

Report of the Head of Planning, Transportation and Regeneration

Address HAYES PARK HAYES END ROAD HAYES

Development: Internal office refurbishment of Hayes Park Central and South including removal of the non-original partitions, re-instatement of the South Building's reflecting pool and refurbished entrances. External elevation and roof refurbishment of both buildings including cleaning and repair works, replacement of non-original glazed double doors and other works to the South building's glazed curtain wall system (Application for Listed Building Consent)

LBH Ref Nos: **12853/APP/2020/2980**

Drawing Nos: Design and Access Statement
HBP-ORM-ZZ-00-DR-A-12001 Rev. P03
HBP-ORM-ZZ-00-DR-A-12002 Rev. P03
HBP-ORM-ZZ-00-DR-A-12110 Rev. P01
HBP-ORM-ZZ-00-DR-A-12120 Rev. P01
HBP-ORM-ZZ-01-DR-A-12101 Rev. P03
HBP-ORM-ZZ-01-DR-A-12111 Rev. P01
HBP-ORM-ZZ-01-DR-A-12121 Rev. P01
HBP-ORM-ZZ-02-DR-A-12102 Rev. P03
HBP-ORM-ZZ-02-DR-A-12112 Rev. P01
HBP-ORM-ZZ-02-DR-A-12122 Rev. P01
HBP-ORM-ZZ-03-DR-A-12103 Rev. P03
HBP-ORM-ZZ-03-DR-A-12113 Rev. P01
HBP-ORM-ZZ-03-DR-A-12123 Rev. P01
HBP-ORM-ZZ-AA-DR-A-12300 Rev. P03
HBP-ORM-ZZ-AA-DR-A-12301 Rev. P01
HBP-ORM-ZZ-AA-DR-A-12302 Rev. P01
HBP-ORM-ZZ-B1-DR-A-12129 Rev. P01
HBP-ORM-ZZ-EA-DR-A-12504 Rev. P01
HBP-ORM-ZZ-EA-DR-A-12506 Rev. P01
HBP-ORM-ZZ-NO-DR-A-12505 Rev. P01
HBP-ORM-ZZ-SO-DR-A-12501 Rev. P03
HBP-ORM-ZZ-SO-DR-A-12502 Rev. P03
HBP-ORM-ZZ-03-DR-A-12223 Rev. P02
HBP-ORM-ZZ-AA-DR-A-12400 Rev. P03
HBP-ORM-ZZ-AA-DR-A-12401 Rev. P01
HBP-ORM-ZZ-AA-DR-A-12402 Rev. P01
HBP-ORM-ZZ-B1-DR-A-12229 Rev. P02
HBP-ORM-ZZ-EA-DR-A-12606 Rev. P01
HBP-ORM-ZZ-00-DR-A-12150 Rev. P03
HBP-ORM-ZZ-00-DR-A-12160 Rev. P01
HBP-ORM-ZZ-00-DR-A-12170 Rev. P01
HBP-ORM-ZZ-00-DR-A-12810 Rev. P02
HBP-ORM-ZZ-00-DR-A-12813 Rev. P02
HBP-ORM-ZZ-00-DR-A-12820 Rev. P03
HBP-ORM-ZZ-00-DR-A-12823 Rev. P03
HBP-ORM-ZZ-01-DR-A-12151 Rev. P03

HBP-ORM-ZZ-01-DR-A-12161 Rev. P01
HBP-ORM-ZZ-01-DR-A-12171 Rev. P01
HBP-ORM-ZZ-01-DR-A-12811 Rev. P02
HBP-ORM-ZZ-01-DR-A-12814 Rev. P02
HBP-ORM-ZZ-01-DR-A-12821 Rev. P03
HBP-ORM-ZZ-01-DR-A-12824 Rev. P03
HBP-ORM-ZZ-02-DR-A-12152 Rev. P03
HBP-ORM-ZZ-02-DR-A-12162 Rev. P01
HBP-ORM-ZZ-02-DR-A-12172 Rev. P01
HBP-ORM-ZZ-02-DR-A-12812 Rev. P02
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HBP-ORM-ZZ-02-DR-A-12825 Rev. P03
HBP-ORM-ZZ-03-DR-A-12153 Rev. P03
HBP-ORM-ZZ-03-DR-A-12163 Rev. P01
HBP-ORM-ZZ-03-DR-A-12173 Rev. P01
HBP-ORM-ZZ-AA-DR-A-12350 Rev. P03
HBP-ORM-ZZ-AA-DR-A-12351 Rev. P01
HBP-ORM-ZZ-AA-DR-A-12352 Rev. P01
HBP-ORM-ZZ-B1-DR-A-12159 Rev. P03
HBP-ORM-ZZ-B1-DR-A-12169 Rev. P01
HBP-ORM-ZZ-B1-DR-A-12179 Rev. P01
HBP-ORM-ZZ-EA-DR-A-12554 Rev. P01
HBP-ORM-ZZ-EA-DR-A-12556 Rev. P01
HBP-ORM-ZZ-NO-DR-A-12550 Rev. P03
HBP-ORM-ZZ-NO-DR-A-12553 Rev. P01
HBP-ORM-ZZ-NO-DR-A-12555 Rev. P01
HBP-ORM-ZZ-SO-DR-A-12551 Rev. P03
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HBP-ORM-ZZ-ZZ-DR-A-12701 Rev. P03
HBP-ORM-ZZ-ZZ-DR-A-12702 Rev. P03
HBP-ORM-ZZ-ZZ-DR-A-12703 Rev. P03
HBP-ORM-ZZ-ZZ-DR-A-12704 Rev. P02
Cover Letter (Dated 17th September 2020)
HBP-ORM-ZZ-00-DR-A-12200 Rev. P06
HBP-ORM-ZZ-00-DR-A-12210 Rev. P05
HBP-ORM-ZZ-03-DR-A-12203 Rev. P04
HBP-ORM-ZZ-03-DR-A-12213 Rev. P03
HBP-ORM-ZZ-NO-DR-A-12600 Rev. P06
HBP-ORM-ZZ-NO-DR-A-12603 Rev. P04
HBP-ORM-ZZ-NO-DR-A-12605 Rev. P03
HBP-ORM-ZZ-SO-DR-A-12601 Rev. P06
HBP-ORM-ZZ-00-DR-A-12100 Rev. P05
HBP-ORM-ZZ-00-DR-A-12220 Rev. P04
HBP-ORM-ZZ-01-DR-A-12201 Rev. P05
HBP-ORM-ZZ-01-DR-A-12211 Rev. P04
HBP-ORM-ZZ-01-DR-A-12221 Rev. P04

HBP-ORM-ZZ-02-DR-A-12202 Rev. P05
HBP-ORM-ZZ-02-DR-A-12212 Rev. P04
HBP-ORM-ZZ-02-DR-A-12222 Rev. P04
Planning Response Statement 01 (Dated 19th November 2020)
HBP-ORM-ZZ-SO-DR-A-12602 Rev. P05
HBP-ORM-ZZ-ZZ-DR-A-12700 Rev. P05
Heritage Statement (Dated 17th September 2020)
HBP-ORM-ZZ-B1-DR-A-12119 Rev. P03
HBP-ORM-ZZ-B1-DR-A-12209 Rev. P05
HBP-ORM-ZZ-B1-DR-A-12219 Rev. P04
HBP-ORM-ZZ-EA-DR-A-12604 Rev. P02
HBP-ORM-ZZ-NO-DR-A-12500 Rev. P05
HBP-ORM-ZZ-NO-DR-A-12503 Rev. P03
HBP-ORM-ZZ-B1-DR-A-12109 Rev. P05

Date Plans Received: 18/09/2020

Date(s) of Amendment(s): 17/09/2020

Date Application Valid: 18/09/2020

1. CONSIDERATIONS

1.1 Site and Locality

The site forms part of the Hayes Park business park, a landscaped parkland setting, measuring approximately 5.22 hectares in size. The site comprises three office buildings including Hayes Park North, Hayes Park Central and Hayes Park South. Hayes Park Central and Hayes Park South form the focus of this application and are both Grade II* Listed buildings, purpose built back in 1965 as corporate and research laboratories for HJ Heinz UK by American Architect Gordon Bunshaft.

