

Report of the Head of Planning & Enforcement Services

Address FORMER KINGS ARMS GARAGE SITE RICKMANSWORTH ROAD
HAREFIELD

Development: Demolition of the existing detached car wash facility building (Application for Conservation Area Consent.)

LBH Ref Nos: **3877/APP/2010/2204**

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

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 demolition of the detached car wash facility building. The planning merits of the 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.

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

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 conservation area consent.

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:

Part 2 Policies:

BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions

5. MAIN PLANNING ISSUES

The main issue to be considered in the determination of this application is the acceptability of demolition of the building and its impact upon the character and appearance of the Harefield Village Conservation Area.

As considered on the previous schemes, the detached car wash building is a relatively modern addition to the site and is of no intrinsic architectural or historical merit. Furthermore, it does not contribute in any way to the setting of the Grade II listed King's Arms public house or stables building, or to the character and appearance of the Harefield Village Conservation Area. The Council's Conservation Officer raises no objection to the demolition of this structure. The proposal is therefore not considered to be detrimental to the character and appearance of the Grade II listed buildings or the Harefield Village Conservation Area. The proposal would therefore comply with Policies BE4, BE8 and BE10 of the saved UDP.

Notwithstanding the above, the application has to be considered in conjunction with planning and listed building consent applications refs. 3877/APP/2010/2200 and 2201. These applications have been refused and therefore the demolition is unnecessary and could potentially leave an unsightly site within the conservation area. This being the case the proposal is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

Planning and listed building consent applications refs: 3877/APP/2010/2200 and 2201 to extend the listed building have been refused. As such, there are no acceptable and detailed plans for any redevelopment. In this instance the Local Planning Authority does not have full information about what is proposed for the site after demolition. In the absence of this information the proposed works are considered to be detrimental to the character and appearance of the listed building and the Harefield Village Conservation Area. The proposal is therefore contrary to Policies BE4, BE8 and BE9 of the adopted Hillingdon Unitary Development Plan, Saved Policies (September 2007).

INFORMATIVES

1 The decision to REFUSE 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 REFUSE 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.

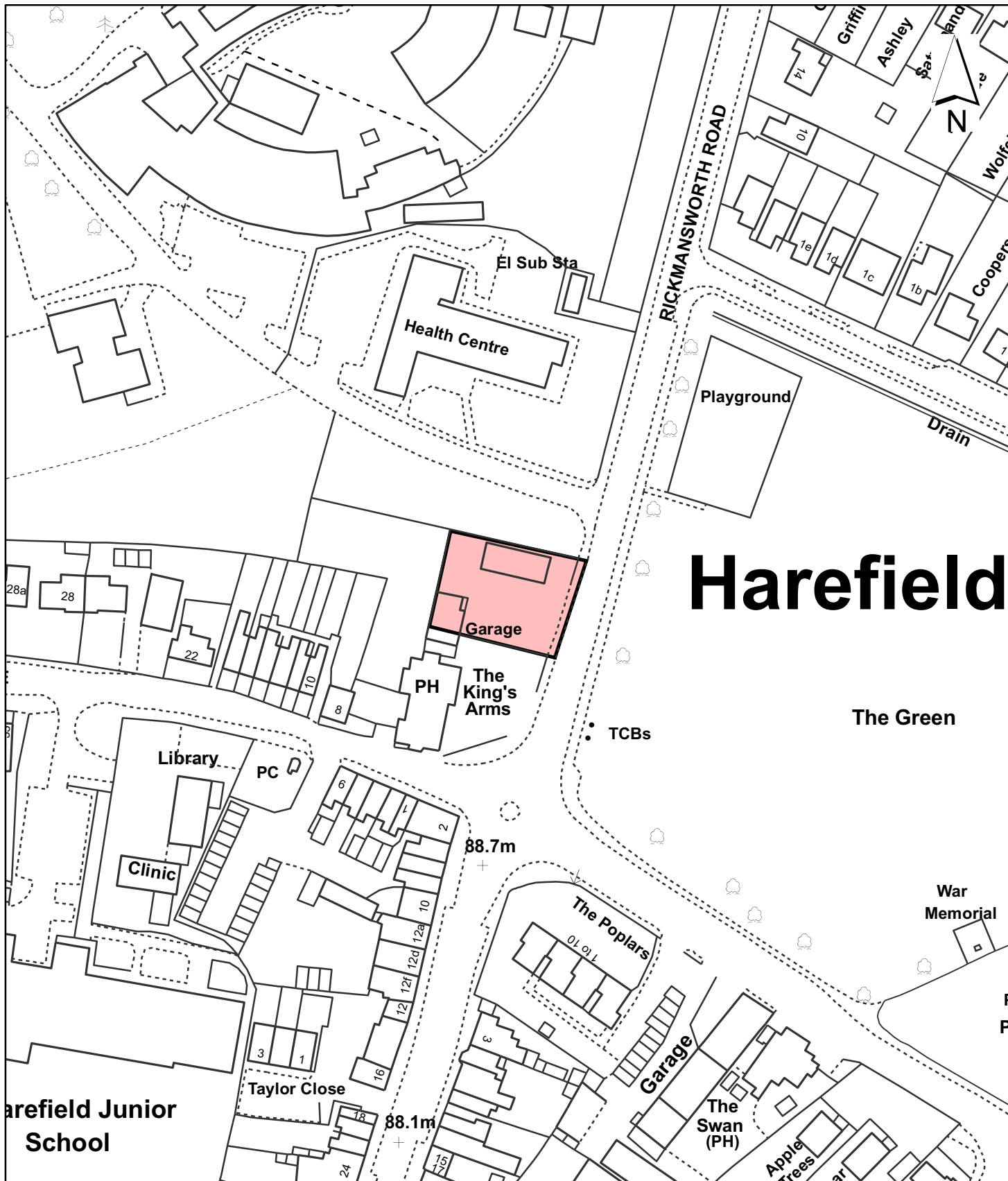
BE4 New development within or on the fringes of conservation areas

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

Contact Officer: Richard Phillips

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Harefield

The Green

TCBs

War Memorial

The Poplars

Garage

The Swan (PH)

Apple Trees

Taylor Close

Clinic

Library

PC

PH

The King's Arms

Garage

Health Centre

El Sub Sta

RICKMANSWORTH ROAD

Drain

Coopers

Wolfe

Ashley

Griffin

14

10

1e

1d

1c

1b

7

Harefield Junior School

Notes

 Site boundary

For identification purposes only.

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Site Address

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

Planning Application Ref:

3877/APP/2010/2204

Planning Committee

North

Scale

1:1,250

Date

**November
2010**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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