

Report of the Head of Planning & Enforcement Services

Address 456 BATH ROAD LONGFORD

Development: The refurbishment of Grade II listed house at 456 Bath Road, including internal alterations, as well as refurbishment works to outbuilding and associated hard and soft landscaping works(Application for Listed Building Consent).

LBH Ref Nos: 2598/APP/2011/1168

Drawing Nos:

- F4 001 P1 (existing site plan)
- F4 100 P1 (existing ground floor plan)
- F4 102 P1 (existing second floor plan)
- F4 200 P1 (existing elevations)
- Design & Access Statement dated May 2011
- Preliminary Investigation of Timber Decay 26 & 27 April 2011
- Timber Condition Investigation April 2011
- Heritage Statement
- F4 101 P2 (existing first floor plan)
- F5 100 P2 (existing elevations - Outbuilding)
- D4 100 P2 (Longhouse - proposed ground floor plan)
- D4 101 P2 (Longhouse - proposed first floor plan)
- D4 102 P2 (Longhouse - proposed second floor plan)
- D4 200 P2 (Longhouse - proposed elevations)
- D5 100 P2 (Outbuilding - proposed ground & roof plan)
- D5 200 P2 (Outbuilding - proposed elevations)

Date Plans Received: 11/05/2011 **Date(s) of Amendment(s):** 27/06/2011

Date Application Valid: 11/05/2011

1. CONSIDERATIONS

1.1 Site and Locality

The site is situated within the London Borough of Hillingdon fronting the Bath Road to the south. It is to the north-west of Heathrow Airport within close proximity to Terminal 5. The site contains a vacant, two storey dwelling house, which is Grade II Listed and a curtilage listed outbuilding. Both have been subject to extension, alterations and rebuilding works since original construction. Longford Village Conservation Area is located approximately 200m to the west of the site. The site and the north and west of the site are the subject of a major planning application, of which this is the associated listed building application. The site is essentially a large overgrown garden and the buildings are unoccupied.

1.2 Proposed Scheme

The current proposals involve the refurbishment of the listed building and outbuilding (for use ancillary to the listed building).

There are to be no external alterations to the fabric of the listed building. External repairs are to be undertaken and will include: all windows to be retained and refurbished, infestations to be treated and made good in line with specialist surveys, broken tiles to be repaired and replaced, flashings to be refurbished and redundant SVP piping to be removed and replaced. Internal refurbishment will involve the repair of existing features, including the existing stairs, cupboards and ceilings are to be refurbished and a number of fittings and party walls are to be stripped out and made good.

The works to the outbuilding will include the cleaning and repointing of the existing brickwork, amendments to fenestration, removal of ivy and roof tiles to be cleaned and restored with reuse of historic timbers where possible. The internal works will retain as much original as possible while creating a high quality two bedroom living space.

The landscaping of the site is to involve the remodelling of the existing overgrown space to create an appropriate setting for the listed building, while creating a block paving courtyard and paths through the site. The existing mature trees around the listed building are to be retained and the landscape proposals, included within the revised full planning application will enhance this setting. The existing brick wall and piers are to be amended to form a new pedestrian and gated access.

1.3 Relevant Planning History

65419/APP/2009/2715 452, 456, 460-470 (Evens) And Land Rear Of Bath Road Long

Erection of a part 3/4/5/6-storey 498-bedroom hotel with ancillary meeting rooms, bar and restaurant facilities, 179 parking spaces at grade and basement levels, creation of a new access from the A4 Colnbrook By-Pass, cycle parking and landscaping; erection of 6 two-storey three-bedroom houses with associated amenity space and car parking; and use of No.470 Bath Road for hotel related/residential purposes (including demolition of Nos.452 and 460-468 (even) Bath Road.)

Decision Date: 16-02-2010 **Withdrawn**

Appeal:

Comment on Planning History

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 30th June 2011

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

A total of 83 neighbouring occupiers were consulted regarding this Listed Building Application. One response was received from the Longford and Harmondsworth Conservation Area Advisory Panel stating that they raise no objection to the proposed listed building works.

CONSERVATION OFFICER

Background: The major planning application has been amended to include the refurbishment and alteration of No. 456 Bath Road, the former coaching inn, alterations to

the front boundary wall including relocation of entrance and re-use of gates; refurbishment of outbuilding as existing, with uses ancillary to the main house.

These proposals are welcomed as being a potentially significant improvement to the appearance and fabric of the two listed buildings, the retention of their historic significance in a single ownership, and the safeguarding of their future. The relocation of the front entrance has historic precedents and the re-use of another gate on the site is welcomed. The landscaping works and details of the front boundary treatment should be subject to a condition, notwithstanding the application drawings.