Each building is three storeys in height (including a basement and two storeys) and is served by a sunken 2 level car park. The site has access to a total of 576 car parking spaces, 23 disabled car parking spaces and cycle parking.

The site is designated as part of Green Belt land and an Air Quality Management Area.

1.2 Proposed Scheme

This application seeks Listed Building Consent for an internal office refurbishment of Hayes Park Central and South including removal of the non-original partitions, re-instatement of the South Building's reflecting pool and refurbished entrances. The external elevation and roof of both buildings are also to be refurbished, including cleaning and repair works, replacement of non-original glazed double doors and other works to the South building's glazed curtain wall system.

1.3 Relevant Planning History

12853/AA/97/0654 H.J.Heinz Co. Ltd, Hayes Park Hayes End Road Hayes

Installation of a temporary car park on part of existing parkland including a temporary footbridge

/pathway and associated fencing

- Decision Date:** 14-11-1997 **Approved** **Appeal:**
12853/ADV/2001/48 Hayes Park Hayes End Road Hayes
DISPLAY OF NON-ILLUMINATED ENTRANCE AND DIRECTIONAL SIGNS
- Decision Date:** 01-05-2001 **Approved** **Appeal:**
12853/APP/2000/1904 Former H J Heinz, South Building, Hayes Park Offices Hayes |
INTERNAL PARTITION WORKS AND INSTALLATION OF 10 CONDENSER UNITS AND A
KITCHEN EXTRACT PIPE (APPLICATION FOR LISTED BUILDING CONSENT)
- Decision Date:** 20-09-2000 **Approved** **Appeal:**
12853/APP/2000/675 Land At Hayes Park Hayes End Road Hayes
CREATION OF NEW VEHICULAR ACCESS TO HAYES PARK FROM PROPOSED
ROUNDAABOUT ON HAYES END ROAD, CLOSURE OF EXISTING ACCESS FROM HAYES
END ROAD AND ASSOCIATED LANDSCAPING, SIGNAGE AND LIGHTING
- Decision Date:** 06-07-2001 **Approved** **Appeal:**
12853/APP/2001/1682 Hayes Park North Building Hayes End Road Hayes Middlesex
INSTALLATION OF EXTRACT DUCT AND SATELLITE DISH
- Decision Date:** 26-10-2001 **Approved** **Appeal:**
12853/APP/2001/1683 Hayes Park North Building Hayes End Road Hayes Middlesex
INSTALLATION OF EXTERNAL DOORS TO EAST ELEVATION
- Decision Date:** 04-10-2001 **Approved** **Appeal:**
12853/APP/2001/382 Hayes Park Central Building Hayes End Road Hayes Middlese:
INSTALLATION OF ROOF MOUNTED EXTRACT FANS AND EXTERNAL VENT
- Decision Date:** 01-05-2001 **Approved** **Appeal:**
12853/APP/2001/384 Hayes Park Central Building Hayes End Road Hayes Middles
INTERNAL FITTING OUT, ROOF MOUNTED VENTS AND BELOW GROUND FUEL TANK
(APPLICATION FOR LISTED BUILDING CONSENT)
- Decision Date:** 01-05-2001 **Approved** **Appeal:**
12853/APP/2002/367 Hayes Park South Building Hayes End Road Hayes Middlesex
INSTALLATION OF LOW RISE TURNSTILE TYPE SECURITY BARRIERS TO EXISTING
RECEPTION AREA (APPLICATION FOR LISTED BUILDING CONSENT)
- Decision Date:** 11-09-2002 **Approved** **Appeal:**
12853/APP/2003/2530 Hayes Park Hayes End Road Hayes Middlesex
REPLACEMENT AND ERECTION OF 3 CLOSE CIRCUIT TELEVISION CAMERAS
- Decision Date:** 06-07-2004 **Approved** **Appeal:**
12853/APP/2006/3060 Hayes Business Park Hayes End Road Hayes
REBUILDING OF LISTED BOUNDARY WALL (TO THE REAR AND SIDE OF UNITED BISCUIT

BUILDING) (APPLICATION FOR LISTED BUILDING CONSENT)

Decision Date: 29-01-2007 **Approved** **Appeal:**
12853/APP/2009/509 Hayes Business Park Hayes End Road Hayes
Alterations and repair to boundary wall, to include demolition.

Decision Date: 26-10-2009 **Approved** **Appeal:**
12853/APP/2009/510 Hayes Business Park Hayes End Road Hayes
Alterations and repair to boundary wall, to include demolition (Application for Listed Building Consent).

Decision Date: 26-10-2009 **Approved** **Appeal:**
12853/APP/2010/2186 H.J.Heinz Co. Ltd,Hayes Park Hayes End Road Hayes
Internal alterations to include overpanel to doors, new access door, replacement fire door and replacement skirting to the reception area (Application for Listed Building Consent.)

Decision Date: 15-11-2010 **Approved** **Appeal:**
12853/APP/2010/277 H.J.Heinz Co. Ltd,Hayes Park Hayes End Road Hayes
Internal alterations to existing staircases and alterations to front entrance (Listed Building Consent)

Decision Date: 27-04-2010 **Approved** **Appeal:**
12853/APP/2011/1946 H.J. Heinz Co. Ltd, Hayes Park Hayes End Road Hayes
Installation of new cycle shelter.

Decision Date: 02-03-2012 **Approved** **Appeal:**
12853/W/96/1667 H.J.Heinz Co. Ltd,Hayes Park Hayes End Road Hayes
Refurbishment of existing administration and research buildings for office use, the erection of a new office building and decked car park (involving the demolition of Field House and garden walls), realignment of internal road and provision of car parking and landscaping to individual buildings

Decision Date: 10-08-1998 **Approved** **Appeal:**
12853/X/96/1670 H.J.Heinz Co. Ltd,Hayes Park Hayes End Road Hayes
External and internal alterations to administration and research buildings and demolition of a former market garden wall (Application for Listed Building Consent)

Decision Date: 10-08-1998 **Approved** **Appeal:**
12853/Y/97/0651 H.J.Heinz Co. Ltd,Hayes Park Hayes End Road Hayes
Demolition and reinstatement of part of a pre-1948 garden wall (Application for Listed Building Consent)

Decision Date: 18-11-1997 **Approved** **Appeal:**

Comment on Planning History

None.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 20th October 2020

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

Letters were sent to neighbouring properties and an advert was posted in the local paper. All forms of consultation expired on 28th October 2020. No comments have been received from neighbouring properties.

EXTERNAL CONSULTATION

HISTORIC ENGLAND:

Thank you for your letter of 25 September 2020 regarding the above application for listed building consent. On the basis of the information available to date, we do not wish to offer any comments. We suggest that this application should be determined in accordance with national and local policy guidance and that you seek the views of your specialist conservation adviser.

We have drafted the necessary letter of authorisation (attached) for your authority to determine the application as you see fit and referred the case to the National Planning Casework Unit (NPCU). You will be able to issue a formal decision once NPCU have returned the letter of authorisation to you, unless the Secretary of State directs the application to be referred to them.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Please note that this response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority.

The full GLAAS consultation criteria are on our webpage at the following link:

<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/our-advice/>

INTERNAL CONSULTATION

CONSERVATION OFFICER (Dated 4th November 2020):

Historic Environment Designation (s)

- Grade II* Listed Buildings, Former Heinz Administrative Buildings and Former Research Laboratories, Hayes Park (List Entry No. 1242724)

Assessment - background/significance

The existing office buildings were commissioned by HJ Heinz II, grandson of the

company's founder in the 1950s. The building was designed by Gordon Bunshaft and is the only example of his work in the UK. They were designed as the company's headquarters set within an open landscape on a Greenfield site. Unfortunately, the development of the new office building to the north of the heritage assets has somewhat degraded its original setting.

