

Report of the Head of Planning & Enforcement Services

Address THE BATTLE OF BRITAIN BUNKER, RAF UXBRIDGE HILLINGDON
ROAD UXBRIDGE

Development: Installation of one new access door into store room.

LBH Ref Nos: 585/APP/2011/830

Drawing Nos: Location Plan (1:1000)
Existing Floor Plan (1:100)
Proposed Floor Plan (1:100)
Design and Access Statement
Photos

Date Plans Received: 04/04/2011

Date(s) of Amendment(s):

Date Application Valid: 04/04/2011

1. CONSIDERATIONS

1.1 Site and Locality

The site has an area of approximately 1.49 ha and comprises an open area around the underground bunker and ancillary buildings at RAF Uxbridge. The bunker comprises the former underground operations room and was the secret location from where 11 Group's involvement in the Battle of Britain was controlled. It is Grade I listed and located within the Green Belt. The area around the bunker comprises service roads, close-mown grass, areas of long grassland and woodland on the southern slopes.

1.2 Proposed Scheme

Listed building consent is sought for internal alterations comprising the installation of a new access door into a store room.

The Bunker's curator would like to expand the existing museum into the unused room on the first floor. The proposal is to cut an additional doorway through the front wall of the room, allowing easier access from the museum space. The proposed doorway will be a standard size, single doorway, The door itself will be made of wood with a thirty-minute proof, fire retardant surface and painted in magnolia gloss.

1.3 Relevant Planning History

585/APP/2009/2752 Raf Uxbridge Hillingdon Road Uxbridge

1. Outline application (all matters reserved, except for access): Demolition of some existing buildings; A) Creation of up to 1,296 residential dwellings (Class C3) of between 2 to 6 residential storeys; B) Creation of up to 77 one-bedroom assisted living retirement

accommodation of between 3 to 4 storeys; C) Creation of a three-form entry primary school of 2 storeys; D) Creation of a hotel (Class C1) of 5 storeys of up to 90 beds; E) Creation of a 1,200 seat theatre with ancillary café (Sui Generis); office (Class B1a) of up to 13,860sq.m; energy centre (Sui Generis) of up to 1,200sq.m; and retail (Class A1, A2, A3, A4, A5) of up to 2,850sq.m; in buildings of between 4 to 6 storeys as well as a tower element associated with the theatre of up to 30m; F) Creation of a local centre to provide up to 150sq.m of retail (Class A1 and A2) and 225sq.m GP surgery (Class D1); Means of access and improvements to pedestrian linkages to the Uxbridge Town centre; car parking; provision of public open space including a district park; landscaping; sustainable infrastructure and servicing.

2. In addition to the above, full planning permission is sought for: A) Change of use of the Grade II listed former cinema building to provide 600sq.m Class D1/2 use (no building works proposed); B) Change of use and alterations to the Grade II listed Hillingdon House to provide 600sq.m for a restaurant (Class A3) on the ground floor and 1,500sq.m of office (Class B1) on the ground, first and second floors; C) Change of use and alterations to the Carpenters building to provide 1 residential dwelling (Class C3); Creation of 28 residential dwellings (Class C3) to the north of Hillingdon House of between 2 to 3 storeys as well as associated amenity space and car parking; Change of use of Lawrence House (Building No. 109) to provide 4 dwellings (Class C3), associated amenity space and car parking including a separate freestanding garage; D) Change of use and alterations to the Sick Quarters (Building No. 91) to provide 4 dwellings (Class C3) as well as associated amenity space and car parking; E) Change of use of Mons barrack block (Building No. 146A) to provide 7 dwellings (Class C3) as well as associated amenity space and car parking.

Decision Date:

Appeal:

585/APP/2010/2902 Underground Operations Room, R A F Uxbridge Hillingdon Ro
Erection of a 2.4m high metal railing fence around historic bunker.