It will be very important to ensure that a full repair of these buildings takes place, to an agreed schedule, in conjunction with the building of the hotel. It thus needs to be tied in as part of the S. 106 agreement.

Recommendation: Acceptable, subject to S. 106 Agreement.

ENGLISH HERITAGE

WE do not consider that it is necessary for this application to be notified to English Heritage under the relevant statutory provisions.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.7 To promote the conservation, protection and enhancement of the archaeological heritage of the Borough.
- PT1.9 To seek to preserve statutory Listed Buildings and buildings on the Local List.

Part 2 Policies:

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- 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
- BE13 New development must harmonise with the existing street scene.

5. MAIN PLANNING ISSUES

The development proposals include the retention, refurbishment and restoration of the listed building and its curtilage listed outbuilding. The main listed building will be retained for residential use, with minimum alteration, while the works proposed for the outbuilding will substantially improve its relationship with the site and include significant works of stabilisation, which will secure its long term future. A full PPS5 assessment is contained

as part of the application. The report identifies the heritage assets that may be affected by the proposal and concludes that the scheme will not result in harm to the significance of those assets and in some cases will better reveal that significance. The proposal is therefore considered to be in accordance with the advice set out in PPS5 and Policies BE8, BE9, BE10, BE12 of the UDP.

Policies H2 and H3 of the UDP seek to resist the loss of residential units that are suitable for continued residential occupation. Policy H3 states that any scheme to redevelop existing housing sites will only be allowed if the residential units lost will be replaced elsewhere on the site.

The Grade II listed building has a history of residential use, although it is currently in a state of disrepair. The outbuilding will be repaired and utilised for purposes ancillary to the Listed Building. This forms part of the full application, and the relevant policy issues are addressed there. However in brief, there are currently eight residential dwellings on the larger development site (nos. 452, 456, 460 - 470 Bath Road (Evens)).

The properties at 452 and 460-468 will be demolished, and the proposal in total involves 4 x three-bed family units, 2 x two-bed apartments and 1 x one-bed apartment, and the refurbishment of the listed building which has been vacant for many years and in a poor state of repair, will bring this premise back into residential use. There will be no reduction in residential units, and this application ties in the listed building elements of the larger submitted scheme securing full repairs to the listed structure.

These works will be secured by way of a S106 Agreement tied to the planning application ref: 65419/APP/2010/2860, which is also on this Committee Agenda, for the redevelopment of the wider site (within which this site lies) for a hotel requiring that the hotel shall not be occupied until such time that the listed building works have been completed to the satisfaction of the Council's Urban Design & Conservation Officer.

6. RECOMMENDATION

APPROVAL subject to the following:

1 CAC16 Time Limit (3 years) - Conservation Area Consent

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

REASON

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 CAC4 Making good of any damage

Any damage caused to the building in execution of the works shall be made good to the satisfaction of the Local Planning Authority within 6 months of the works being completed.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies

(September 2007).

3 CAC12 Samples of materials

Samples of all materials and finishes to be used for all external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority before commencement of any works.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 CAC13 Internal and External Finishes (Listed Buildings)

All new works and works of making good to the retained fabric of the building, whether internal or external, shall be finished to match the existing fabric with regard to methods used and to material, colour, texture and profile.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 CAC14 Further Details (Listed Buildings)

Detailed drawings, samples of materials or other information, as appropriate, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- (a) details of detailed design & materials of all new doors and architraves (internal & external) (scale of 1:1, 1:5 or 1:10 as appropriate);
- (b) details of detailed design & appearance of the secondary glazing (samples and drawings at an appropriate scale to be provided);
- (c) details of the design, materials and finish of drainpipes, guttering and hopper heads;
- (d) details of the types and location of new flues, vents and external pipework;
- (e) sample panel to be provided on site illustrating brick work to be used for new works & repairs to structures including mortar mix and pointing style;
- (f) Sample of tiles to be used for roofing repairs; and
- (g) drawings of new piers and pedestrian gate to frontage to be provided at an appropriate scale (Pedestrian gate to be timber and of traditional construction).

Thereafter the development and work shall be carried out in full accordance with the approved details.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 NONSC Non Standard Condition

A methodology and schedule of repairs to the house and outbuilding shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun. These shall include details of works to the timber frame, roof & floor structures, doors, windows, panelling and staircases. Thereafter the works shall be carried out in accordance with the approved details.

