

Report of the Director of Planning & Community Services Group

Address 84 & 84A LONG LANE ICKENHAM

Development: Demolition of two existing buildings and erection of a new 2 storey building with front side and rear dormer windows comprising of nine two bed units and one single bed unit (Conservation Area Consent)

LBH Ref Nos: 3231/APP/2009/556

Drawing Nos: PPSK 001
Design and Access Statement - Reference 07_028 revision A

Date Plans Received: 18/03/2009 **Date(s) of Amendment(s):**

Date Application Valid: 18/03/2009

1. CONSIDERATIONS

1.1 Site and Locality

The application site has an area of 0.16ha and comprises a two storey residential care home at 84 Long Lane, known as Woodlands, and a two storey dwelling house at 84a Long Lane. Both properties are of traditional pitched roof design. The site is served by an existing vehicular access from Long Lane between the two properties which provide access to a car parking area at the rear of No.84a. The site has a frontage to Long Lane of approximately 29 metres and a depth of approximately 53 metres and lies within the Ickenham Village Conservation Area.

The area immediately surrounding the site is predominately residential comprising a mixture of two storey semi detached and detached houses with the exception of the adjacent Douay Martyrs Lower School to the south of the site.

1.2 Proposed Scheme

Conservation Area Consent is sought for the demolition of the existing residential care home at 84 Long Lane and the dwellinghouse at 84a Long Lane, to enable the redevelopment of the site for the erection of two storey residential block with third floor accommodation in the roof space comprising 9 two-bedroom flats and 1 one bedroom flat with associated parking, access and landscaping.

The proposed scheme for the erection of the residential flats requires a separate planning permission and is the subject of a separate report on this agenda.

1.3 Relevant Planning History

3231/APP/2008/501 Woodlands, 84 & 84a Long Lane Ickenham

ERECTION OF A THREE STOREY BUILDING COMPRISING 12 TWO-BEDROOM FLATS AND A TWO-STOREY BUILDING CONTAINING 2 TWO-BEDROOM SEMI-DETACHED HOUSES

Decision Date: 20-06-2008 Withdrawn **Appeal:**

3231/APP/2009/555 84 & 84a Long Lane Ickenham

Erection of a new 2 storey building with front side and rear dormer windows comprising of nine two bed units and one single bed unit (involving demolition of two existing buildings)

Decision Date: **Appeal:**

Comment on Planning History

The application for the full planning permission with reference 3231/APP/2009/555 is the subject of a separate report on this agenda.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 6th May 2009

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

The application was advertised under Article 8 of the Town and Country Planning Act (1990) as an application for Conservation Area Consent. Two site notices were erected in close proximity to the site and a public notice was placed in a local paper. 59 adjoining occupiers, the Ickenham Conservation Area Panel and Ickenham Residents' Association were consulted.

Three comments from were received including one from the Ickenham Residents' Association who stated that the Conservation Area Consent should only be issued if planning permission is granted. The following concerns were also raised by the letters:

- i) Not in keeping with the rest of Long Lane which is mainly family houses;
- ii) There would be additional traffic accessing this site;
- iii) Dangerous for children walking past the driveway;
- iv) The development is of no benefit to the local community.

CONSERVATION OFFICER

There are no objections to the demolition of the existing buildings. The design of the proposed building reflects the general scale and silhouette of the buildings of the surrounding area. Whilst larger in footprint than the existing adjacent residential property at No 82, its location adjacent to the school, which has a large footprint and wide frontage, means that other residential properties with wide frontages, although possibly not quite as wide as this, within this part of the Conservation Area. The proposal is acceptable and is considered to preserve and enhance the Conservation Area.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.8 To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities.

Part 2 Policies:

BE4 New development within or on the fringes of conservation areas

PPG15 Historic Environment

5. MAIN PLANNING ISSUES

There are two main issues for consideration. I) whether any buildings proposed for demolitions warrant retention and ii) whether an acceptable scheme has been brought forward to allow demolition of the buildings within a Conservation Area.

Planning Policy Guidance No 15 - Planning and Historic Environment states that local planning authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in question; this should be the prime consideration in determining a consent application. In the case of conservation area controls, however, account should clearly be taken of the part placed in the architectural or historical interest of the area by the building for which demolition is proposed, surrounding and on the conservation area as a whole.

PPG15 goes on to further state that the general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of the conservation area. Where building makes little or no such contribution, the local planning authority will need to have full information about what is proposed for the site after demolition. Consent for demolition should not be given unless there are acceptable and detailed plans for any redevelopment.

The buildings proposed for demolition comprises a two storey residential care and a two storey dwelling house. Both properties are of traditional pitched roof design.

The existing buildings are considered to make little or no contribution to the character or appearance of the conservation area. Their appearance and character does not necessarily tie in with the architectural style of the dwellinghouses found along Long Lane and it is considered that the existing properties are not of any particular architectural interest within the Conservation Area.