The setting of the 20th century buildings is defined by the principles of an English country house, comprising of restored open parkland and historic brick walls. It is a poetic combination of modern American design within a historic English landscape.

Whilst of lesser importance the interior of the buildings does form part of the listed building therefore alterations would need to be carefully considered and respect the special interest of the building.

The buildings are of a Brutalist style, constructed of a reinforced concrete frame. The glazed elevations are recessed under the projecting roof and floor slabs. The external appearance of the building is defined by the projecting frame which is made up of columns split into two tapered sections. They are pre-cast with a granite aggregate finish. Both buildings are three storeys in height and rectangular in plan, contributing to their simple block forms. The buildings were designed to be integrated within the surrounding landscape. They were sunk into the ground with earth built up around the ground floor elevations up to clerestory height except for the areas around the entrances to the buildings. Overtime the original cutbacks allowing access and egress from the buildings have been altered and widened. Internally both buildings include dropped ceilings and non-original floor and internal wall finishes.

The North building is the smaller of the two and had been used as the former Research Laboratories for Heinz. The building is six by five bays in plan with its main access located to the north. Internally it has been somewhat altered with a central core inserted formalising the arrangement of the building. Considering the nature of the building it is highly likely the original floor plan was subdivided into multiple spaces for various uses. Rather disappointingly this has also been lost overtime resulting in the open plan appearance we see today.

The South building formed the Administrative headquarters for Heinz. It is six by 9 bays in plan with an open internal courtyard space which once included a reflecting pool (currently in-filled with pebbles). The main entrance is located along the eastern elevation and highlighted by the curved retaining walls exposing the ground floor of the building. Originally this had been much more subtle in appearance with only an opening one bay in length and a double door reveal. The alteration has allowed for a larger glazed reception lobby area. Notably it has retained views through the building across the courtyard and former canteen space through to the landscape beyond at ground floor. This is an important view through and would need to be appropriately preserved.

The internal arrangements of the building including the circulation cores have been altered overtime with the cores enlarged and consolidated. The ground floor has always benefitted from subdivisions and originally comprised of a series of utilitarian spaces, including; toilets, plant rooms, kitchen, mailrooms etc. The western section of the building has consistently been used as the canteen area.

Along the northern elevation there is a tunnelled passage which connects the North and South buildings however it is understood that access has now been blocked.

Hayes Park relates to an earlier house which had been used as a private asylum during the 19th century. It comprised of a substantial 2 storey house set within extensive grounds which included a walled garden to the north of the main house. Some remnants of the walled garden and other historic walls are evident today. Home Farm located to the west of the site most likely, originally formed part of the wider estate associated to Hayes Park. In 1959 HJ Heinz Ltd bought the house and grounds resulting in the subsequent demolition of the original house for the office buildings we see today.

Site visit

9th October 2019 - part of the pre-application process. Considering the current pandemic, a further site visit is not required in this instance as the works have not fundamentally changed from those proposed at pre-application stage.

Assessment - impact

Both buildings

- Demolition of internal partitions - It is evident these are non-original subdivisions therefore such loss would not harm the significance of the Listed Building in this instance. No objection.
- Existing concrete - Further information would be required in relation to cleaning the existing concrete finish. A methodology statement clearly stating the method of cleaning to be used would be required. A cleaning test patch would need to be carried out, in a discreet location. This shall be covered by way of a condition
- Facade glazing - The Design and Access statement refers to a 'clad tech facade report' however this does not appear to have been submitted. No objections to the cleaning and re-spraying of the existing glazing, confirmation would be required in relation to how the facade shall be cleaned. This shall be covered by way of a condition.
- Reinstatement of decorative, granite aggregate finish to external columns - There are no objections to the loss of the existing white rendered finishes. The principle of the proposal will enhance the appearance of the building however, further information would be required in relation to the reinstated granite aggregate finish including details of the mix and texture. An inspection of the trial (test patch) would need to be carried out by the Local Planning Authority Conservation Officer and approved in writing. The test patch trial would need to be carried out in a discreet location and the extent kept to a minimum. This shall be covered by way of a condition.
- External staircases - No objections to the proposed cleaning and refurbishment of the external staircase. The paint finish shall match that of the existing. This shall be appropriately conditioned.
- Internal insulation to facade - (Dwg No. 12700 Rev P03) - There are no objections to the replacement of the internal insulation panels above and below the curtain wall glazing, as proposed.
- Roller blind box (internal) - ((Dwg No. 12700 Rev P03) - The inclusion of roller blinds is far from ideal as the intent of the building's glazed facade was to connect it to its surrounding landscape. Furthermore, it would detract from the design intent of an 'illuminated glass box' within a concrete frame, particularly effective at night. This would result in harm and how the building is experienced internally and externally within its setting. As the works would be reversible and the use of the roller blinds would be subjective a compromise can be made.
- Existing soffit - (Dwg No. 12700 Rev P03) - The existing soffits and downlights do not appear to be original therefore the refurbishment and removal of the down lighter would be deemed acceptable.

- Existing soffit - (Dwg No. 12700 Rev P03) - The submitted detail has incorrectly numbered the provision of insulation within the soffit as described under Note 7 on the drawing referenced above. This should be amended to ensure the drawings are accurate.
- External uplighters - (Dwg No. 12700 Rev P03) - The provision of external lighting via new LED up lights would be deemed admissible. It is understood they are to run around the perimeter of the building, along all floors. It would be useful to have this detailed on a 'typical' plan for each building, allowing the application of lighting to be included in the list of plans on the decision notice.
- Projecting external floor slabs - (Dwg No. 12700 Rev P03) - The replacement of the existing gravel/ ballast, drainage outlet and pipework, latch-way fall restraint and associated waterproofing would be deemed admissible. Details of the new walkway material finish would need to be confirmed however, this information shall be covered by way of a condition.
- Internal raised floor - (Dwg No. 12700 Rev P03) - No objections to new raised floor
- Roof insulation and waterproofing systems - (Dwg Nos. 12213 Rev P02, 12223 Rev P02 and 12700 Rev P03) - No objection to the removal of existing insulation and waterproofing system however, further details of replacement system and tapered layout would be required following confirmation of drainage provision. Details of the material finish would also need to be submitted. This shall be covered by way of a condition.
- Capping - (Dwg No. 12700 Rev P03) - No objection to the replacement of the existing capping with a new black capping to reinstate the original roof detail. However, detail of the capping product would need to be submitted prior to installation. This shall be covered by way of a condition.
- Stairwells - (Dwg No. 12704 Rev P02) - Details of the proposed new floor finishes within the existing stairwells would need to be submitted. This shall be covered by way of a condition.
- Internal partitions - There would be no objections to the proposed internal solid partitions, glazed screens and doors.
- Structural openings between floors - From the submitted information only one new structural opening is proposed within the Central building with existing risers re-used. Nevertheless, details of the proposed new structural openings between floors or alterations to the existing service risers would need to be confirmed prior to works taking place. Details would need to accurately indicate its location, the size of the opening and any further structural interventions required. This shall be covered by way of a condition.

South Building (former Administration building)

- Plant room staircase - Basement (Dwg No. 12219 Rev P02 and 12210 Rev P02) - Whilst the proposed new/ relocated staircase within the plant room would result in the loss of built fabric, considering the de minimis nature of the works it would be deemed admissible, on this occasion.
- Circulation cores - All floors - The existing cores have been previously adapted therefore the proposed alterations would be deemed admissible.
- Western core - All floors - The creation of a new western core, providing access from the ground floor lobby area to the first and second floor office spaces via the existing stairwell and lifts - No objection
- Internal columns - All floors - The floorplans show some internal columns missing sections, where removed internal partitions are proposed to be removed. Clarification would be required in relation to whether this is a drawing discrepancy. The existing condition of the column would need to be confirmed alongside whether it is to be reinstated or left as existing.
- Ceilings - (Dwg Nos 12820 Rev P03, 12821 Rev P03 and 12822 Rev P03) - There are no

objections to the principle of removing and replacing the existing ceilings with a consolidated and consistent approach. The proposed ceiling design would provide an enhancement to the character and style of the building providing it is well executed and finished.