Decision Date: 28-01-2011

Approved

Appeal:

585/APP/2011/522 Underground Operations Room, Raf Uxbridge Hillingdon Roac
Variation of condition 5 of planning permission ref. 585/APP/2010/2902 dated 28 January 2011 for the erection of a 2.4m high metal railing fence around the historic bunker to permit a longer time period for the provision of the CCTV system.

Decision Date: 31-05-2011

Approved

Appeal:

585/APP/2011/524 Underground Operations Room, Raf Uxbridge Hillingdon Roac
Details in compliance with conditions 2 (details of pedestrian and vehicular gates) and 3 (external finish and colour of fence) of planning permission ref: 585/APP/2010/2902 dated 28/01/2011 (Erection of a 2.4m high metal railing fence around historic bunker.)

Decision Date: 25-03-2011

NFA

Appeal:

Comment on Planning History

History relating to this site is not relevant to the scheme.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 11th May 2011

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL:

12 adjoining owner/occupiers have been consulted and no representations have been received.

INTERNAL:

URBAN DESIGN AND HERITAGE CONSERVATION OFFICER

This is a modern stud wall. The new door opening should match that existing adjacent in terms of its proportions, the design of the door and surrounding architrave. Ideally, we ask for confirmation re these matters now to avoid the need for conditions on any approval.

Conclusion: No objection in principle, please condition the proportions of opening, the door and architrave design if confirmation cannot be obtained prior to a decision being made.

ENGLISH HERITAGE

This application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.

We have therefore drafted the necessary letter of authorisation (draft attached) for you Council to determine the application as you see fit and referred the case to Communities & Local Government, Planning Casework (London). Subject to the Secretary of State not directing reference of the application to him, they will return the letter of authorisation to you. If your authority is minded to grant listed building consent, you will then be able to issue a formal decision. Please send us a copy of your Council's decision notice in due course.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

- | | |
|-------|--|
| PT1.1 | To maintain the Green Belt for uses which preserve or enhance the open nature of the area. |
| 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:

- | | |
|-----|--|
| BE8 | Planning applications for alteration or extension of listed buildings |
| BE9 | Listed building consent applications for alterations or extensions |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| OL1 | Green Belt - acceptable open land uses and restrictions on new development |
| OL2 | Green Belt -landscaping improvements |

5. **MAIN PLANNING ISSUES**

The main issues for consideration relate to the effect of the proposal on the special architectural or historic interest of a grade I listed building.

As the proposal comprises internal alterations to a below ground bunker only, there would be no impact on the character and appearance of the building or surrounding area.

The subject wall is not an original feature to the listed building. The proposal would install an access door to match existing, which is considered to result in an improvement to the special architectural or historic interest of the listed building.

The Principal Conservation and Urban Design Officer has raised no objection on the possible impact of the proposed access door on the existing Grade I listed bunker subject to a condition requiring details of the proportions of opening, the door and architrave design. This can be secured by an appropriate planning condition.

As such, the proposed internal alterations are considered to be acceptable, would not affect the original features of the listed building, and would not harm the special architectural or historic interest of the listed building or detract from the character and appearance of the surrounding area or green belt, in accordance with policies BE8, BE9, BE10 and BE15 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

This application is recommended for approval.

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 CAC10 Extent of demolition

No demolition beyond that indicated on the approved drawings shall take place without the approval of the Local Planning Authority.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 CAC14 Further Details (Listed Buildings)

No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority:

- (i) Proportions of door and access opening and
- (ii) Architrave design of door.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policies BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

- 1** The decision to GRANT planning permission 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 planning permission 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 (July 2011) and national guidance.