Given that there is an acceptable scheme proposed for the site, the proposed demolition of the existing buildings is acceptable and therefore 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 CAC3 Demolition - requirement for a development contract related

No demolition shall take place until a contract for the associated development provided for in planning permission (Council's ref. 3231/APP/2009/555) has been made. The details of this shall be submitted to and agreed in writing by the Local Planning Authority.

REASON

To ensure that premature demolition does not occur in accordance with Policy BE4 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 The decision to GRANT 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).

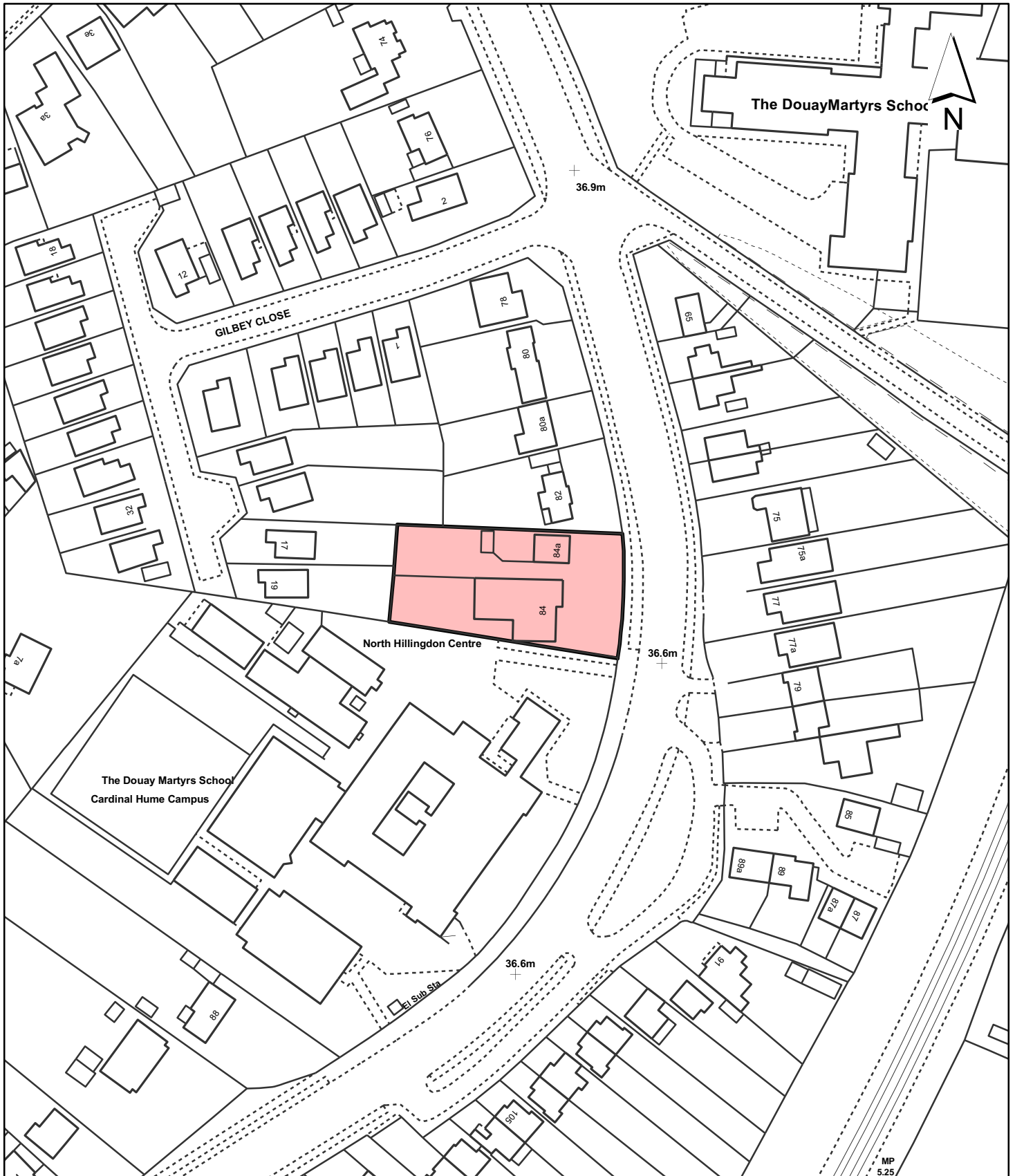
2 The decision to GRANT permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE4 New development within or on the fringes of conservation areas


PPG15 Historic Environment

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Notes

 Site boundary

For identification purposes only.

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Site Address	
84 & 84A Long Lane Ickenham	
Planning Application Ref:	Scale
3231/APP/2009/556	1:1,250
Planning Committee	Date
North	July 2009

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OF HILLINGDON**

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