

## Report of the Director of Planning & Community Services Group

**Address** COMPASS THEATRE AND ARTS CENTRE GLEBE AVENUE ICKENHAM

**Development:** Internal alterations (Application for Listed Building Consent).

**LBH Ref Nos:** 187/APP/2008/2807

**Drawing Nos:** Design and Access Statement (Revision 7)  
Signage Schedule Revision B  
Door Schedule Revision E  
General Preliminaries and Specification Report (September 2008)  
2005/0018/01/X  
2008/0004/SK/01  
2008/0004/SK/02  
2008/0012/13  
2008/0012/14  
2008/0012/15  
2008/0012/16  
2008/0012/17  
2008/0012/18  
2008/0012/19  
2008/0012/20  
2008/0012/21  
20080002/A/01  
20080002/A/02  
20080002/A/04  
20080002/A/05  
2008/0002/06  
2008/0002/7  
2008/0002/8A  
2008/0002/09  
2008/0002/10  
20060012/A/03 Rev.A  
20060012/E/01  
20080012/A/22 Rev. A

**Date Plans Received:** 25/09/2008

**Date(s) of Amendment(s):**

**Date Application Valid:** 05/11/2008

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

This application relates to the Ickenham Hall, Compass Theatre and Arts Centre on Glebe Avenue. The building is used as a theatre for entertainment and drama, as well as administrative offices and classrooms. Ickenham Hall comprises a number of linked buildings. At the front is the red brick Georgian, and earlier, listed building, used by the

Hillingdon Music School and other community purposes. This is linked by the 1970's timber and glass, single storey cafe and entrance hall to the two-storey brick auditorium and associated structures of the 1970's Compass Theatre.

Allocated car parking on this site lies to the south and south west of the building, together with the vehicular access to the site, which is approached off Glebe Avenue. The existing pedestrian access is currently from Glebe Avenue, via a set of external steps. The application site lies on a lower ground level than Glebe Avenue, and abuts railway lines to the north west. The land to the north east of the site is public open space and the rear gardens of Nos.66 to 92 Lawrence Drive abut the site to the south east. The site lies within the Green Belt and within the Ickenham Village Conservation Area as designated within the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

## 1.2 Proposed Scheme

Listed building Consent is sought for internal alterations at ground and first floor levels to improve access for all including wheelchair users. No external alterations are proposed.

At ground floor level, the works comprise alterations to the existing bar to include a wheelchair dropped counter, safety rail works to corridor barriers, door widening, vision panels to doors, new access ramps, signage, and general works to make good walls, lighting upgrading and doors. Similar works are proposed at first floor level, however, it is also proposed to replace the existing stairs with new stairs to comply with Building Regulations and to remove the store partition and doors in the alcove, both in the YT office room, and to install new handrails to staircases.

## 1.3 Relevant Planning History

187/APP/2007/1987 Ickenham Hall, Compass Theatre Arts Centre Glebe Avenue I  
ERECTION OF A SINGLE STOREY REAR EXTENSION TO FORM WHEELCHAIR ACCESSIBLE  
TOILET AND SHOWER (APPLICATION FOR LISTED BUILDING CONSENT).

**Decision Date:** 27-09-2007      **Approved**      **Appeal:**

187/APP/2007/1989 Ickenham Hall, Compass Theatre Arts Centre Glebe Avenue I  
ERECTION OF A SINGLE STOREY REAR EXTENSION TO FORM WHEELCHAIR ACCESSIBLE  
TOILET AND SHOWER.

**Decision Date:** 27-09-2007      **Approved**      **Appeal:**

### Comment on Planning History

None

## 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 10th December 2008

2.2 Site Notice Expiry Date:- 10th December 2008

## 3. Comments on Public Consultations

EXTERNAL:

14 adjoining occupiers have been consulted. The application has also been advertised as a development that affects the special architectural or historic character of a listed building. No comments have been received.

Ickenham Conservation Area Panel:

Commendable but we still implore the opportunity be taken for parking improvements around the Theatre and we argue that similar funding is made available for renovating the exterior of Ickenham Hall alongside.

Ickenham Residents' Association: No comments received

Uxbridge Local History & Archive Society: No comments received

English Heritage: This application should be determined in accordance with national and local policy guidance and on the basis of the Council's specialist conservation advice.

