been addressed in this report.

Point (i) suggests that 1 Church Green was not consulted. Council records indicate that this property was consulted. Consultation letters were sent to 33 local owner/occupiers, the Hayes Village Conservation Panel and it was advertised by way of press notice. This exceeds statutory guidelines.

#### CONCLUSION

The demolition of existing structures on site would not detract from the character or appearance of the Hayes Village Conservation area. The proposal is considered to comply with UDP Policy BE4 and, accordingly, approval is recommended.

## 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 Retention of boundary wall**

Notwithstanding the approved plans, the existing wall, which provides the western boundary between the application site and no.1 Church Green and no.22 Lych Gate Walk shall be retained and maintained for the lifetime of the development.

**REASON**

To protect the character and appearance of the Conservation Area and in the interests of visual and residential amenity in compliance with policies BE4, BE13 and BE19 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** 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

OE1 Protection of the character and amenities of surrounding properties and the local area

**3** 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.

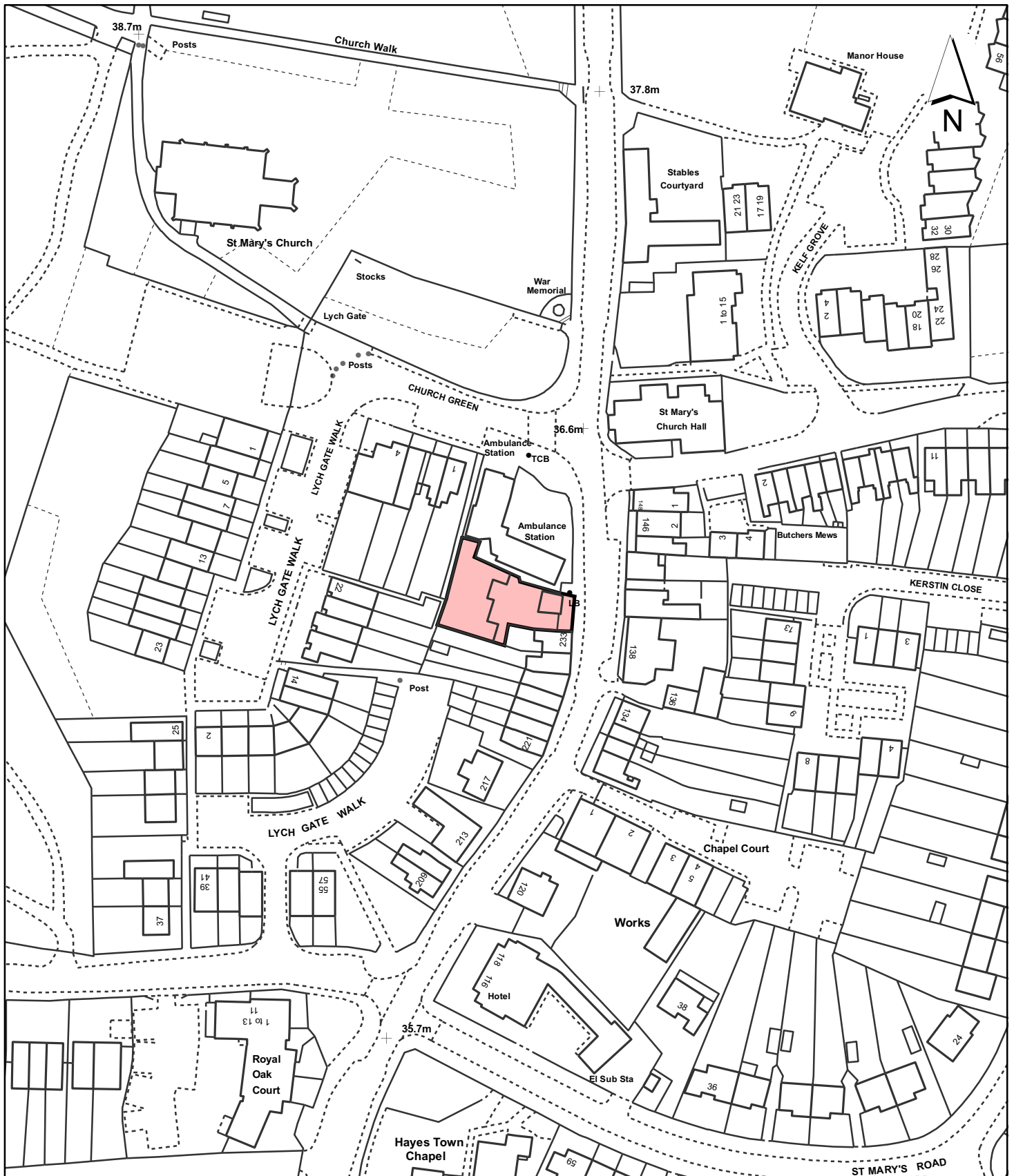
C) The elimination of the release of dust or odours that could create a public health nuisance.



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.

**Contact Officer:** Johanna Hart

**Telephone No:** 01895 250230



<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2010</p>	<p>Site Address</p> <p align="center"><b>235 - 237 Church Road Hayes</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Planning, Environment &amp; Community Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center"><b>42401/APP/2010/173</b></p>	<p>Scale</p> <p align="center"><b>1:1,250</b></p>	 <p align="center"><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee</p> <p align="center"><b>Central and South</b></p>	<p>Date</p> <p align="center"><b>November 2010</b></p>	