

Report of the Head of Planning & Enforcement Services

Address FORMER KINGS ARMS GARAGE SITE RICKMANSWORTH ROAD
HAREFIELD

Development: Conversion of existing listed building incorporating new two storey extension with habitable roofspace comprising 3 one-bedroom flats and part use as Class A1 (Retail) for use as convenience goods store, to include associated parking, involving demolition of existing single storey building (Application for Listed Building Consent.)

LBH Ref Nos: 3877/APP/2010/2201

Drawing Nos: Un-numbered West Elevation
Un-numbered East Elevation
Un-numbered North Elevation
Un-numbered South Elevation
3308 (P)200
3308 (P)201 App.(B)
3308 (P)501 App.re[ix]
3308 (P)505 App. (B)
1:1250 Location Plan
Supporting Statement to Listed Building and Conservation Area Consent Application, September 2010
44707X/1

Date Plans Received: 14/09/2010

Date(s) of Amendment(s):

Date Application Valid: 15/09/2010

1. CONSIDERATIONS

1.1 Site and Locality

This is described in Section 3.1 of the officer's report on the application for planning permission also being reported to this committee (ref. 3877/APP/2010/2200).

1.2 Proposed Scheme

This application is to consider the works to the listed building only. The planning merits of the adjoining extension for a mixed use re-development for a convenience foodstore and residential flats are assessed under planning ref. 3877/APP/2010/2200 which is also on this committee agenda.

The workshop/garage comprises the northern part of an outbuilding originally built in connection with the Kings Arms public house and is Grade II listed. Listed building

consent is sought for the conversion of the first floor of the existing two storey garage/workshop for use as part of the retail office/storage ancillary to the convenience goods store below and part demolition of the existing attached single storey workshop building.

In addition to the supporting statements submitted that have been detailed in Section 3.2 of the officer's report on the planning application (ref. 3877/APP/2010/2200), the following report has been submitted in support of the conservation area and listed building consent applications:

Supporting Statement to Listed Building and Conservation Area Consent Application:

This provides a brief introduction and based on a site inspection, describes the site and its existing buildings. A historic background to the buildings is provided. The impact of the proposed development upon the listed buildings and their setting is described and assessed, as is the impact upon the Harefield Village Conservation Area. The scheme is then assessed against relevant planning policy and conclusions are reached.

1.3 Relevant Planning History Comment on Planning History

This is described in Section 3.3 of the officer's report on the application for planning permission also being reported to this committee (ref. 3877/APP/2010/2200).

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 27th October 2010

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL:

The extent of consultation carried out on this scheme and the responses received are detailed on the planning application ref. 3877/APP/2010/2200, which is being reported to this committee. The comments raised by the petitioners and the individual responses mainly involve planning issues and are not particularly relevant to this application for listed building consent.

INTERNAL:

Urban Design/Conservation Officer:

BACKGROUND: The site is prominently located within the Harefield Village Conservation Area. It includes part of the nineteenth century grade II listed stables associated with the Kings Arms Public house. This building lies to the west of the site, it dates from seventeenth century and is also grade II listed. The site is archeologically sensitive.

RECOMENDATION: The design of both of the recently refused schemes was subject to pre-application discussions with officers. The appropriateness and contribution to the setting of the adjacent listed building and the wider conservation area of the proposals were considered by the Planning Inspectorate, appeals ref APP/R5510/A092100796, 800

& 802 and were found to be positive and to enhance both. The current applications include the proposed buildings as previously submitted, but address the issues relating to forecourt layout/servicing and trees as set out in the previous decision notice.

The supporting statement to the conservation area consent and listed building consent applications dated September 2010 has been noted and given the situation, conservation comments remain as previously forwarded:

There are no objections to the demolition of the modern garage and the brick structure adjoining the listed coach house. A condition linking the demolition works with the letting of a contract for demolition should be imposed on any CAC/PP approval.

In design terms, there are no objections in principle to the proposed scheme provided safeguarding conditions are attached, these should include:

Samples of all external materials to be agreed

Detailed design of shopfront and fascia to be agreed

Details of fenestration and roof light - window design, materials and construction to be submitted

Details of forecourt design, samples of hardsurfacing materials, marking out, bollards, lighting, railings and planting to be submitted- the forecourt areas would benefit from a more limited palette of natural materials

Details of the position and housing of the ground source heat pump to be provided

The archaeological aspects of the site should be addressed in accordance with the advice given by GLAAS (Greater London Archaeological Advisory Service)

A schedule of repairs to the coach house (both internal and external) and a repair methodology statement should be requested as part of any Listed Building Consent.

CONCLUSION: No objection in principle, subject to suitable conditions being attached to any approvals.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.9 To seek to preserve statutory Listed Buildings and buildings on the Local List.

Part 2 Policies:

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

BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings

5. MAIN PLANNING ISSUES

The main issues to be considered relate to the works to the listed building and the demolition of the extension adjoining the listed stable building.

Internally, at ground floor level no works are proposed to the walls nor will this space be used as part of the convenience goods store. With respect to the first floor, the plans indicate that a small opening will be made in the northern elevation. This would link in with the new structure and be used as part of the ancillary retail/office storage element to the convenience goods store. There are no objections to the use of this element of the building.