INTERNAL:

CONSERVATION OFFICER:

BACKGROUND: Part of this building is an eighteenth century house, possibly with an older core, and grade II listed. The theatre is modern, constructed in the 1970's and of little historic interest.

CONCLUSION: The proposals for the foyer area and theatre are as discussed on site and we have no objection to the work as proposed. The work to the historic parts of the house are as discussed in principle, but will require the submission of further information via conditions, these items are as follows:

- \* Further detailed drawings of the new first floor staircase and the submission of sample finishes for agreement
- \* Details of the design, location, materials and finishes to the handrail at the top of the stairs adjacent to the Long Room at first floor level
- \* Detail of the demountable handrail to the attic stairs
- \* Details of the exact number, location, size, materials, method of fixing, finish and design of all the new signs fixed either on doors or walls within the historic house
- \* Removal of redundant signage
- \* Details of new external signage (location, size, materials, method of fixing, finish and design)
- \* Details of the redecoration and repair works within the historic part of the building

RECOMMENDATION: No objection subject to the above.

#### **4. UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
R16	Accessibility for elderly people, people with disabilities, women and children

## 5. MAIN PLANNING ISSUES

The application site lies within the Green Belt. The proposal is by definition inappropriate development within the Green Belt, as it does not fall within the categories of appropriate developments set out in the Planning Policy Guidance Note 2 Para 3.4. However, the application site is an established building in the green belt with an extensive history of planning permissions. Circular 11/05: The Town and Country Planning (Green Belt) Direction 2005 (Para 3 at the annex to the Direction) defines the scope for developments which are to be referred to the Secretary of State where the Local Planning Authority are proposing to approve a development. These include buildings exceeding 1000m<sup>2</sup> or development, which would have a significant impact. The proposed works would be contained within the building and as such would not impact on the openness of the Green Belt. There would therefore be no need for referral to the Secretary of State. In this respect the proposal is considered to be in compliance with PPG2 (Green Belts) and policies OL4 and OL5 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

No external alterations are proposed. Therefore, the proposed works would not harm the residential amenities of adjoining occupiers, the visual amenities of the street scene and surrounding area and the character and appearance of the Ickenham Village Conservation Area, in accordance with policies BE4, BE13, BE15, BE19, BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The proposed internal alterations are considered to be minimal and would relate satisfactorily with the existing historic features, materials and finishes of the original building. The scheme would satisfy general access requirements and as a public building, is required to comply with Part M of the building regulations. It is therefore considered that the proposal would not harm the special architectural or historic interest of the Listed Building in accordance with policies BE8, BE10 and R16 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The proposal is considered to comply with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and is thus recommended for approval, subject to notification to the Government Office for London.

## 6. RECOMMENDATION

**APPROVE LISTED BUILDING CONSENT, subject to referral to the Government Office for London (GOL) and subject to the following conditions:**

**1 CAC1 Time Limit (5 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 3 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 CAC5 Works to building's interior**

Unless specified on the approved drawings, the Local Planning Authority's agreement must be sought for the opening up of any part of the interior of the building.

**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 CAC14 Further Details (Listed Buildings)**

Detailed drawings or samples of materials, 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) Detailed drawings including samples/finishes of the new first floor staircase,
- (b) Details of the design, location, materials and finishes to the handrail at the top of the stairs adjacent to the Long Room at first floor level
- (c) Detail of the demountable handrail to the attic stairs
- (d) Details of the exact number, location, size, materials, method of fixing, finish and design of all the new signs fixed either on doors or walls within the historic house
- (e) Details of new external signage (location, size, materials, method of fixing, finish and design)
- (f) Details of the redecoration and repair works within the historic part of the building

## 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 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.
- 2 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).
- 3 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
  - A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays or Bank Holidays.
  - B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
  - C) The elimination of the release of dust or odours that could create a public health nuisance.
  - D) No bonfires that create dark smoke or nuisance to local residents.