REASON

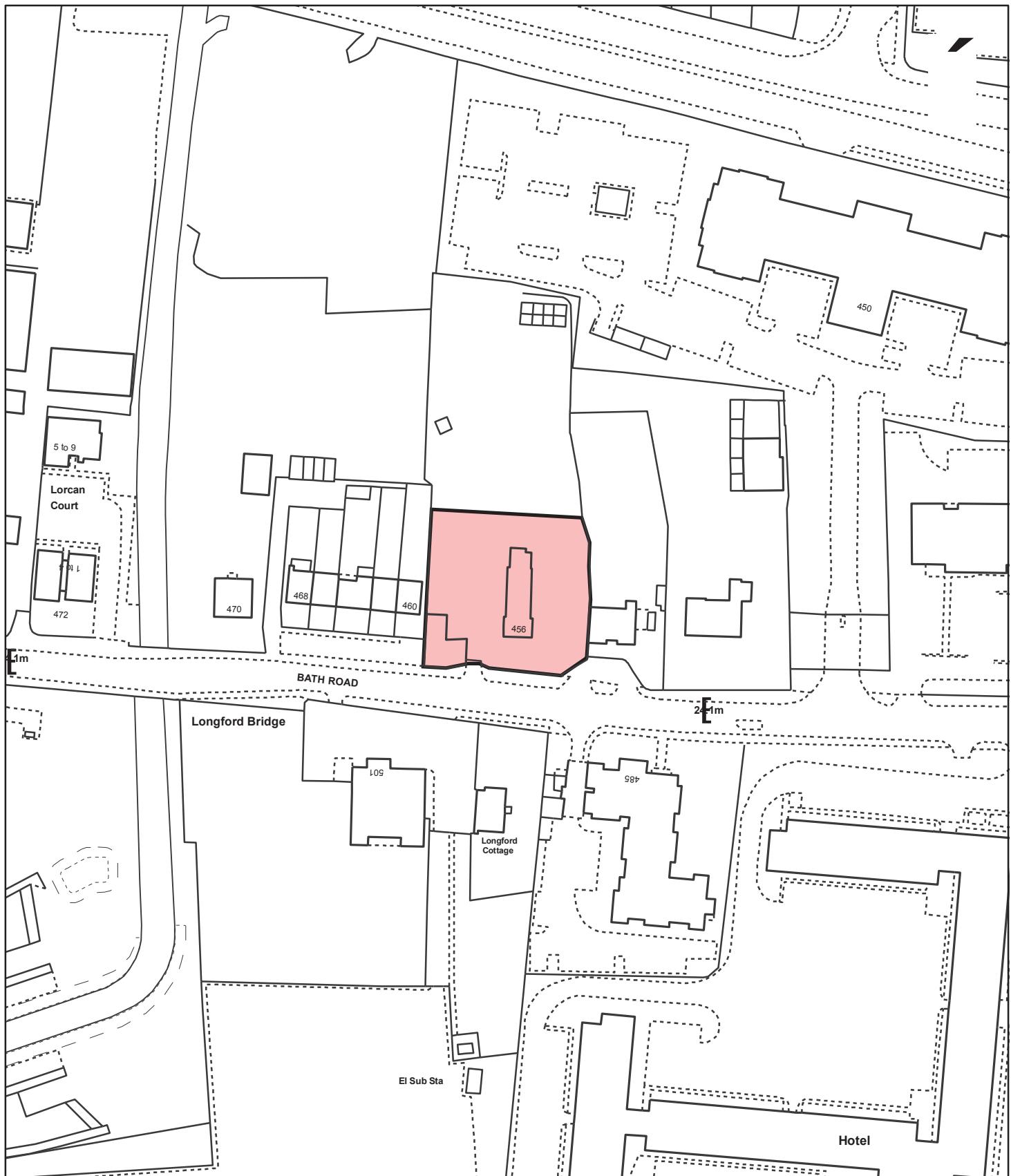
To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

- 1 The decision to GRANT Listed Building Consent has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to GRANT Listed Building Consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.
 - AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
 - 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
 - BE13 New development must harmonise with the existing street scene.
- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).
- 5 In relation to condition 5, the Council will expect that the play area be surfaced with a shock absorbent material to prevent children harming themselves when falling.
- 6 Any further changes to the building resulting from complying with Building Regulations or OFSTED or any other non-planning regulations must be approved through planning and listed building applications prior to implementation.

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Notes

 Site boundary

For identification purposes only.

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Site Address

**456 Bath Road
Longford**

**LONDON BOROUGH
OF HILLINGDON**

**Planning,
Environment, Education
& Community Services**

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

Planning Application Ref:

2598/APP/2011/1168

Scale

1:1,250

Planning Committee

Date

Central and South

July 2011



HILLINGDON
LONDON