- Subdivisions - Ground floor (Dwg No. 12210 Rev P02) - As per pre-application advice, the subdivision of the ground floor would to some degree reinstate the original floor plan. Therefore, the principle of the works are deemed admissible.

- Reception area - Ground floor (Dwg No. 12210 Rev P02) - The principle of refurbishing and potentially enhancing the reception area along the eastern side of the building would be deemed admissible. The original internal decorative columns would need to be retained and protected during works. It is strongly recommended that a consistent design approach would need to be adopted throughout the building, ideally with the interior design and appearance relating to the character and style of the original building.

- Curved sliding entrance door and pass doors - Ground floor, east elevation and detail (Dwg Nos. 12210 Rev P02; 12604 Rev P01 and 12700 Rev P03) - The proposed new curved sliding doors and pass doors (eastern main entrance) would introduce a new door type along this elevation. It would result in a more imposing entrance diminishing the building's horizontal emphasis along the ground floor and introducing a curved form. The curved entrance door is far from ideal however it is recognised a revolving door was likely an original design feature. In order to maintain some horizontal definition ideally the opening should not extend up to the ceiling height. A transom detail would need to be reinstated in the design of the proposed doors. Amendments and further design details would be required in relation to the proposed doors. It is understood that the curved doors are proposed to comprise of a GEZE Slimdrive SCR (or similar) system and the pass doors to be a Schuco ADS 70 HD (heavy duty) door (or similar) system. However, confirmation of the exact product to be used would be required prior to installation. Therefore, this shall be covered by way of a condition.

- Steps - Ground floor (Dwg No. 12210 Rev P02) - As existing and reviewing the proposed detail section, Dwg No. 12402 Rev P01, there does not appear to be a ground level difference. Therefore, clarification is required in relation the proposed 4-steps leading to/from the existing fire escape route/ existing tunnel access, along the northern side of the building.

- Canteen/ cafe and kitchen - Ground floor (Dwg No. 12210 Rev P02) - The relocation of the canteen/cafe space from the western portion of the building to the northern end would alter the original manner in which ground floor spaces had been used. However, the relocation of the kitchen would reinstate it within its original location. Therefore, on balance it would be deemed an enhancement. It is understood that all new servicing, pipe runs and extract vents shall be positioned within the suspended ceiling void with existing service risers re-used. If this is not the case further information would be required.

- Kitchen bin store - Ground floor (Dwg No. 12210 Rev P02) - Clarification of the bin storage arrangements for the kitchen would be required. Will the proposed bin storage (south-eastern corner of the building) be shared?

- Reflecting pool - Ground floor and detail (Dwg Nos. 12210 Rev P02 and 12701 Rev P03) - No objections to the reinstatement of the reflecting pool and original design intent of the island. The inclusion of lighting around the island would be deemed admissible in this instance. It would be useful to have this detail clearly indicated on the ground floor plan.

- Strip floor along edge of reflecting pool - Ground floor and detail (Dwg Nos. 12210 Rev P02 and 12701 Rev P03) - The new strip of flooring along the northern edge of the pool would alter its original proportions resulting in a significant negative impact on the appearance of the space. Whilst it is appreciated that the floor finish would match that of the pool there are some concerns. If a compromise was to be made in this regard consideration would need to be given towards the reversibility of the alteration.

Furthermore, the connection between the existing Portland stone paving and proposed porcelain tile would need to be very carefully detailed. It is strongly advised a small recess/gap is maintained between the edge of the original pool and new strip of flooring. A detailed drawing would need to be submitted prior to installation. This shall be covered by way of a condition.

- New & replacement courtyard doors - Ground floor, north courtyard elevation and detail (Dwg Nos. 12210 Rev P02; 12602 Rev P03 and 12700 Rev P03) - It is recommended the new doors aim to reinstate the original design intent of the secondary doors. From looking at historic photographs a mid-horizontal bar appears to be an original detail. The mid-horizontal bar would need to be included in the design

of the new and replacement doors. Further details of the new glazed doors along the northern courtyard elevation (between the proposed cafe area and reflecting pool) would be required. It is understood that a Schuco ADS 70 HD (heavy duty) door (or similar) system is proposed however confirmation of the exact product to be used would be required prior to installation. Therefore, this shall be covered by way of a condition.

- Courtyard base profile to curtain walling - Ground floor and Demolition plan courtyard elevation (Dwg No. 12210 Rev P02 and 12552 Rev P03) - No objections to the principle of the works however, further details of the replacement base profile would need to be submitted. This shall be covered by way of a condition.

- New showers and toilets - Ground floor (Dwg No. 12210 Rev P02) - It is understood that all new servicing, pipe runs and extract vents shall be positioned within the suspended ceiling void with existing service risers re-used. If this is not the case further information would be required.

- New floor slab - Ground floor (Dwg No. 12210 Rev P02) - Details of the new floor slab within the south-west corner of the building would be required, (relating to new office space and proposed rationalisation of plant room). This shall be covered by way of a condition.

- Secondary entrances - Ground floor and detail (Dwg Nos. 12210 Rev P02 and 12700 Rev P03) - It is recommended the new doors aim to reinstate the original design intent of the secondary doors. From looking at historic photographs a mid-horizontal bar appears to be an original detail. The mid-horizontal bar would need to be included in the design of the new doors. Further details of the new, replacement glazed doors to the secondary entrances would be required. It is understood that a Schuco ADS 70 HD (heavy duty) door (or similar) system is proposed however confirmation of the exact product to be used would be required prior to installation. Therefore, this shall be covered by way of a condition.

- Bin store doors - Ground floor (Dwg No. 12210 Rev P02) - It is recommended the new doors aim to reinstate the original design intent of the secondary doors. From looking at historic photographs a mid-horizontal bar appears to be an original detail. The mid-horizontal bar would need to be included in the design of the new doors. Further details of new, replacement doors to bin store entrance would be required. It is understood that a Schuco ADS 70 HD (heavy duty) door (or similar) system is proposed however confirmation of the exact product to be used would be required prior to installation. Therefore, this shall be covered by way of a condition.

- Clerestory glazing - Ground floor and north elevation (Dwg Nos. 12210 Rev P02 and 12603 Rev P01) - The proposed replacement of the existing clerestory glazing for 14 x new louvred panels would be considered unacceptable. The proposal to match the existing louvre detail along the south elevation would be considered inappropriate. It is unclear whether the existing louvres are original features nevertheless they relate to the plant room. The proposed enclosed spaces along the northern elevation principally comprise of shower facilities and would benefit from some natural light. Whilst some degree of privacy is required this could be achieved by other means. The clerestory curtain wall is a distinctive feature of the sunken building and the replacement of glazing for solid louvred panels would be considered harmful to the character and appearance of the building. The existing curtain

wall glazing would need to be retained.