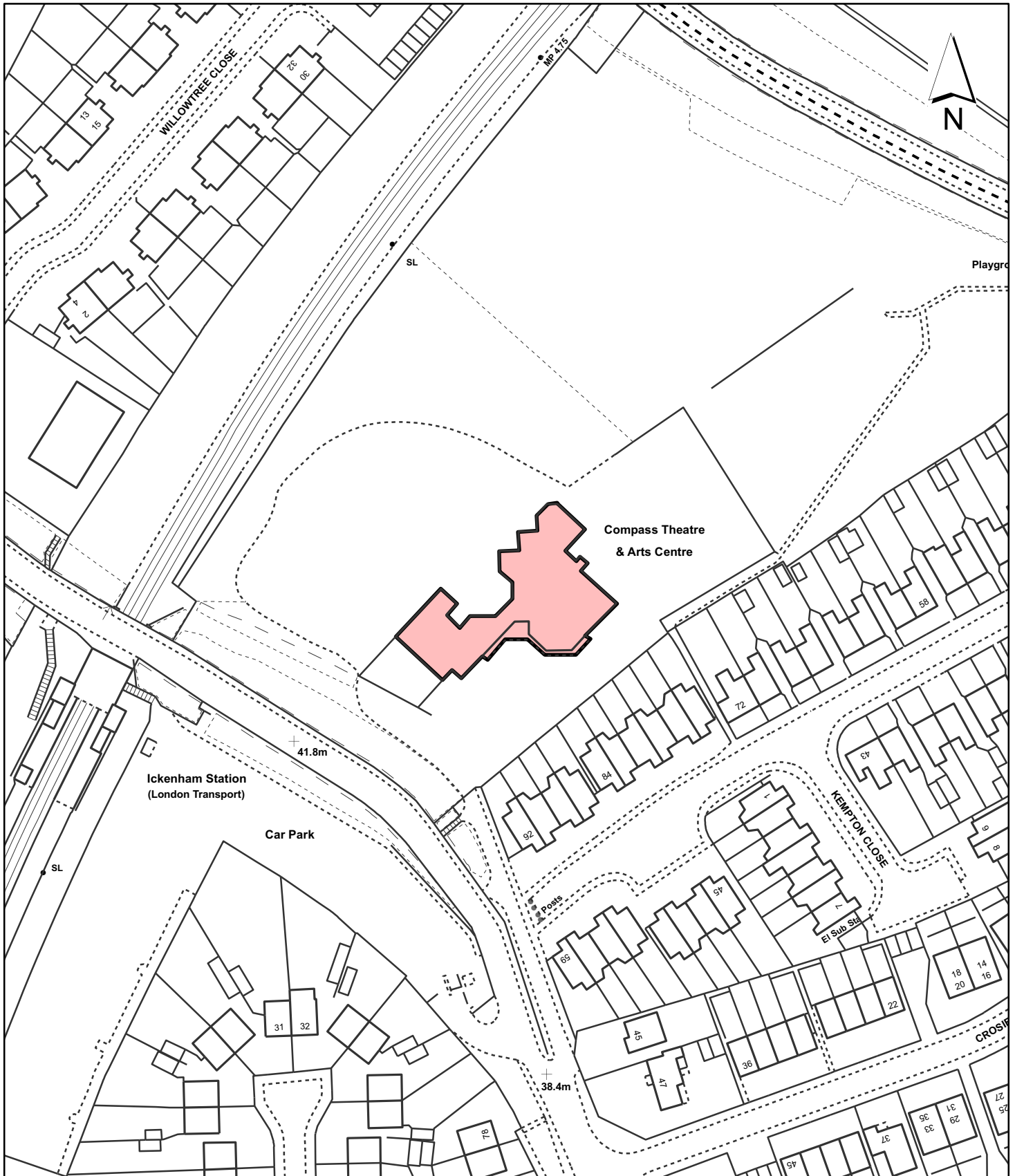
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.
- 4 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality

insulation.


- 5 Written notification of the intended start of works shall be sent to Planning & Community Services, London Borough of Hillingdon, Civic Centre, High Street, Uxbridge, UB8 1UW at least seven days before the works hereby approved are commenced.

**Contact Officer:** Sonia Bowen

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Compass Theatre & Arts Centre  
Glebe Avenue  
Ickenham**

Planning Application Ref:

**187/APP/2008/2807**

Planning Committee

**North**

Scale

**1:1,250**

Date

**July 2009**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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



**HILLINGDON**  
LONDON