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

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

OL1 Green Belt - acceptable open land uses and restrictions on new development

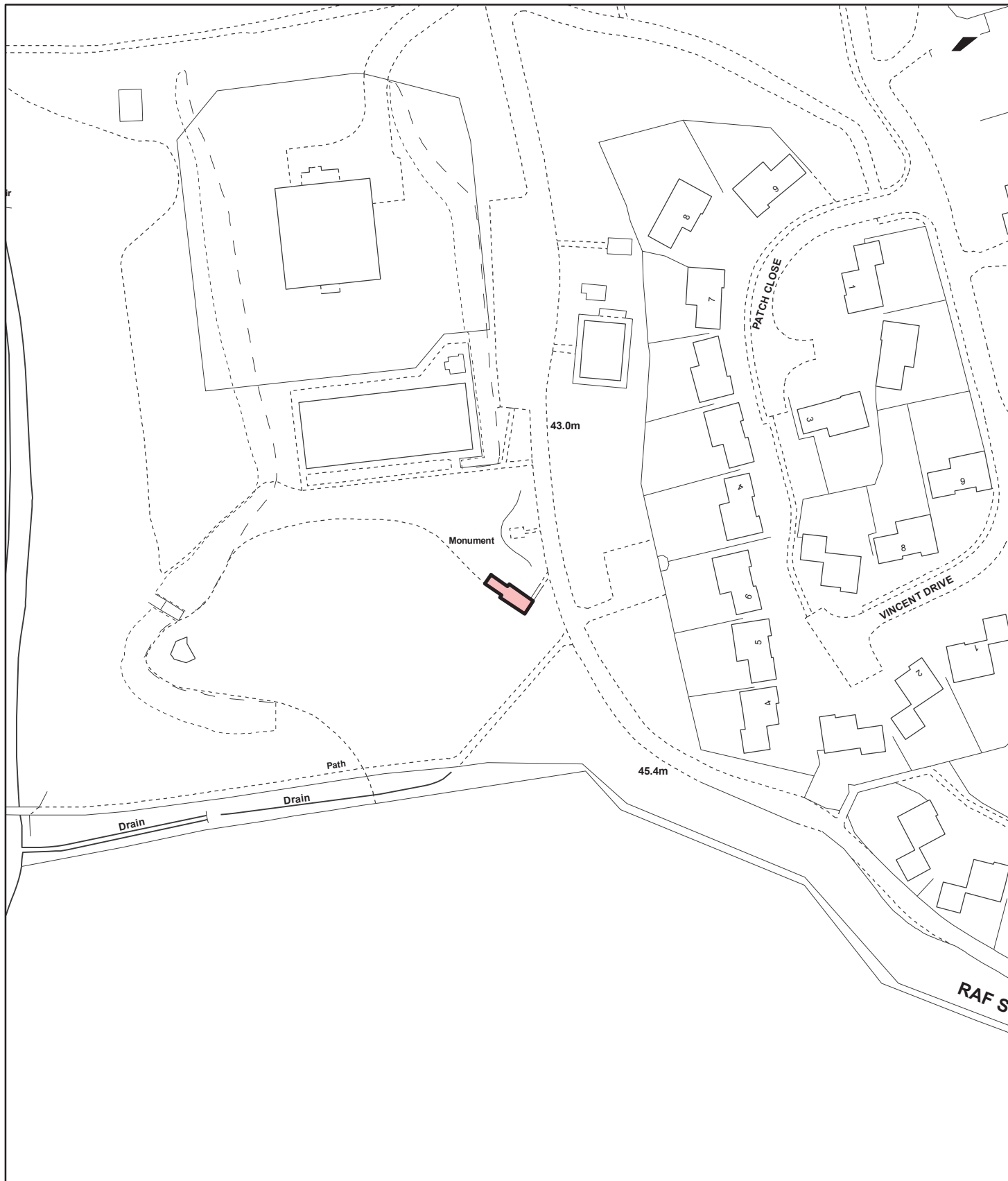
OL2 Green Belt -landscaping improvements

OL3 OL3 Green Belt -

- 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** Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 5** Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

Contact Officer: Jacques du Plessis

Telephone No: 01895 250230



Notes



Site boundary

For identification purposes only.

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Site Address

**The Battle of Britain Bunker,
RAF Uxbridge,
Hillingdon Road,
Uxbridge**

Planning Application Ref:

585/APP/2011/830

Planning Committee

Central and South

Scale

1:1,250

Date

**Sept
2011**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services

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



HILLINGDON
LONDON