- Existing louvred panels - Ground floor and south elevation (Dwg Nos. 12210 Rev P02 and 12603 Rev P01) - The replacement of the 3 x existing louvred panels and replacement with the curtain wall system would be deemed acceptable. The curtain wall system would need to match the existing, therefore further details would need to be submitted. This shall be covered by way of a condition.
- Plant equipment - Roof (Dwg No. 12213 Rev P02) - No objection to the removal of existing plant equipment from roof.
- Drainage - Roof (Dwg No. 12213 Rev P02) - Clarification regarding existing and proposed drainage system would be required. This shall be covered by way of a condition.
- Structural openings - Roof (Dwg Nos. 12163 Rev P01 and 12213 Rev P02) - The demolition plan indicates the need for 'new structural openings for stacks below, to vent at roof'. It is understood that new structural openings are required for the new AOV and roof light, over the eastern stairwell. However, clarification would be required in relation to the structural openings for the 'stacks below'. It is not clear whether the structural openings for the 'stacks below' relate to the ventilation of the service risers. If this is the case this has not been detailed on the submitted plans. Further details would be required prior to works taking place. Details would need to accurately indicate the location, size of the opening and any further structural interventions required. This shall be covered by way of a condition.
- New AOV - Roof (Dwg No. 12213 Rev P02) - The new AOV over the eastern stairwell would introduce a new opening at roof level however considering the purpose it serves a compromise can be made in this regard. Details of the new AOVs would need to be submitted, this shall be covered by way of a condition.
- New rooflight - Roof (Dwg No. 12213 Rev P02) - The provision of a new rooflight over the eastern stairwell is aspirational however would not be deemed essential as the new AOV would provide some light into the stairwell, and as noted above a compromise can be made in that regard. The large rooflight would permanently alter the historic fabric and introduce a new feature to the building at roof level. Therefore, in this instance it would be deemed unacceptable.
- Access hatch - Roof (Dwg No. 12213 Rev P02) - Details of the new access hatch would be required. This shall be covered by way of a condition.

Central Building (former Research laboratories)

- Circulation core - All floors - No objection to the alteration and extension of the existing cores.
- New showers and toilets - Ground floor (Dwg No. 12220 Rev P02) - No objection. It is understood that all new servicing, pipe runs and extract vents shall be positioned within the suspended ceiling void with existing service risers re-used. If this is not the case further information would be required.
- New glazed double doors - Ground floor (Dwg No. 12220 Rev P02) - It is recommended the new doors aim to reinstate the original design intent of the secondary doors. From looking at historic photographs a mid-horizontal bar appears to be an original detail. The mid-horizontal bar would need to be included in the design of the new doors. Further details of the new, replacement glazed doors to the secondary entrances would be required. It is understood that a Schuco ADS 70 HD (heavy duty) door (or similar) system is proposed however confirmation of the exact product to be used would be required prior to installation. Therefore, this shall be covered by way of a condition.
- Main entrance, curved sliding entrance door - Ground floor and north elevation (Dwg Nos. 12220 Rev P02 and 12605 Rev P01) - The proposed new curved sliding doors and pass doors (northern main entrance) would replicate the existing door arrangement and appearance. The existing door was most likely installed prior to the listing of the building. It

is disappointing the opportunity to enhance the appearance of the building has not been considered in this instance with the potential of reinstating the original entrance appearance. The proposal and as existing, diminishes the building's horizontal emphasis along the ground floor. The curved entrance door is far from ideal however it is recognised a revolving door was likely an original design feature. In order to maintain some horizontal definition ideally the opening should not extend up to the ceiling height. A transom detail would need to be reinstated in the design of the proposed doors. Amendments and further design details would be required in relation to the proposed doors. It is understood that the curved doors are proposed to comprise of a GEZE Slimdrive SCR (or similar) system and the pass doors to be a Schuco ADS 70 HD (heavy duty) door (or similar) system. However, confirmation of the exact product to be used would be required prior to installation. Therefore, this shall be covered by way of a condition.

- Drainage - Roof (Dwg No. 12223 Rev P02) - Clarification regarding existing and proposed drainage system would be required. This shall be covered by way of a condition.

- Structural openings - Roof (Dwg Nos. 12173 Rev P01 and 12223 Rev P02) - The demolition plan indicates the need for 'new structural openings for stacks below, to vent at roof'. It is not clear whether the structural openings for the 'stacks below' relate to the ventilation of the service risers. If this is the case this has not been detailed on the submitted plans. Further details would be required prior to works taking place. Details would need to accurately indicate the location, size of the opening and any further structural interventions required. This shall be covered by way of a condition.

- New AOVs - Roof (Dwg No. 12223 Rev P02) - The new AOVs would be deemed admissible. Details of the new AOVs would need to be submitted, this shall be covered by way of a condition.

- New rooflight - Roof (Dwg No. 12223 Rev P02) - The provision of a new rooflight over the eastern stairwell is aspirational however would not be deemed essential as the AOV would provide some light into the stairwell. It would permanently alter the historic fabric and introduce a new feature to the building at roof level. Therefore, in this instance it would be deemed unacceptable.

- Access hatch - Roof (Dwg No. 12223 Rev P02) - Details of the new access hatch would be required. This shall be covered by way of a condition.

Site and setting

- New external paving (main entrances) - A sample of the proposed paving, detailed as Marshalls conservation textured heather paver would need to be submitted and approved in writing prior to installation. This shall be covered by way of a condition.

- The proposed cycle store will be located on the lower ground floor of the existing deck car park, along the southern elevation. Whilst visible within the context of the Central Building it would have a minimal impact on its setting in this instance.

- The proposed trim trail with a scatter of timber exercise structures would introduce some contrasting features within the parkland setting. Whilst views of the space would be highly visible from within the buildings the intended natural appearance of the trim trail would minimise the harm caused.

- Security cameras - Paragraph 6.3 within the Design and Access Statement states that addition security cameras will be installed around the buildings. Further details would be required in this regard.

Overall, the proposed works are likely to amount to less than substantial harm in this instance. It is recognised that the internal refurbishment of the buildings, including the reinstatement of the reflecting pool would provide an enhancement. However, some works would be considered harmful to the character and appearance of the Listed Buildings and

therefore amendments are recommended in order to lessen the extent of harm.

In any instance, under Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, a statutory duty is placed upon the decision maker to pay special attention to the preservation of the Listed Building and its setting. Therefore, this must be considered in determining this application.

Conclusion: Less than substantial harm - Amendments and conditions recommended

PLANNING OFFICER COMMENT:

Revised plans and documents were submitted by the applicant in response to the Conservation Officer's comments.

CONSERVATION OFFICER (Dated 11th December 2020):

The following comments have been addressed and are deemed admissible subject to conditions (previously stated):

- Replacement and new doors to courtyard, secondary entrances and bin store doors - all include a mid-horizontal detail. Final approval would be subject to the previously recommended conditions
- Internal 4 steps within South Building - replacing existing ramp
- Bins relating to cafe
- Security cameras - condition for both Planning and LBC: Prior to installation, product and manufacturer information of all external and internal security cameras shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance to approved details.

The following comments have not been adequately addressed, in response to their statement additional comments noted below:

- Curved entrance doors and pass doors - suggested amendment not implemented however a compromise could be made. The detail of the door is subject to a previously recommended condition
- South Building - Retention of clerestory curtain wall glazing along the north elevation. Omission of spandrel panel with louvres - as proposed this element would still be considered unacceptable. No justification as to why this alteration is required, furthermore the historic photograph within the submitted 'Planning Response Statement' (19th Nov 2020), clearly shows the section of glazing proposed to be altered was originally glazing. It would not reinstate an original feature in the location proposed it would alter the original appearance.
- Rooflights - would still result in loss of historic built fabric.

If the applicants are willing to meet us in the middle I would be willing to comprise on the roof lights subject to the clerestory curtain wall glazing along the north elevation is retained. If a compromise was made in this regard, a condition relating to the new roof lights and the submission of product and manufacturer details prior to installation would be required.

CONSERVATION OFFICER (Dated 14th December 2020):

The main concern with the roller blinds would be the fixture within the ceiling void and such information is satisfied by the details already submitted. I don't think a condition relating to product details of the roller blinds themselves would be necessary as the roller blind

material is technically a fitting.

14 louvred panels

It is unclear why they are proposing to replace the glazing, would they be able to provide more information. I have noted wording below for relevant conditions relating to the louvred panels. The drawing numbers (in red) need to be checked.