The proposed demolition works would involve removing a later lean-to extension to the stable building. The Council's Conservation Officer raises no objection in principle to the demolition of this part of the building but advises that the following should be dealt with by conditions:

The demolition works should be linked with the letting of a contract for demolition,
Samples of all external materials,
Detailed design of shopfront and fascia,
Details of fenestration- window design and construction to be submitted,
Details of forecourt design, samples of hardsurfacing materials, marking out, bollards, lighting and planting to be submitted,
The archaeological aspects of the site should be addressed in accordance with the advice given by GLAAS (Greater London Archaeological Advisory Service),
A schedule of repairs to the coach house (both internal and external) and a methodology statement should be requested as part of any Listed Building Consent.

Notwithstanding the above, the application has been considered in conjunction with planning application ref. 3877/APP/2010/2200. It is considered that were the works to the listed building be undertaken in isolation, they would be harmful to the appearance of the listed building. It is therefore considered that listed building consent should not be granted.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

Whilst there are no objections to the proposed alterations to the listed building as they would relate to the development proposals, planning application ref: 3877/APP/2010/2200 for these development proposals has been refused. In the event that the works were undertaken in isolation, it is considered that they would have a detrimental impact on this Grade II listed building. The proposal is therefore considered contrary to Policies BE8 and BE9 of the Hillingdon Unitary Development Plan, Saved Policies (September 2007).

INFORMATIVES

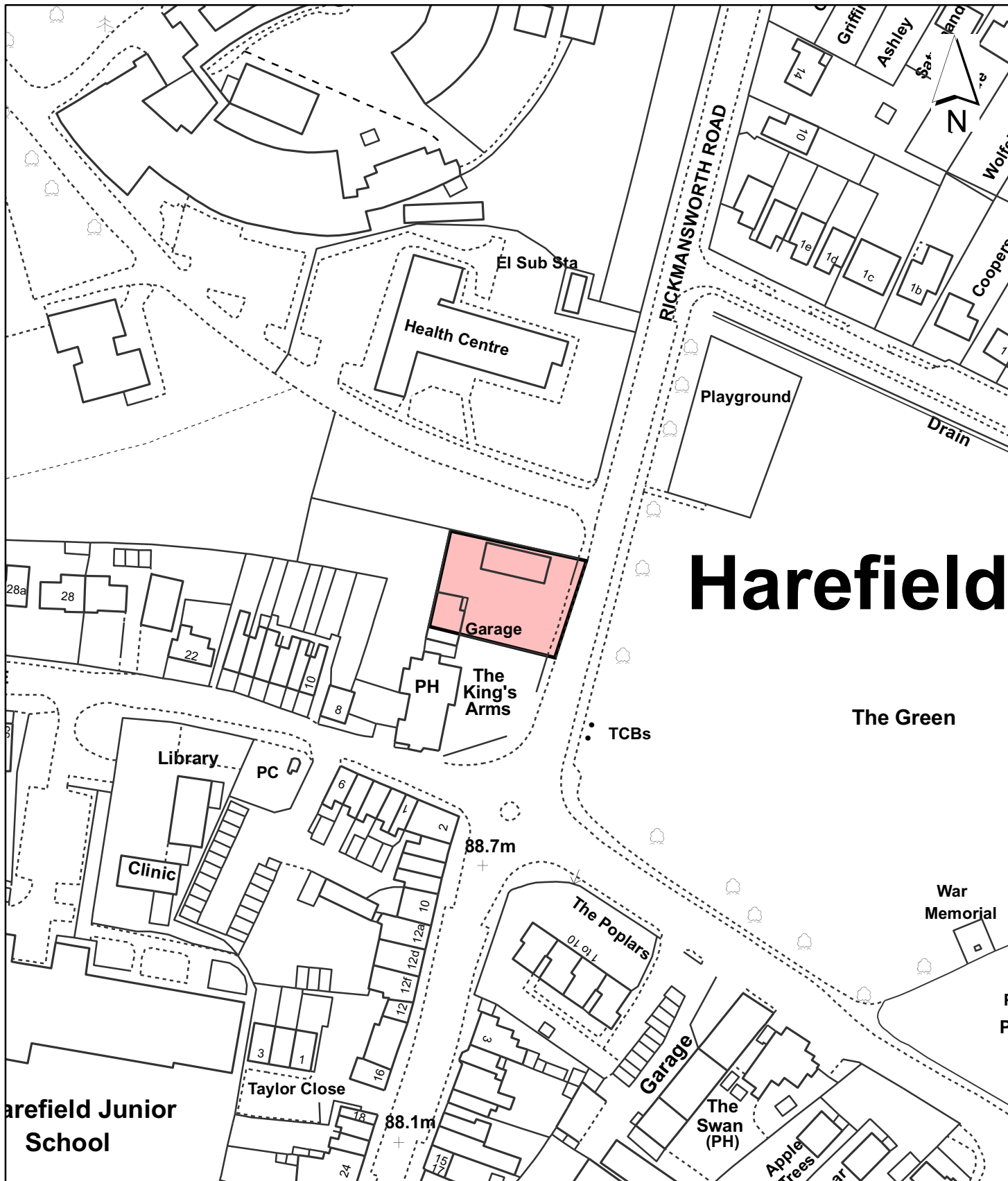
- 1** The decision to REFUSE listed building consent has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, 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 REFUSE 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
- BE10 Proposals detrimental to the setting of a listed building
- BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings

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Notes



Site boundary

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London Borough of Hillingdon
100019283 2010

Site Address

**Former Kings Arms Garage Site
Rickmansworth Road
Harefield**

Planning Application Ref:

3877/APP/2010/2201

Planning Committee

North

Scale

1:1,250

Date

**November
2010**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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