Notwithstanding the approved plans, drawing numbers 12210 Rev P02 and 12603 Rev P01, the 14 panels at ground level, along the north elevation of the South building shown as being louvred shall be retained as glazed panels, as existing.

Prior to commencement of any works, amended scaled drawings detailing the above shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance to approved details.

Prior to implementation of relevant works, a detailed scaled drawing of the ground floor internal layout of the shower area within the South building and associated obscure glazing/frosted glass to 3 double-glazed panels along the north elevation of the South building shall be submitted to and approved in writing by the Local Planning Authority. Where relevant, product and manufacturer information shall be submitted. Works shall be carried out in accordance to approved details.

In addition to the above, there was a previous condition I had recommended (original comments) in relation to the new glazed panels along the south elevation of the South building (where louvred panels are to be removed due to amendments to the plant room). If another compromise is made in terms of replacing the existing 14 panels of glazing with new double-glazed units (to match the existing) the original wording could be amended to include reference to the north elevation (highlighted in red below) - in an attempt to limit the number of conditions.

Curtain wall system - north and south elevation clerestory

Before the relevant works commence, further details of the new curtain wall glazing along the ground floor, north and south elevation of the South Building shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a scaled cross-section of the curtain wall glazing and a sample of the glass shall be made available on site for inspection by the Local Planning Authority Conservation Officer. The curtain wall glazing shall be installed flush with the existing and match in appearance. Works shall be carried out in accordance to the approved details.

REASON: To safeguard the special architectural and/or historic interest of the listed building, in accordance to policy HE1 of Hillingdon's Local Plan: Part 1, policies DMHB 1 and 2 of the Hillingdon's Local Plan: Part 2 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Shower ductwork/extract condition wording:

Prior to commencement of relevant works, details of ductwork and extract vent for ground floor shower area within the South building shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance to approved details.

Lightweight partitions, condition wording:

Prior to installation, details of internal lightweight partitions within the South and Central buildings across all floors shall be submitted to and approved in writing by the Local Planning Authority. Where relevant, product and manufacturer information and detailed scaled drawings shall be submitted. Works shall be carried out in accordance to approved details.

Ceilings and lighting - I do not feel a condition is required in this instance as the details provided within the submitted information would suffice in this instance.

Save for safeguarding the two remaining original columns within the South building reception area and existing appearance of the building the design of the reception area and cafe is not fundamental to the special interest of the listed building. The finishes and decoration would be most likely deemed fittings rather than fixtures. As per my original comments, would encourage every opportunity to enhance the original design and style of the building is taken in these areas.

Finishes to new internal walls would not be required in this instance.

CONSERVATION OFFICER (Dated 7th January 2021):

Subject to previously recommended conditions, the amended plans would satisfy previous comments. Conditional Consent is recommended in this instance.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 2 Listed Buildings

DMHB 11 Design of New Development

LPP 7.8 (2016) Heritage assets and archaeology

NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment

5. MAIN PLANNING ISSUES

The main planning issue relates to the impact of the proposed works on the character, appearance and setting of the Grade II Listed building. The following planning policies are considered relevant:

Policy 7.8 of the London Plan (March 2016) states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. Policy HC1 of the London Plan (December 2020) supports this.

Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy HE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that the Council will conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape.

Policy DMHB 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that:

A) The Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where:

- i) it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation;
- ii) it will not lead to a loss of significance or harm to an asset, unless it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF;
- iii) it makes a positive contribution to the local character and distinctiveness of the area;
- iv) any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset;
- v) the proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials;
- vi) buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting; and
- vii) opportunities are taken to conserve or enhance the setting, so that the significance of the asset can be appreciated more readily.

Policy DMHB 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

A) Applications for Listed Building Consent and planning permission to alter, extend, or change the use of a statutorily Listed Building will only be permitted if they are considered to retain its significance and value and are appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. Any additions or alterations to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship.

D) Planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building.

As confirmed by the Council's Conservation Officer, the extent of harm is considered to be less than substantial, therefore requiring consideration of paragraph 196 of the National Planning Policy Framework (2019). This states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

It is recognised that the internal refurbishment of the buildings, including the reinstatement of the reflecting pool, would provide an enhancement. The works also bring the proposed buildings back into use and secures the long term future of the designated heritage assets. Although some works would remove historic fabric, revisions to the proposal have been made to limit the extent of this. Conditions are also proposed to safeguard the special

architectural and historic interest of the listed building. The public benefits of the proposal are therefore considered to outweigh the harm posed.

Subject to conditions, the proposed development is considered to accord with Policy DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy HE1 and BE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policy 7.8 of the London Plan (March 2016), Policy HC1 of the London Plan (December 2020) and the National Planning Policy Framework (February 2019).

6. RECOMMENDATION

APPROVAL subject to the following:

1 LB1 Time Limit (3 years) - Listed Building Consent

The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

REASON

To comply with the provisions of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, to prevent the accumulation of unimplemented listed building consents and to enable the Local Planning Authority to review the situation at the end of this period if the development has not begun.

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

HBP-ORM-ZZ-00-DR-A-12001 Rev. P03;
HBP-ORM-ZZ-00-DR-A-12002 Rev. P03;
HBP-ORM-ZZ-00-DR-A-12100 Rev. P05;
HBP-ORM-ZZ-00-DR-A-12110 Rev. P01;
HBP-ORM-ZZ-00-DR-A-12120 Rev. P01;
HBP-ORM-ZZ-01-DR-A-12101 Rev. P03;
HBP-ORM-ZZ-01-DR-A-12111 Rev. P01;
HBP-ORM-ZZ-01-DR-A-12121 Rev. P01;
HBP-ORM-ZZ-02-DR-A-12102 Rev. P03;
HBP-ORM-ZZ-02-DR-A-12112 Rev. P01;
HBP-ORM-ZZ-02-DR-A-12122 Rev. P01;
HBP-ORM-ZZ-03-DR-A-12103 Rev. P03;
HBP-ORM-ZZ-03-DR-A-12113 Rev. P01;
HBP-ORM-ZZ-03-DR-A-12123 Rev. P01;
HBP-ORM-ZZ-AA-DR-A-12300 Rev. P03;
HBP-ORM-ZZ-AA-DR-A-12301 Rev. P01;
HBP-ORM-ZZ-AA-DR-A-12302 Rev. P01;
HBP-ORM-ZZ-B1-DR-A-12109 Rev. P05;
HBP-ORM-ZZ-B1-DR-A-12119 Rev. P03;
HBP-ORM-ZZ-B1-DR-A-12129 Rev. P01;
HBP-ORM-ZZ-EA-DR-A-12504 Rev. P01;
HBP-ORM-ZZ-EA-DR-A-12506 Rev. P01;

HBP-ORM-ZZ-NO-DR-A-12500 Rev. P05;
HBP-ORM-ZZ-NO-DR-A-12503 Rev. P03;
HBP-ORM-ZZ-NO-DR-A-12505 Rev. P01;
HBP-ORM-ZZ-SO-DR-A-12501 Rev. P03;
HBP-ORM-ZZ-SO-DR-A-12502 Rev. P03;
HBP-ORM-ZZ-00-DR-A-12200 Rev. P06;
HBP-ORM-ZZ-00-DR-A-12210 Rev. P05;
HBP-ORM-ZZ-00-DR-A-12220 Rev. P04;
HBP-ORM-ZZ-01-DR-A-12201 Rev. P05;
HBP-ORM-ZZ-01-DR-A-12211 Rev. P04;
HBP-ORM-ZZ-01-DR-A-12221 Rev. P04;
HBP-ORM-ZZ-02-DR-A-12202 Rev. P05;
HBP-ORM-ZZ-02-DR-A-12212 Rev. P04;
HBP-ORM-ZZ-02-DR-A-12222 Rev. P04;
HBP-ORM-ZZ-03-DR-A-12203 Rev. P04;
HBP-ORM-ZZ-03-DR-A-12213 Rev. P03;
HBP-ORM-ZZ-03-DR-A-12223 Rev. P02;
HBP-ORM-ZZ-AA-DR-A-12400 Rev. P03;
HBP-ORM-ZZ-AA-DR-A-12401 Rev. P01;
HBP-ORM-ZZ-AA-DR-A-12402 Rev. P01;
HBP-ORM-ZZ-B1-DR-A-12209 Rev. P05;
HBP-ORM-ZZ-B1-DR-A-12219 Rev. P04;
HBP-ORM-ZZ-B1-DR-A-12229 Rev. P02;
HBP-ORM-ZZ-EA-DR-A-12604 Rev. P02;
HBP-ORM-ZZ-EA-DR-A-12606 Rev. P01;
HBP-ORM-ZZ-NO-DR-A-12600 Rev. P06;
HBP-ORM-ZZ-NO-DR-A-12603 Rev. P04;
HBP-ORM-ZZ-NO-DR-A-12605 Rev. P03;
HBP-ORM-ZZ-SO-DR-A-12601 Rev. P06;
HBP-ORM-ZZ-SO-DR-A-12602 Rev. P05;
HBP-ORM-ZZ-00-DR-A-12150 Rev. P03;
HBP-ORM-ZZ-00-DR-A-12160 Rev. P01;
HBP-ORM-ZZ-00-DR-A-12170 Rev. P01;
HBP-ORM-ZZ-00-DR-A-12810 Rev. P02;
HBP-ORM-ZZ-00-DR-A-12813 Rev. P02;
HBP-ORM-ZZ-00-DR-A-12820 Rev. P03;
HBP-ORM-ZZ-00-DR-A-12823 Rev. P03;
HBP-ORM-ZZ-01-DR-A-12151 Rev. P03;
HBP-ORM-ZZ-01-DR-A-12161 Rev. P01;
HBP-ORM-ZZ-01-DR-A-12171 Rev. P01;
HBP-ORM-ZZ-01-DR-A-12811 Rev. P02;
HBP-ORM-ZZ-01-DR-A-12814 Rev. P02;
HBP-ORM-ZZ-01-DR-A-12821 Rev. P03;
HBP-ORM-ZZ-01-DR-A-12824 Rev. P03;
HBP-ORM-ZZ-02-DR-A-12152 Rev. P03;
HBP-ORM-ZZ-02-DR-A-12162 Rev. P01;
HBP-ORM-ZZ-02-DR-A-12172 Rev. P01;
HBP-ORM-ZZ-02-DR-A-12812 Rev. P02;
HBP-ORM-ZZ-02-DR-A-12815 Rev. P02;
HBP-ORM-ZZ-02-DR-A-12822 Rev. P03;
HBP-ORM-ZZ-02-DR-A-12825 Rev. P03;
HBP-ORM-ZZ-03-DR-A-12153 Rev. P03;
HBP-ORM-ZZ-03-DR-A-12163 Rev. P01;

HBP-ORM-ZZ-03-DR-A-12173 Rev. P01;
HBP-ORM-ZZ-AA-DR-A-12350 Rev. P03;
HBP-ORM-ZZ-AA-DR-A-12351 Rev. P01;
HBP-ORM-ZZ-AA-DR-A-12352 Rev. P01;
HBP-ORM-ZZ-B1-DR-A-12159 Rev. P03;
HBP-ORM-ZZ-B1-DR-A-12169 Rev. P01;
HBP-ORM-ZZ-B1-DR-A-12179 Rev. P01;
HBP-ORM-ZZ-EA-DR-A-12554 Rev. P01;
HBP-ORM-ZZ-EA-DR-A-12556 Rev. P01;
HBP-ORM-ZZ-NO-DR-A-12550 Rev. P03;
HBP-ORM-ZZ-NO-DR-A-12553 Rev. P01;
HBP-ORM-ZZ-NO-DR-A-12555 Rev. P01;
HBP-ORM-ZZ-SO-DR-A-12551 Rev. P03;
HBP-ORM-ZZ-SO-DR-A-12552 Rev. P03;
HBP-ORM-ZZ-ZZ-DR-A-12700 Rev. P05;
HBP-ORM-ZZ-ZZ-DR-A-12701 Rev. P03;
HBP-ORM-ZZ-ZZ-DR-A-12702 Rev. P03;
HBP-ORM-ZZ-ZZ-DR-A-12703 Rev. P03;
HBP-ORM-ZZ-ZZ-DR-A-12704 Rev. P02;

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (March 2016).

3 NONSC Damage and Disturbance

During works the existing building including fixtures, fittings and features would need to be appropriately safeguarded. Any damage or disturbance caused to the building in execution of the approved works shall be made good to the satisfaction of the Local Planning Authority within six months of the works being completed.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

4 NONSC Cleaning Concrete

Before the relevant works commence, a methodology statement clearly stating the method of cleaning to be used on the existing concrete finish shall be submitted to and approved in writing by the Local Planning Authority. A cleaning test patch shall be carried out and inspected by the Local Planning Authority Conservation Officer, in a discreet location prior to full works taking place and shall be approved in writing. Works shall be carried out in accordance to the approved details.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the

Planning (Listed Buildings and Conservation Areas) Act 1990.

5 NONSC Cleaning Facade Glazing

Before the relevant works commence, a methodology statement clearly stating the method of cleaning to be used on the existing facade glazing shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance to the approved details.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

6 NONSC Reinstated Granite Aggregate Finish

Before the relevant works commence, further details of the application of the granite aggregate finish to the external columns shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the material mix ratio. An inspection of the trial (test patch) would need to be carried out by the Local Planning Authority Conservation Officer and approved in writing. The trial (test patch) shall be carried out in a discreet location. Works shall be carried out in accordance to the approved details.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

7 NONSC External Projecting Slabs (Walkway)

Before the relevant works commence, details of the replacement finish to the external projecting floor slabs, to both buildings, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include material product information. Works shall be carried out in accordance to the approved details.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

8 NONSC Drainage

Before the relevant works commence, details of the drainage system, to both buildings, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include scaled drawings where relevant. Works shall be carried out in accordance to the approved details.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development

Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

9 NONSC Roof Layout

Before the relevant works commence to the roof, following clarification regarding the drainage system, further details of the tapered layout of the roof, to both buildings, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include scaled drawings. Works shall be carried out in accordance to the approved details.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

10 NONSC Roof Finish

Prior to installation, product information including manufacturer details, colour and finish to the roof of both buildings, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance to the approved details.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

11 NONSC Roof - Structural Openings

Before the relevant works commence, details of the proposed new structural openings in relation to the ventilation of the stacks at roof level, to both buildings, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a plan showing the location of the openings and details of any further structural interventions required. Works shall be carried out in accordance to the approved details.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

12 NONSC AOVs

Prior to installation, product information including manufacturer details of all new AOVs at roof level, to both buildings, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance to the approved details.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

13 NONSC Access Hatch

Prior to installation, product information including manufacturer details (where relevant) of the access hatches at roof level, to both buildings, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance to the approved details.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

14 NONSC Capping

Prior to installation, product information including manufacturer details of the black capping along the roof line, to both buildings, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance to the approved details.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

15 NONSC Internal Structural Openings

Before the relevant works commence, details of the proposed new structural openings between floors or alterations to the existing service risers, within both buildings, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a plan showing the location of new and altered (existing) openings within the building and details of any further structural interventions required. Works shall be carried out in accordance to the approved details.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

16 NONSC External Paving

Prior to installation, a sample of the proposed paving, detailed as Marshalls conservation textured heather paver shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance to the approved details.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

17 NONSC Floor Finishes

Prior to installation, a full schedule of all internal floor finishes to both buildings shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include product information including manufacturer details, colour and finish of the floor finishes. Works shall be carried out in accordance to the approved details.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

18 NONSC External Doors

Prior to removal of the existing external doors, including courtyard doors, further details and a schedule of all existing and proposed external doors, including courtyard doors, shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include a photographic record of the existing doors and product information including manufacturer details, colour and finish of the new doors. A sample of the glazing to the doors shall be made available on site for inspection by the Local Planning Authority Conservation Officer. Except for the curved doors, all other external doors shall remain in line with the curtain wall glazed elevations. Works shall be carried out in accordance to the approved details.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

19 NONSC Reflecting Pool - Strip Floor

Before the relevant works commence, a scaled detail drawing of the connection between the raised strip floor and existing Portland stone walkway around the existing reflecting pool shall be submitted to and approved in writing by the Local Planning Authority. The drawing shall be no more than 1:20 in scale. Works shall be carried out in accordance to the approved details.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

20 NONSC Reflecting Pool - Tile Finish

Before the relevant works commence, product information including manufacturer details, colour and finish of the porcelain tile to line the reflecting pool and finish to the raised strip floor shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance to the approved details.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in

accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

21 NONSC Courtyard Base Profile

Before the relevant works commence, detail of the new courtyard base profile to the existing curtain wall glazing shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance to the approved details.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

22 NONSC Ground Floor Slab - South Building

Before the relevant works commence, further details of the new ground floor slab within the north-west corner of the South Building shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a scaled cross-section of the floor slab and structural interventions required to integrate the floor slab with the existing structure. Works shall be carried out in accordance to the approved details.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

23 NONSC Curtain Wall System - North and South Elevation Clerestory

Before the relevant works commence, further details of the new curtain wall glazing along the ground floor, north and south elevation of the South Building shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a scaled cross-section of the curtain wall glazing and a sample of the glass shall be made available on site for inspection by the Local Planning Authority Conservation Officer. The curtain wall glazing shall be installed flush with the existing and match in appearance. Works shall be carried out in accordance to the approved details.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

24 NONSC External Staircases

The external finishes to the existing external stairs shall match the existing.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November

2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

25 NONSC Security Cameras

Prior to installation, product and manufacturer information of all external and internal security cameras shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance to approved details.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

26 NONSC Roof Lights

Prior to installation, product and manufacturer information of the roof lights shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance to approved details.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

27 NONSC South Building Internal Layout and Obscure Glazing

Prior to implementation of relevant works, a detailed scaled drawing of the ground floor internal layout of the shower area within the South building and associated obscure glazing/frosted glass to 3 double-glazed panels along the north elevation of the South building shall be submitted to and approved in writing by the Local Planning Authority. Where relevant, product and manufacturer information shall be submitted. Works shall be carried out in accordance to approved details.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

28 NONSC Shower Ductwork/Extract

Prior to commencement of relevant works, details of ductwork and extract vent for ground floor shower area within the South building shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance to approved details.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development

Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

29 NONSC Lightweight Partitions

Prior to installation, details of internal lightweight partitions within the South and Central buildings across all floors shall be submitted to and approved in writing by the Local Planning Authority. Where relevant, product and manufacturer information and detailed scaled drawings shall be submitted. Works shall be carried out in accordance to approved details.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

DMHB 1 Heritage Assets

DMHB 2 Listed Buildings

DMHB 1 Design of New Development

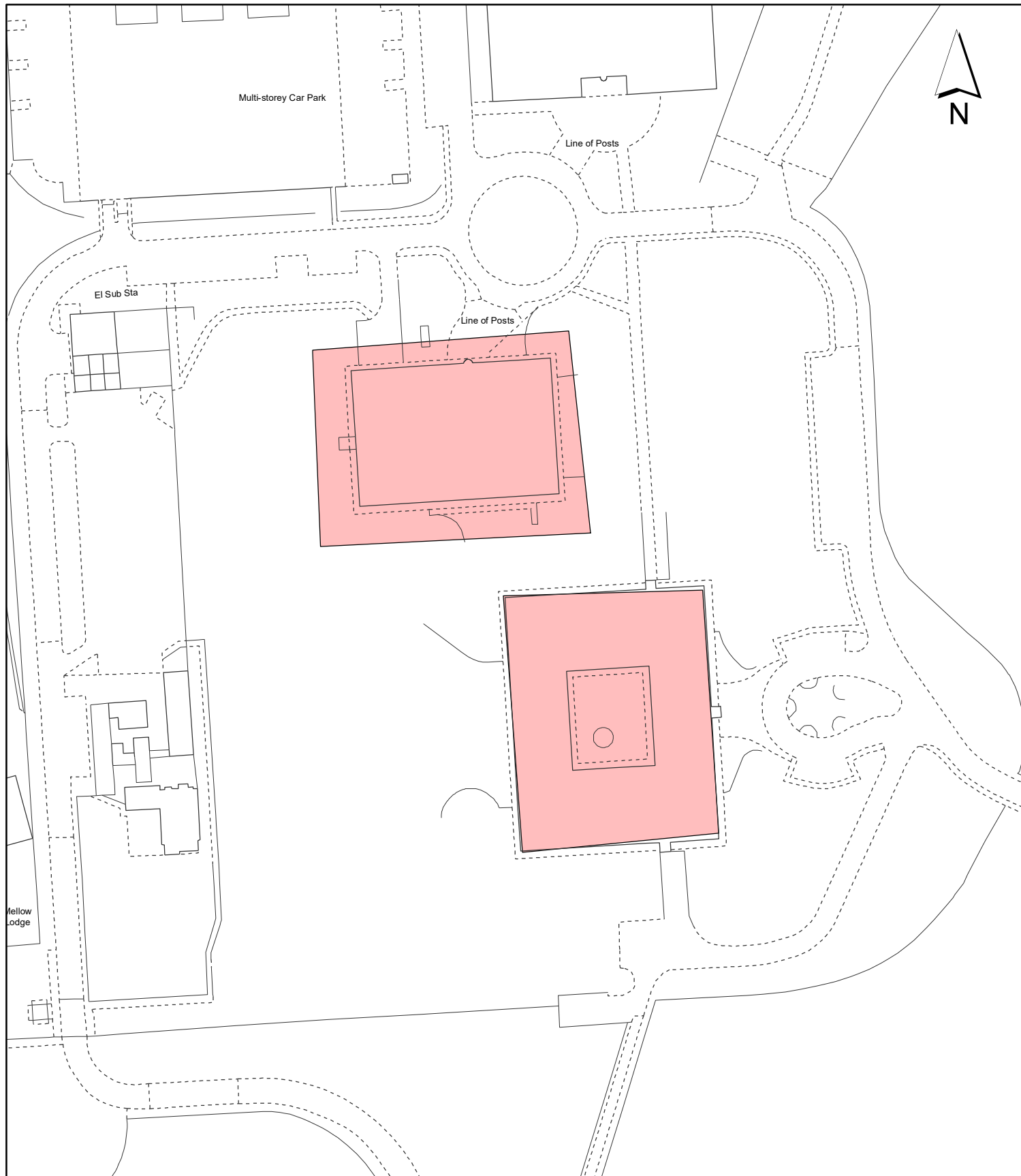
LPP 7.8 (2016) Heritage assets and archaeology

NPPF- 1 NPPF-16 2018 - Conserving & enhancing the historic environment

- 3** The applicant should note that this approval extends only to the works detailed as part of this application. In the event that the works cannot be implemented without a degree of alteration, the applicant is advised to contact the Local Planning Authority in order to ascertain whether further Consent might be required. During the works, if hidden features of interest are revealed they shall be retained in-situ. Works shall be halted in the relevant area of the building and the Local Planning Authority shall be notified in writing immediately. Failure to do so may result in unauthorised works being carried out and an offence being committed.

Contact Officer: Michael Briginshaw

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

Hayes Park

Planning Application Ref:

12853/APP/2020/2980

Planning Committee:

Central & South

Scale:

1:1,250

Date:

February 2021

**LONDON BOROUGH
OF HILLINGDON**
**Residents Services
Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111



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LONDON